

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Tremble LLC, Inc. is(are) the Owner(s) of an 69.20 acre tract of land situated in the T. & P. RR. Co. Survey, Abstract No. 1447, Parker County, Texas and being more particularly described as follows:

BEING 30.81 acres and being Phase I of University Hills subdivision out of the T. & P. RR. Co. Survey, Abstract No. 1447, Parker County, Texas and being those certain tracts conveyed to Lumar Development, Inc. by deeds recorded in Volume 1852, Page 356 and Volume 1852, Page 359 of the Real Records of Parker County, Texas and being more particularly described as follows:

COMMENCING at a 1/4 inch iron rod with cap, found in place. Said point being the Southeast corner of that certain tract conveyed to Christopher Hester by deeds recorded in Clerk File Number 201417523 of the Real Records of Parker County, Texas, and being East 1375.00 feet and S00° 08'018" W. 1322.68 feet from the Southwest corner of the J. W. Tackett Survey, Abstract No. 2672 for the Northeast corner of this tract;

THENCE S 00° 21' 56" E along and with the West line of Odel Addition and addition to Parker County Texas according to the plat recorded in Plat Cabinet A, Slide 631 of the Plat Records of Parker County, Texas a distance of 804.76 feet to a 1/4 inch iron rod set to the PLACE OF BEGINNING.

THENCE S 00° 21' 56" E a distance of 305.26 feet to a 1/4 inch iron rod set on the North line of Ric Williamson Memorial Highway, for the Southeast corner of this tract;

THENCE Southwesterly, along and with the North line of said Ric Williamson Memorial Highway and along and with a curve to the left having a central angle of 04° 21' 15" and a radius of 5500.00 feet, the chord of which bears S 78° 59' 42" W an arc distance of 417.98 feet to a 1/4 inch iron rod set for an angle point of this tract;

THENCE S87° 59'18" W, along and with the North line of said Ric Williamson Memorial Highway, a distance of 47.05 feet to a 1/4 inch iron rod set for an angle point of this tract;

THENCE Southwesterly along and with the North line of said Ric Williamson Memorial Highway and along and with a curve to the left having a central angle of 01° 09'53" and a radius of 5510.00 feet the chord of which bears S74° 53' 40" W an arc distance of 112.02 feet to a 60d nail found in place for an angle point of this tract;

THENCE S 61° 48' 04" W along and with the North line of said Ric Williamson Memorial Highway a distance of 47.05 feet to a fence post found in place for an angle point of this tract;

THENCE Southwesterly along and with the North line of said Ric Williamson Memorial Highway and along and with curve to the left ha a central angle of 01°56'36" and a radius of 5500.00 feet the chord of which bears S72°51'30"W an arc distance of 186.54 feet to a 1/4 inch iron rod set for an angle point of this tract;

THENCE Southwesterly along and with the North line of said Ric Williamson Memorial Highway and along and with a curve to the left having a central angle of 06° 04' 05" and a radius of 5500.00 feet the chord of which bears S 68° 51' 23" W an arc distance of 582.49 feet to a 1/4 inch iron rod set for an angle point of this tract;

THENCE S 71° 17' 25" W along with the North line of said Ric Williamson Memorial Highway a distance of 385.40 feet to a 1/4 inch iron rod with cap found in place for an angle point of this tract;

THENCE Southwesterly along and with the North line of said Ric Williamson Memorial Highway and along and with a curve to the left having a central angle of 01° 47' 53" and a radius of 5550.00 feet the chord of which bears S 60° 57' 43" W an arc distance of 174.17 feet to a 1/4 inch iron rod with cap found in place for an angle point of this tract;

THENCE S 64° 28' 12" W along and with the North line of said Ric Williamson Memorial Highway a distance of 148.66 feet to a 1/4 inch iron rod;

THENCE Northwesterly along and with the East line of said F. M. Highway No. 2421 (ZION HILL ROAD) and along with a curve left having a central angle of 08° 50' 57" and a radius of 1959.77 feet the chord of which bears N 13° 57' 39" W an arc distance of 302.68 feet to a 1/4 inch iron rod found in place for an angle point;

THENCE S 71° 28' 07" W a distance of 10.88 feet to a 1/4 inch iron rod set for an angle point;

THENCE Northwesterly along and with the East line of said F.M. Highway No. 2421 and along and with a curve to the left having a central angle of 09°13'17" and a radius of 1943.76 feet the chord of which bears N 22°56'32" W an arc distance of 312.84 feet to a 1/4 inch iron rod set said point;

THENCE N 27° 33' 11" W along and with the East line of said F. M. Highway No. 2421 a distance of 859.66 feet to a 1/4 inch iron rod found in place for an angle of this tract;

THENCE N 62° 46' 37" E generally along an existing fence and along with the South line of said Lamb tract a distance of 355.00 feet to a 5/8 inch iron rod with cap found in place for an angle point;

THENCE S 28° 51' 42" E a distance of 311.82 feet to a curve to the right;

THENCE along a curve to the right having a central angle of 02°05'52" and a radius of 325.00 feet the chord which bears N 32°25'30" E an arc distance of 11.90 feet to a point;

THENCE S 71° 35' 28" E a distance of 52.13 feet;

THENCE S 72° 31' 48" E a distance of 215.55 feet;

THENCE S 00° 29' 28" E a distance of 57.88 feet;

THENCE S 89° 19' 02" E a distance of 99.85 feet;

THENCE S 00°18'56" E a distance of 306.00 feet;

THENCE S 20°40'18" E a distance of 238.63 feet;

THENCE N 72°20'58" E a distance of 153.46 feet to a curve to the right;

THENCE along a curve to the right having a central angle of 01°16'45" and a radius of 924.12 feet the chord of which bears S 20°30'38"E an arc distance of 23.71 feet to a point;

THENCE N 72°44'03" E a distance of 50.11 feet;

THENCE N 72°50'57" E a distance of 218.48 feet;

THENCE N 12°50'12" W a distance of 35.35 feet;

THENCE N 76°41'14" E a distance of 174.90 feet;

THENCE N 75°39'02" E a distance of 50.00 feet to a curve to the right;

THENCE along a curve to the right having a central angle of 0°30'07.04" and a radius of 1366 feet the chord of which bears N 14°05'54"W an arc distance of 12.04 feet to a point;

THENCE N 75°26'39" E a distance of 205.38 feet;

THENCE N 06°26'01" W a distance of 35.21 feet;

THENCE N 83°56'09" E a distance of 177.07 feet to a curve to the right;

THENCE along a curve to the right having a central angle of 03°31'45.56" and a radius of 1129.30 feet the chord of which bears N 05°31'36.15" W an arc distance of 69.55 feet to a point;

THENCE N 83°59'59" E a distance of 50.00 feet;

THENCE N 83°56'17" E a distance of 175.70 feet;

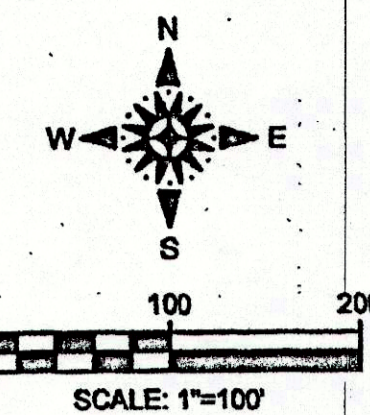
THENCE N 83°59'59" E a distance of 50.00 feet to a curve to the left;

THENCE along a curve to the left having a central angle of 02°24'01.95" and a radius of 1311.58 feet the chord of which bears N 01°32'50" E an arc distance of 57.67 feet to a point;

THENCE S 88°57'11" E a distance of 209.20 feet;

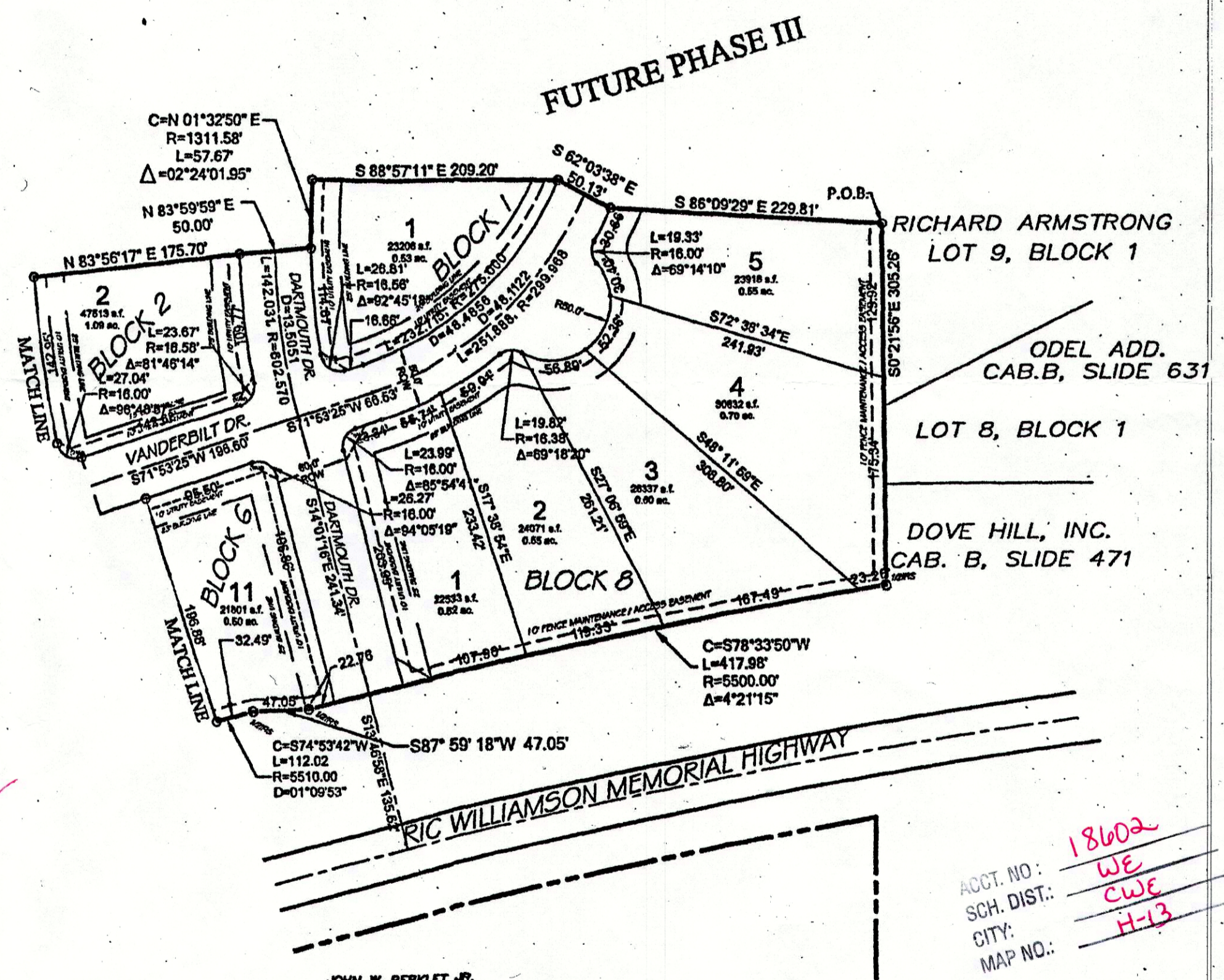
THENCE S 62°03'38" E a distance of 50.13 feet;

THENCE S 86°09'29" E a distance of 229.81 feet to the PLACE OF BEGINNING and containing 30.81 acres more or less.



B.P.R.

NOTE:
NO FRONTING ON DARTMOUTH DRIVE
NO ACCESS ON DARTMOUTH DRIVE



ACCT. NO.: 18602
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-13

FINAL PLAT
OF
UNIVERSITY HILLS PHASE 1
LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 & 10, BLOCK 3;
LOTS 1 & 13, BLOCK 4; LOTS 1-8 & 17, BLOCK 5;
LOTS 1-11, BLOCK 6; LOTS 1-12, BLOCK 7; LOTS 1-5, BLOCK 8,
LOTS 1-4 BLOCK 9

T. & P. RR. Co. SURVEY, ABSTRACT NO. 1447
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
JANUARY, 2017

SHEET 2 OF 3

BARNETT - HERRON
ENGINEERING, INC.
P.O. BOX 2230
WEATHERFORD, TX 76086
(817) 599-4278
(817) 341-4242 METRO
(817) 599-4279 FAX
www.barnettengineering.com

SURVEYOR:
RIVERS & ASSOCIATES
139 CROWLEY LANE
MINERAL WELLS, TEXAS 76067
PHONE (940) 325-8613

OWNER:
TREMBLE LLC
316 MEADOW HILL ROAD
FORT WORTH, TEXAS 76108
817-991-8956

D-779

21447.002.006.00
21447.002.007.00
21447.002.008.00