

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°02'56"W	80.00'
L-2	S 04°00'20"W	240.00'
L-3	S 85°59'40"E	195.00'
L-4	S 04°00'20"W	125.00'

Description of Property
 Being a 5.146 acre (224,167 square feet) tract of land situated in the George W. Wilkes Survey, Abstract No. 1872, Tarrant County, Texas, and being a portion of the remainder of a called 100.6611 acre tract of land, described as Tract 1, conveyed to Markum Land Properties, LLC as recorded in Instrument No. D217100297 of the Official Public Records of Tarrant County, Texas, said 5.146 acre (224,167 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found for the northwest corner of said Tract 1 and the northwest corner of a called 2.949 acre tract of land, described as Tract 2, conveyed to Dry Ranch LLC as recorded in Instrument No. D217210159 of said Official Public Records of Tarrant County, Texas, said 3/4 inch iron rod being in the south line of IH 20 (a variable width right-of-way), the west line of said George W. Wilkes Survey, the east line of the William Robinson Survey, Abstract No. 1274 and the east line of a called 3804.9 acre tract of land conveyed to Walsh Ranches Limited Partnership as recorded in Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas, being further described in Volume 3265, Page 75 of said Deed Records of Tarrant County, Texas, from which a TXDOT Type II monument found in the south line of said IH 20 bears South 83 degrees 28 minutes 45 seconds East, a distance of 1,033.73 feet; **THENCE** South 00 degrees 02 minutes 56 seconds West, with the west line of said Tract 1, with the west line of said Tract 2, with the east line of said called 3804.9 acre tract of land, with the west line of said George W. Wilkes Survey and with the east line of said William Robinson Survey, a distance of 317.09 feet to a 1/2 inch iron rod found for the southwest corner of said Tract 2, from which a 1/2 inch iron rod found for the southeast corner of said Tract 2 bears South 86 degrees 03 minutes 55 seconds East, a distance of 403.13 feet; **THENCE** South 00 degrees 02 minutes 56 seconds West, with the west line of said Tract 1, with the east line of said called 3804.9 acre tract of land, with the west line of said George W. Wilkes Survey and with the east line of said William Robinson Survey, a distance of 80.00 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with blue cap stamped "GORRONDONA" having grid coordinates of N=6,936,736.24 and E=2,266,857.01;

THENCE South 85 degrees 59 minutes 40 seconds East, a distance of 560.00 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA" set for corner;

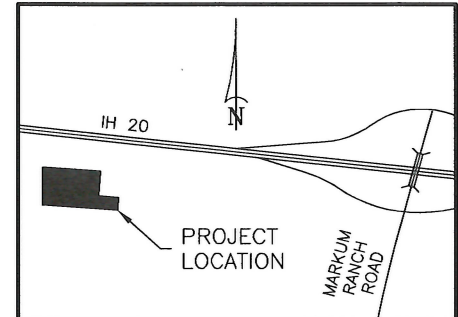
THENCE South 04 degrees 00 minutes 20 seconds West, a distance of 240.00 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA" set for corner;

THENCE South 85 degrees 59 minutes 40 seconds East, a distance of 195.00 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA" set for corner;

THENCE South 04 degrees 00 minutes 20 seconds West, a distance of 125.00 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA" set for corner;

THENCE North 85 degrees 59 minutes 40 seconds West, a distance of 729.75 feet to a 5/8 inch iron rod with blue cap stamped "GORRONDONA" set for corner in the west line of said Tract 1, in the east line of said called 3804.9 acre tract of land, in the west line of said George W. Wilkes Survey and in the east line of said William Robinson Survey;

THENCE North 00 degrees 02 minutes 56 seconds East, with the west line of said Tract 1, with the east line of said called 3804.9 acre tract of land, with the west line of said George W. Wilkes Survey and with the east line of said William Robinson Survey, a distance of 365.87 feet to the **POINT OF BEGINNING**, and containing 224,167 square feet or 5.146 acres of land, more or less.



VICINITY MAP
NOT TO SCALE

REMAINDER OF
 CALLED 3804.9 ACRES
 WALSH RANCHES LIMITED PARTNERSHIP
 VOLUME 12624, PAGE 92
 D.R.T.C.T.
 FURTHER DESCRIBED IN
 VOLUME 3265, PAGE 75
 D.R.T.C.T.

WILLIAM ROBINSON SURVEY
 ABSTRACT NO. 1274

GEORGE W. WILKES SURVEY
 ABSTRACT NO. 1872

REMAINDER OF
 CALLED 100.6611 ACRES
 TRACT 1
 MARKUM LAND PROPERTIES, LLC
 INST. NO. D217100297
 O.P.R.T.C.T.

CALLED 5.009 ACRES
 MC ESTATES, LLC
 INSTRUMENT NO. D217244675
 O.P.R.T.C.T.

CALLED 7.243 ACRES
 MC ESTATES, LLC
 INSTRUMENT NO. D219051681
 O.P.R.T.C.T.

⊗ = 5/8" IR W/BLUE CAP
 STAMPED "GORRONDONA"

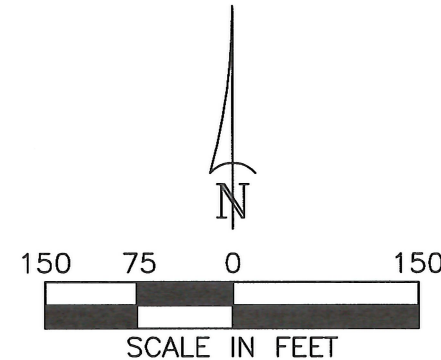
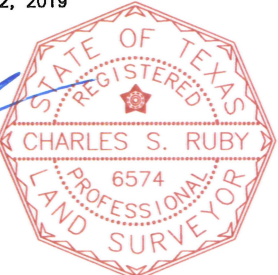
SURVEYOR'S CERTIFICATE

THAT I, CHARLES S. RUBY, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6574, LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON-THE-GROUND UNDER MY SUPERVISION.

DATE SURVEYED IN THE FIELD: NOVEMBER 22, 2019

DATE OF MAP: FEBRUARY 12, 2020

Charles S. Ruby
 CHARLES S. RUBY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6574
 GORRONDONA & ASSOCIATES, INC.
 TEXAS FIRM NO. 10106900



- NOTES:
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83 (2011), NORTH CENTRAL ZONE (4202).
 - NO TITLE COMMITMENT WAS AVAILABLE AT THE TIME OF THIS SURVEY.

BOUNDARY SURVEY
 OF A
5.146 ACRE TRACT OF LAND
 SITUATED IN THE
GEORGE W. WILKES SURVEY
ABSTRACT NO. 1872
TARRANT COUNTY, TEXAS

SURVEYOR
GORRONDONA & ASSOCIATES, INC.
 7524 JACK NEWELL BOULEVARD SOUTH
 FORT WORTH, TEXAS 76118
 PHONE (817)496-1424 FAX (817)496-1768

JOB NO. KHA_1612.00 FEBRUARY 11, 2020 DWN BY: RK