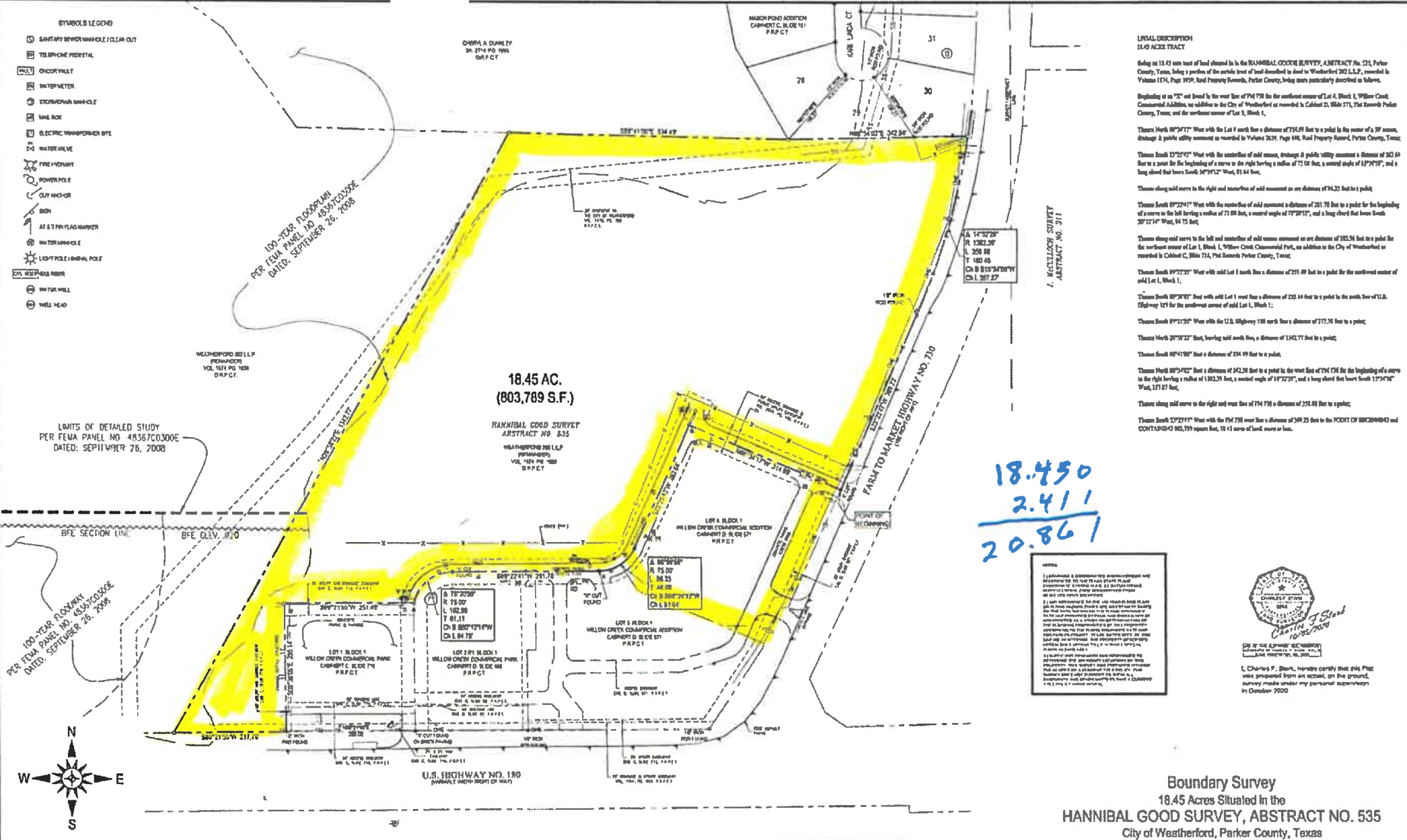


+/- 20 ACRES FORT WORTH HIGHWAY

NWQ OF FORT WORTH HIGHWAY & FM RD 730 S - WEATHERFORD, TX 76086



LEGAL DESCRIPTION
18.45 ACRES TRACT

Being an 18.45 acre tract of land shown in the HANNIBAL GOOD SURVEY, ABSTRACT No. 531, Parker County, Texas, being a portion of the parcel tract of land described in deed to Weatherford 202 L.L.P., recorded in Volume 1774, Page 1029, said Property Records, Parker County, Texas, being more particularly described as follows:

Beginning at an "X" set and in the west line of FM 730 in the southeast corner of Lot 4, Block 1, Willow Creek Commercial Addition, an addition to the City of Weatherford as recorded in Cabinet 2, 9646 571, 71st Records Public County, Texas, and the southeast corner of Lot 3, Block 1;

Thence North 89°34'17" West with the Lot 8 north line a distance of 734.87 feet to a point in the center of a 30" main, drainage & public utility easement as recorded in Volume 2629, Page 1461, said Property Records, Parker County, Texas;

Thence South 22°25'01" West with the southeast of said easement, drainage & public utility easement a distance of 252.64 feet to a point in the beginning of a curve to the right having a radius of 75.04 feet, a central angle of 62°24'52", and a long chord that bears South 50°24'12" West, 81.84 feet;

Thence along said curve to the right and tangent of said easement an arc distance of 194.23 feet to a point;

Thence South 89°22'41" West with the southeast of said easement a distance of 281.78 feet to a point for the beginning of a curve to the left having a radius of 71.88 feet, a central angle of 72°29'33", and a long chord that bears South 30°12'14" West, 94.75 feet;

Thence along said curve to the left and southeast of said easement an arc distance of 182.56 feet to a point for the southeast corner of Lot 1, Block 1, Willow Creek Commercial Park, an addition to the City of Weatherford as recorded in Cabinet 2, 9646 571, 71st Records Public County, Texas;

Thence South 89°22'23" West with said Lot 8 north line a distance of 251.49 feet to a point for the southeast corner of said Lot 1, Block 1;

Thence South 89°30'30" West with said Lot 1 west line a distance of 225.64 feet to a point in the north line of U.S. Highway 180 for the southeast corner of said Lot 1, Block 1;

Thence South 89°31'25" West with the U.S. Highway 180 north line a distance of 377.76 feet to a point;

Thence North 28°34'22" East, bearing said north line, a distance of 1342.77 feet to a point;

Thence South 89°41'08" East a distance of 334.99 feet to a point;

Thence North 89°51'02" East a distance of 142.36 feet to a point in the west line of FM 730 for the beginning of a curve to the right having a radius of 182.29 feet, a central angle of 64°32'28", and a long chord that bears South 17°24'42" West, 57.87 feet;

Thence along said curve to the right and west line of FM 730 a distance of 258.58 feet to a point;

Thence South 22°22'11" West with the FM 730 west line a distance of 349.25 feet to the POINT OF BEGINNING and CONTAINING 18.45 acres of land, more or less.

18.450
2.411

20.861

NOTES:

1. I, the undersigned, a duly qualified and licensed Professional Engineer and Registered Professional Surveyor in the State of Texas, have personally supervised and participated in the making of the above described survey, and I hereby certify that the same is a true and correct representation of the facts as shown by the surveying instruments used and the data obtained therefrom.
2. I am not aware of any other survey or other information that would affect the accuracy of the above described survey.
3. I have not been furnished with any other information that would affect the accuracy of the above described survey.
4. I have not been furnished with any other information that would affect the accuracy of the above described survey.



I, Charles F. Stark, hereby certify that this Plat was prepared from an actual on the ground survey made under my personal supervision by October 2020.

Boundary Survey
18.45 Acres Situated in the
HANNIBAL GOOD SURVEY, ABSTRACT NO. 535
City of Weatherford, Parker County, Texas



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