

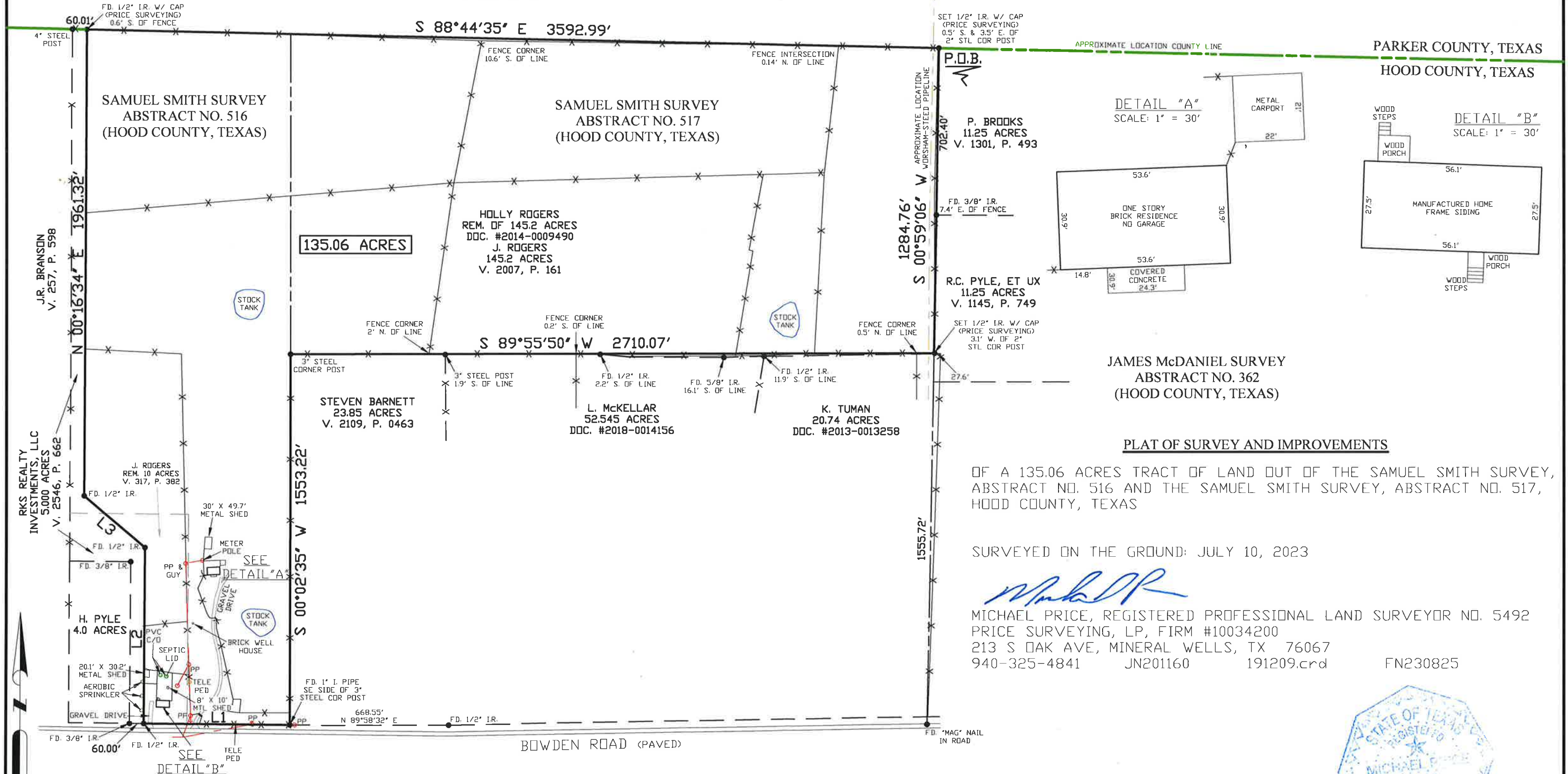
JOHN HOSKINS SURVEY  
 ABSTRACT NO. 564  
 (PARKER COUNTY, TEXAS)

BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
 ACCORDING TO F.I.R.M. MAP NO. 48413C0100D,  
 DATED NOVEMBER 16, 2011

RKS REALTY  
 INVESTMENTS, LTD  
 V. 1771, P. 1182



DETAIL "A"  
 SCALE: 1" = 30'

DETAIL "B"  
 SCALE: 1" = 30'

JAMES McDANIEL SURVEY  
 ABSTRACT NO. 362  
 (HOOD COUNTY, TEXAS)

PLAT OF SURVEY AND IMPROVEMENTS

OF A 135.06 ACRES TRACT OF LAND OUT OF THE SAMUEL SMITH SURVEY,  
 ABSTRACT NO. 516 AND THE SAMUEL SMITH SURVEY, ABSTRACT NO. 517,  
 HOOD COUNTY, TEXAS

SURVEYED ON THE GROUND: JULY 10, 2023

*Michael Price*

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492  
 PRICE SURVEYING, LP, FIRM #10034200  
 213 S OAK AVE, MINERAL WELLS, TX 76067  
 940-325-4841 JN201160 191209.crd

FN230825



JOSEPH CLINCHEY SURVEY  
 ABSTRACT NO. 93  
 (HOOD COUNTY, TEXAS)

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 89°25'55" W | 614.94'  |
| L2   | N 00°15'56" E | 735.81'  |
| L3   | N 49°50'17" W | 335.97'  |



## LEGAL DESCRIPTION

Of a 135.06 acres tract of land out of the Samuel Smith Survey, Abstract No. 516, and the Samuel Smith Survey, Abstract No. 517, both in Hood County, Texas; being part of a certain 145.2 acres tract described in Document No. 2014-0009490 of the Official Public Records of Hood County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Samuel Smith Survey, Abstract No. 517, and said 145.2 acres tract and at the northwest corner of a certain 11.25 acres tract described in Volume 1301, Page 493 of the Deed Records of said Hood County for the northeast and beginning corner of this tract.

Thence S. 00 deg. 59 min. 06 sec. W. at 702.40 feet pass a found 3/8" iron rod at the southwest corner of said 11.25 acres tract and in all 1284.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this and said 145.2 acres tract.

Thence S. 89 deg. 55 min. 50 sec. W. 2710.07 feet to a 3" steel corner post in the west line of said Abstract No. 517 and the east line of said Abstract No. 516 for an ell corner of this and said 145.2 acres tract.

Thence S. 00 deg. 02 min. 35 sec. W. 1553.22 feet to a found 1" iron pipe in the north line of Bowden Road (paved) for the most southerly southeast corner of this and said 145.2 acres tract.

Thence N. 89 deg. 25 min. 55 sec. W. 614.94 feet along the north line of said Bowden Road to a found 1/2" iron rod at the southeast corner of a certain 5.000 acres tract described in Volume 2546, Page 662 of said Deed Records for the most southerly southwest corner of this tract.

Thence along the common boundary of said 5.000 acres tract the following courses and distances:

- N. 00 deg. 15 min. 56 sec. E. 735.81 feet to a found 1/2" iron rod
- N. 49 deg. 50 min. 17 sec. W. 335.97 feet to a found 1/2" iron rod
- And N. 00 deg. 16 min. 34 sec. E. 1961.32 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said Samuel Smith Survey, Abstract No. 516 and said 145.2 acres tract and at the northeast corner of said 5.000 acres tract for the northwest corner of this tract

Thence S. 88 deg. 44 min. 35 sec. E. 3592.99 feet to the place of beginning.

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

SURVEYED ON THE GROUND: JULY 10, 2023



MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492  
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