

## LEGAL DESCRIPTION

Of a 13.470 acres tract of land out of Section No. 162, T. & P. RR. Co. Survey, (H. Parrish Survey), Abstract No. 1867 and George K. Elkins Survey, Abstract No. 424 both in Parker County, Texas; being part of a certain 15.465 acres tract described in Volume 2826, Page 551 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod in the west right of way line of Zion Hill Road (F.M. Highway No. 2421) (paved) and at the northeast corner of a certain tract of land described in Volume 2022, Page 749 of said Official Records for the most easterly southeast and beginning corner of this and said 15.465 acres tract. Whence the southwest corner of Section 141, T. & P. RR. Co. Survey, Abstract No. 1447 is called to bear N. 00 deg. 44 min. 53 sec. E. 511.22 feet, West 719.40 feet, and North 1645.04 feet.

Thence S. 89 deg. 20 min. 27 sec. W. 273.95 feet to a 2" steel post at the northwest corner of said tract described in Volume 2022, Page 749 for an ell corner of this and said 15.465 acres tract.

Thence S. 03 deg. 20 min. 38 sec. W. 51.87 feet to a found 3/8" iron rod in the north right of way line of F.M. Highway No. 920 and at the southwest corner of said tract described in Volume 2022, Page 749 for the most southerly southeast corner of this and said 15.465 acres tract.

Thence N. 54 deg. 37 min. 11 sec. W. 473.31 feet along the north right of way line of said F.M. Highway No. 920 to a found 5/8" iron rod at the southeast corner of a 1.09 acres tract described in Volume 2110, Page 260 of said Official Records for the southwest corner of this and said 15.465 acres tract.

Thence N. 00 deg. 42 min. 29 sec. E. at 298.46 feet pass a found 1/2" iron rod at the northeast corner of said 1.09 acres tract and the southeast corner of Lot 1, Block 1, Elkins Addition as recorded in Plat Cabinet "B", Slide 517 of the Plat Records of Parker County, Texas, and in all 837.51 feet to a found 5/8" iron rod at the northeast corner of said Lot 1, Block 1, Elkins Addition for the northwest corner of this and said 15.465 acres tract.

Thence N. 89 deg. 35 min. 01 sec. E. at 414.69 feet pass a 3/8" spike and in all 666.38 feet to a found 3/8" iron rod in the west right of way line of said Zion Hill Road for the northeast corner of this and said 15.465 acres tract.

Thence S. 00 deg. 44 min. 53 sec. W. 154.33 feet to a found 1/2" iron rod in the west right of way line of said Zion Hill Road and in the east line of said 15.465 acres tract and at the northeast corner of a certain 1.996 acres tract described in Document No. 201301872 of said Official Records for a corner of this tract.

Thence N. 89 deg. 21 min. 30 sec. W. 220.01 feet to a found 1/2" iron rod at the northwest corner of said 1.996 acres tract for and ell corner of this tract.

Thence S. 00 deg. 44 min. 30 sec. W. 395.03 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 1.996 acres tract for and ell corner of this tract.


Thence S. 89 deg. 37 min. 14 sec. E. 86.13 feet to a set 60D nail for a corner of this and said 1.996 acres tract.

Thence S. 88 deg. 48 min. 01 sec. E. 133.84 feet to a found 1/2" iron rod in the west right of way line of said Zion Hill Road and in the east line of said 15.465 acres tract and at the southeast corner of said 1.996 acres tract for a corner of this tract.

Thence S. 00 deg. 44 min. 53 sec. W. along the west right of way line of said Zion Hill Road 511.22 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: APRIL 26, 2017

  
MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492  
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX  
76067

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