

Property Description

BEING 35.832 acres of land situated in the A. Robinson Survey, Abstract No. 1119, and the M.E.P. & P. R.R. Co. Survey. Section 95, Denton County, Texas, containing the remainder of a tract of land conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #1996-82877, Deed Records of Denton County, Texas (D.R.D.C.T.), containing all of those tracts of land described in Tracts 1, 2 and 3 as conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #1999-35328, D.R.D.C.T., containing all of the tract of land conveyed to Gerald Don Whigham and wife Joan K. Whigham, according to the deed filed in Instrument #2003-43619, D.R.D.C.T., and containing the remainder of the tract of land conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #2006-60886, D.R.D.C.T., also containing a remainder of a tract of land conveyed to Nolin Ragsdale, according to the deed filed in Volume 1609, Page 83, D.R.D.C.T., and a remainder of a tract of land conveyed to I Am One, according to the deed filed in Instrument #1999-37320, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "B&D Surveying", found at the southwest corner of said Whigham tract (Inst. #1996-82877), also being the southeast corner of a tract of land conveyed to Lovjot Mashiana, Manjot Mashiana and Amarjit Mashiana, according to the deed filed in Instrument #2020-138337, D.R.D.C.T., and also being in the north line of Lot 6, Block 31, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, as filed in Instrument #2016-100, Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE N 12°42'34" E, along the west line of said Whigham tract (Inst. #1996-82877), and along the east line of said Mashiana tract (Inst. #2020-138337), also passing along the east line of a tract of land conveyed to Lovjot Mashiana, Manjot Mashiana and Amarjit Mashiana, according to the deed filed in Instrument #2020-138823, D.R.D.C.T., a distance of 249.06 feet to a 1/2 inch iron rod with cap stamped "B&D Surveying", found at the most easterly corner of said Mashiana tract (Inst. #2020-138823), also being the south corner of said Whigham tract (Inst. #2003-43619);

THENCE N 09°31'53" W, along the west line of said Whigham tract (Inst. #2003-43619), and continuing along the east line of said Mashiana tract (Inst. #2020-138823), a distance of 257.53 feet to a 5/8 inch iron rod found at a southeast corner of the remainder of said I Am One tract, also being the north corner of said Mashiana tract (Inst. #2020-138823);

THENCE S 57°08'40" W, along a south line of a remainder of said I Am One tract, and along the north line of said Mashiana tract (Inst. #2020-138823), a distance of 444.32 feet to a 5/8 inch iron rod with cap stamped "Clear Fork RPLS 5649", found at the west corner of said Mashiana tract (Inst. #2020-138823), also being the north corner of said Mashiana tract (Inst. #2020-138337);

THENCE S 60°48'27" W, continuing along a south line of a remainder of said I Am One tract, and along the north line of said Mashiana tract (Inst. #2020-138337), a distance of 190.35 feet to the southwest corner of a remainder of said I Am One tract, also being the northwest corner of said Mashiana tract (Inst. #2020-138337), also being in the east Right-of-Way (R-O-W) line of Endeavor Way (50' in width, as filed in said Instrument #2021-399, P.R.D.C.T., and being the beginning of a curve to the right whose radius is 575.00 feet, and whose long chord bears N 14°30'36" E, a distance of 452.89 feet;

THENCE along the east R-O-W line of said Endeavor Way, and along the west line of a remainder of said I Am One tract, also passing along the west line of a remainder of said Ragsdale tract, along said curve in a northeasterly direction, through a central angle of 46°23'02", an arc length of 465.49 feet to the end of said curve;

THENCE N 37°41'24" E, continuing along the east R-O-W line of said Endeavor Way, and along the west line of a remainder of said Ragsdale tract, also passing along the west line of a remainder of said I Am One tract, a distance of 525.54 feet to the most northerly corner of a remainder of said I Am One tract, also being the west corner of the remainder of a tract of land described in the deed to Dwayne's Landscape Services, Inc., as filed in Instrument #2023-94157, D.R.D.C.T.;

THENCE S 65°33'02" E, along the most northerly line of a remainder of said I Am One tract, and along the south line of said Dwayne's Landscape Services, tract, a distance of 275.13 feet to a 5/8 inch iron rod found at the southeast corner of said Dwayne's Landscape Services, tract, also being the northeast corner of a remainder of said I Am One tract, and being in the west line west line of said Tract 1, of Whigham tract (Inst. #1999-35328);

THENCE N 36°02'06" E, along the west line of said Tract 1, of Whigham tract (Inst. #1999-35328), and along the east line of said Dwayne's Landscape tract, a distance of 114.32 feet to a 1/2 inch iron rod with cap stamped "Brittain & Crawford", found at the north corner of said Tract 1, of Whigham tract (Inst. #1999-35328), also being a northwest corner of said Whigham remainder tract (Inst. #1996-82877), and also being the southwest corner of Tract 2, of said Whigham tract (Inst. #1999-35328);

THENCE N 36°16'17" E, along the west line of said Tract 2, of Whigham tract (Inst. #1999-35328), and continuing along the east line of said Dwayne's Landscape tract, a distance of 400.26 feet to a pipe fence corner found the northwest corner of said Tract 2, of Whigham tract (Inst. #1999-35328), also being a re-entrant corner of said Dwayne's Landscape tract;

THENCE N 83°02'07" E, along the north line of said Tract 2, of Whigham tract (Inst. #1999-35328), the north line of said Whigham remainder tract (Inst. #1996-82877), and along the most easterly south line of said Dwayne's Landscape tract, a distance of 67.01 feet to a 1/2 inch iron rod with cap stamped "W.W. Ward 2014", found at the most easterly southeast corner of said Dwayne's Landscape tract, also being the southwest corner of a tract of land conveyed to Bobby Altman Trust, according to the deed filed in Instrument #2015-108986, D.R.D.C.T.;

THENCE N 82°19'39" E, along the south line of said Bobby Altman Trust tract, also passing along the south line of a tract of land conveyed to Verdace, LLC, according to the deed filed in Instrument #2022-136355, D.R.D.C.T., and continuing along the north line of said Whigham remainder tract (Inst. #1996-82877), also passing along the north line of Tract 3, of said Whigham tract (Inst. #1999-35328), a distance of 315.94 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the southeast corner of said Verdace tract, also being the southwest corner of aforementioned Whigham remainder tract (Inst. #2006-60886);

THENCE N 02°40'05" E, along the west line of said Whigham remainder tract (Inst. #2006-60886), and along the east line of said Verdace tract, at a distance of 257.84 feet passing a 5/8 inch iron rod found at the northeast corner of said Verdace tract, also being the southeast corner of a tract of land conveyed to Cornerstone Bible Church, according to the deed filed in Instrument #2017-26595, D.R.D.C.T., and continuing along the east line of said Cornerstone Bible Church, and along the west line of said Whigham remainder tract (Inst. #2006-60886), in all, a distance of 629.92 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the northwest corner of said Whigham remainder tract (Inst. #2006-60886), also being the northeast corner of said Cornerstone Bible Church, and also being in the south Right-of-Way (R-O-W) line of Litsey Road (120' in width);

THENCE N 89°49'10" E, along the north line of said Whigham remainder tract (Inst. #2006-60886), and along the south R-O-W line of said Litsey Road, a distance of 347.01 feet to the northeast corner of said Whigham remainder tract (Inst. #2006-60886), also being the northwest corner of the remainder of a tract of land conveyed to Seventeen Lakes Homeowners Association, Inc. (Seventeen Lakes HOA Inc.), according to the deed filed in Instrument #2008-39661, D.R.D.C.T.;

THENCE, along the east line of said Whigham remainder tract (Inst. #2006-60886), and along the west line of said Seventeen Lakes HOA Inc., the following courses, and distances;

S 19°02'52" W, a distance of 48.07 feet to a bent 5/8 inch iron rod found;

S 12°00'29" E, a distance of 36.12 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 48°28'15" W, a distance of 79.97 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 18°21'13" W, a distance of 47.68 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 31°42'24" E, a distance of 69.75 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 86°10'58" W, a distance of 75.81 feet to a 5/8 inch iron rod found;

S 00°00'38" E, a distance of 65.79 feet to a 5/8 inch iron rod found;

S 30°46'59" E, a distance of 79.98 feet to a 5/8 inch iron rod found;

S 00°58'42" E, a distance of 128.43 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 24°33'30" W, a distance of 44.65 feet to a 5/8 inch iron rod found;

S 01°41'58" E, a distance of 43.77 feet to a 5/8 inch iron rod recovered with cap stamped "TNP", at the southeast corner of said Whigham remainder tract (Inst. #2006-60886), also being the northeast corner of Tract 3, of said Whigham tract (Inst. #1999-35328);

THENCE S 43°48'47" E, along the east line of Tract 3, of said Whigham tract (Inst. #1999-35328), and continuing along the southwest line of said Seventeen Lakes HOA Inc., a distance of 26.55 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the south corner of said Seventeen Lakes HOA Inc., also being the most southerly northeast corner of Tract 3, of said Whigham tract (Inst. #1999-35328), and also being in the west R-O-W line of Seventeen Lakes Boulevard (60' in width);

THENCE along the east line of Tract 3, of said Whigham tract (Inst. #1999-35328), and along the west R-O-W line of said Seventeen Lakes Boulevard, the following courses and distances;

S 47°21'31" W, a distance of 77.40 feet to a 5/8 inch iron rod found at the beginning of a curve to the left whose radius is 232.94 feet, and whose long chord bears S 17°54'13" W, a distance of 228.19 feet;

Along said curve in a southwesterly direction, passing the southeast corner of Tract 3, of said Whigham tract (Inst. #1999-35328), also being the northeast corner of said Whigham tract (Inst. #1996-82877), and continuing along the west R-O-W line of said Seventeen Lakes Boulevard, through a central angle of 58°39'22", an arc length of 238.47 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the right whose radius is 534.88 feet, and whose long chord bears S 00°42'30" W, a distance of 223.22 feet;

THENCE continuing along the east of line said Whigham tract (Inst. #1996-82877), and along the west R-O-W line of said Seventeen Lakes Boulevard, the following courses and distances;

Along said curve in a southwesterly direction, through a central angle of 24°05'19", an arc length of 224.88 feet to a 5/8 inch iron rod found at the end of said curve;

S 12°32'40" W, a distance of 177.14 feet to a 5/8 inch iron rod found at the beginning of a curve to the left whose radius is 317.64 feet, and whose long chord bears S 03°18'00" E, a distance of 175.60 feet;

Along said curve in a southeasterly direction, through a central angle of 32°05'35", an arc length of 177.92 feet to a 5/8 inch iron rod found, at the end of said curve in the west R-O-W line of said Seventeen Lakes Boulevard, also being the most northerly southeast corner of said Whigham tract (Inst. #1996-82877), and also being the northeast corner of Lot 10, Block 12, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, as filed in Cabinet W, Page 936, P.R.D.C.T.;

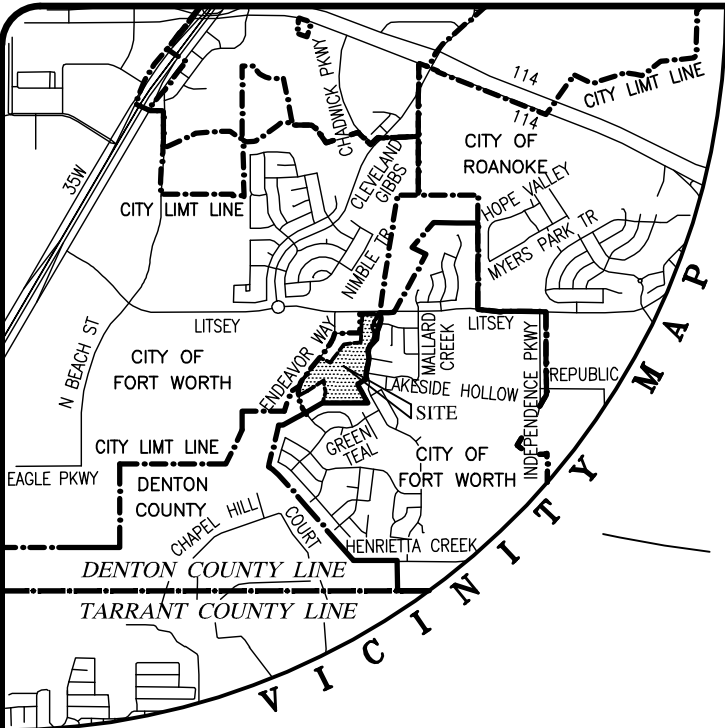
THENCE S 60°50'19" W, along the most northerly south line of said Whigham remainder tract (Inst. #1996-82877), and along the north line of said Lot 10, also passing along the north line of Lot 9, of said Block 12, Seventeen Lakes, a distance of 232.28 feet to a 1/2 inch iron

rod found, at the northwest corner of said Lot 9, also being a re-entrant corner of said Whigham tract (Inst. #1996-82877);

THENCE S 29°09'24" E, along the most southerly east line of said Whigham tract (Inst. #1996-82877), and along the west line of said Lot 9, also passing along the west line of Lots 8 thru 3, of said Block 12, Seventeen Lakes, a distance of 480.66 feet to a 1/2 inch iron rod found, at the southeast corner of said Whigham tract (Inst. #1996-82877), also being the northeast corner of Lot 27, Block 31, of aforementioned Seventeen Lakes (Inst. #2016-100);

THENCE S 89°07'36" W, along the south line of said Whigham tract (Inst. #1996-82877), and along the north line of said Lot 27, Block 31, also passing along the north line of aforementioned Lot 6, and Lots 7 thru 14, 23 and 24, of said Block 31, of said Seventeen Lakes (Inst. #2016-100), a distance of 1013.44 feet to the **POINT OF BEGINNING** and containing 1,560,839 square feet or 35.832 acres of land.

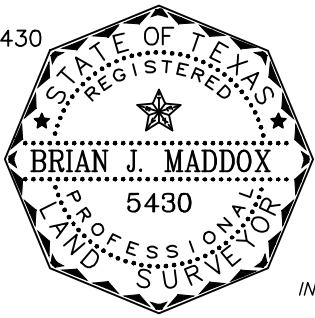
"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



B. J. Maddox
Date: Oct. 15, 2024

Brian J. Maddox, R.P.L.S.
TEXAS REGISTRATION NO. 5430

Surveyed on the ground
Oct. 14, 2024



SEVENTEEN
LAKES HOA, INC.
INST. #2008-39661
D.R.D.C.T.
(Remainder Tract)

SCALE: 1"=200'

LITSEY ROAD 120' WIDE R-O-W

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	465.49'	575.00'	46°23'02"	N14°30'36"E	452.89'
C2	238.47'	232.94'	58°39'22"	S17°54'13"W	228.19'
C3	224.88'	534.88'	24°05'19"	S00°42'30"W	223.22'
C4	177.92'	317.64'	32°05'35"	S03°18'00"E	175.60'

LINE #	DIRECTION	LENGTH
L1	S19°02'52"W	48.07'
L2	S12°00'29"E	36.12'
L3	S48°28'15"W	79.97'
L4	S18°21'13"W	47.68'
L5	S31°42'24"E	69.75'
L6	S86°10'58"W	75.81'
L7	S00°00'38"E	65.79'
L8	S30°46'59"E	79.98'
L9	S00°58'42"E	128.43'
L10	S24°33'30"W	44.65'
L11	S01°41'58"E	43.77'
L12	S43°48'47"E	26.55'
L13	S47°21'31"W	77.40'
L14	S12°32'40"W	177.14'
L15	S60°50'19"W	232.28'

LOT 1, BLK. 1
LITSEY CREEK COTTAGES
INST. #2021-399
P.R.D.C.T.

50' WIDE R-O-W
INST. #2021-399
P.R.D.C.T.

CITY OF FORT WORTH
DENTON COUNTY
DWAYNE'S LANDSCAPE
SERVICE, INC.
INST. #2023-94157
(Remainder Tract)

1/2" IRF WITH
CAP STAMPED
"W.W. WARD 2014"

BOBBY ALTMAN
TRUST, INST.
#2015-108986
D.R.D.C.T.

VERDACE, LLC
INST.
#2022-136355
D.R.D.C.T.

WHIGHAM FAMILY
LIMITED PARTNERSHIP
INST. 1999-35328,
D.R.D.C.T. (TR. 3)

WHIGHAM FAMILY
LIMITED PARTNERSHIP
INST. 1999-35328
D.R.D.C.T.
(TR. 2)

A. ROBINSON SURV.
ABST. NO. 1119

35.832 Ac.

WHIGHAM FAMILY
LIMITED PARTNERSHIP
INST. #1996-82877
D.R.D.C.T.
(Remainder Tract)

A Remainder of
I AM ONE, INC.
INST. #1999-37320
D.R.D.C.T.

LOVJOT MASHIANA, MANJOT
MASHIANA & AMARJIT MASHIANA
INST. #2020-138823
D.R.D.C.T.

5/8" IRF WITH CAP
STAMPED "CLEAR FORK
RPLS 5649"

LOVJOT MASHIANA, MANJOT
MASHIANA & AMARJIT MASHIANA
INST. #2020-138337
D.R.D.C.T.

LOVJOT MASHIANA, MANJOT
MASHIANA & AMARJIT MASHIANA
INST. #2020-138337
D.R.D.C.T.

BLK. 31, SEVENTEEN LAKES
INST. #2016-100, P.R.D.C.T.

ROUND VALLEY LANE

P.O.B.
1/2" IRF WITH RED CAP
STAMPED "B&D SURVEYING"
(CONTROL MON.)

S89°07'36"W, 1013.44'

DENTON COUNTY

CITY OF FORT WORTH

APPROX. SURVEY LINE

M.E.P. & P.R.R. CO. SURV.
SECT. 95, ABST. NO. 906

BLK. 12
SEVENTEEN LAKES
CAB. W. PG. 936
P.R.D.C.T.

SEVENTEEN LAKES BLVD.

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Property Description Exhibit

35.832 ACRES OF LAND

Situated in the A. Robertson Survey, Abstract No. 1119, and the M.E.P. & P. R.R. Co. Survey, Section 95, Denton County, Texas.



teague nall & perkins

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JOB No. ZLD 23472

SHEET 5 OF 5