

METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the B.F. Johnson Survey, Abstract No. 441 and the ZMP Rabb Survey, Abstract No. 651, Erath County, Texas, and being a portion of those tracts of land described in the deed to Jerry Salathiel, as recorded in Document No. 2023-00037, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a point in the east line of F.M. 1702, from which an 8 inch cedar fence corner post found bears North 78°57'46" West, a distance of 1.18 feet and the calculated northwest corner of said B.F. Johnson Survey bears South 59°29'20" West, a distance of 58.98 feet;

THENCE departing the east line of F.M. 1702 and over and across said Salathiel tracts, the following courses and distances:

South 78°57'46" East, a distance of 1,431.96 feet to a 4 inch cedar fence corner post;

South 73°46'10" East, with a fence, a distance of 134.69 feet to a fence corner post;

South 87°07'01" East, with a fence, a distance of 603.33 feet to a 6 inch cedar fence corner post in the west line of a tract of land described as Third Tract in the deed to Jerry Hulsey, as recorded in Volume 651, Page 13, Deed Records, Erath County, Texas (DRECT) for the northeast corner of this tract, from which a 10 inch wooden fence corner post for the occupied northwest corner of said Hulsey Third Tract bears North 07°07'22" West, a distance of 550.18 feet;

THENCE with the west line of said Hulsey Third Tract and generally along a fence, the following courses and distances:

South 07°07'22" East, a distance of 80.12 feet to an 8 inch cedar fence corner post in remnants of an old rock fence;

South 13°37'44" West, a distance of 1,113.28 feet to a 10 inch cedar fence corner post in the south line of said Salathiel tracts for the southwest corner of said Hulsey Third Tract and being in the north line of a tract of land described as Seventh Tract in the deed to Charles W. Pendleton, et ux., as recorded in Volume 1144, Page 199, DRECT for the southeast corner of this tract;

THENCE North 85°19'10" West, generally along a wire fence and with the common line of said Salathiel tracts and said Pendleton tract, a distance of 2,333.64 feet to a 3 inch pipe fence corner post in the east line of F.M. 1702 for the occupied southwest corner of said Salathiel tracts and the northwest corner of said Pendleton tract;

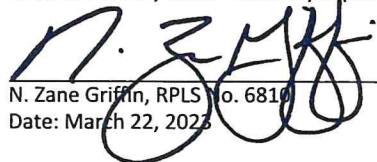
THENCE with the east line of F.M. 1702, the following courses and distances:

North 18°46'51" East, a distance of 1,136.33 feet to a point for the beginning of a curve to the left, with a radius of 5,805.23 feet, and a chord which bears North 17°32'55" East, a distance of 248.89 feet;

With said curve to the left, through a central angle of 02°27'24", an arc distance of 248.91 feet to the **POINT OF BEGINNING** and containing 64.372 Acres of Land.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.


N. Zane Griffin, RPLS No. 6810
Date: March 22, 2023



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