

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, MAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48363C0025F, DATED APRIL 5, 2019

NOTE: THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

LINE	BEARING	DISTANCE
L1	N 79°55'06" W	105.25'
L2	N 10°04'54" E	10.00'
L3	N 79°55'06" W	21.07'
L4	N 38°53'43" W	87.76'
L5	N 00°59'29" W	109.00'
L6	N 02°59'44" E	70.56'
L7	N 07°51'10" E	106.39'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°50'43"	1490.00'	18°11'22"	N 70°49'25" W	471.04'	473.02'
C2	8°48'53"	650.00'	41°01'23"	N 59°24'24" W	455.51'	465.39'
C3	12°43'57"	450.00'	37°54'14"	N 19°56'36" W	292.30'	297.70'
C4	16°19'07"	351.11'	17°50'46"	N 18°50'20" E	108.92'	109.36'

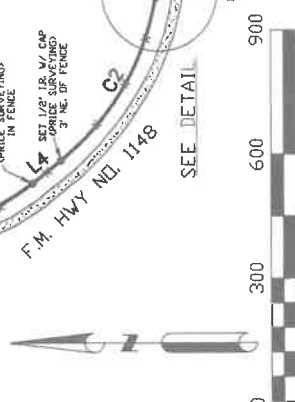
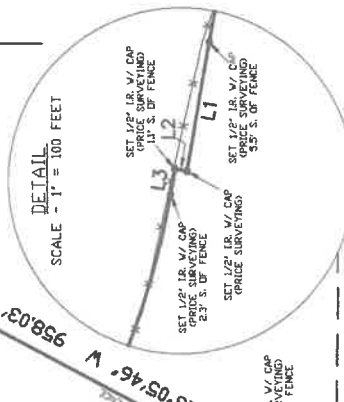
PLAT OF SURVEY AND IMPROVEMENTS

OF A 97.945 ACRES TRACT OF LAND OUT OF THE J. POITEVENT SURVEY NO. 3, ABSTRACT NO. 1058, THE J.A. CAUDILL SURVEY, ABSTRACT NO. 2079 AND THE B.S. & F. SURVEY NO. 1, ABSTRACT NO. 108, ALL IN PALO PINTO COUNTY, TEXAS

SURVEYED ON THE GROUND: JULY 9, 2019

Philip J. U. J.

PHILIP E. COLVIN, JR, R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S DAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN19591 12064.crd FNI90768



LEGAL DESCRIPTION

Of a 97.945 acres tract of land out of the J. Poitevent Survey No. 3, Abstract No. 1058, the J.A. Caudill Survey, Abstract No. 2079 and the B.S. & F. Survey No. 1, Abstract No. 108, all in Palo Pinto County, Texas; being part of a certain 236.180 acres tract (Tract 2-A) described in Volume 478, Page 437 of the Deed Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 236.180 acres tract for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod at the northeast corner of said 236.180 acres tract bears N. 89 deg. 38 min. 47 sec. E. 847.42 feet and a found 1" iron pipe at the southeast corner of said B.S. & F. Survey No. 1 bears N. 89 deg. 38 min. 47 sec. E. 847.42 feet and S. 00 deg. 13 min. 43 sec. W. 2953.15 feet.

Thence S. 00 deg. 13 min. 43 sec. W. 1296.52 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this tract.

Thence S. 61 deg. 32 min. 39 sec. W. 1236.57 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 28 deg. 05 min. 46 sec. W. 958.03 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of F.M. Highway No. 1148 and in the south line of said 236.180 acres tract for the most southerly southeast corner of this tract.

Thence along the north and east right of way line of said F.M. Highway No. 1148 and the southerly line of said 236.180 acres tract the following courses and distances:

- Northwesterly along the arc of a 03 deg. 50 min. 43 sec. curve to the left with a radius of 1490.00 feet, a central angle of 18 deg. 11 min. 22 sec., a chord of N. 70 deg. 49 min. 25 sec. W. 471.04 feet, and an arc length of 473.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 79 deg. 55 min. 06 sec. W. 105.25 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 10 deg. 04 min. 54 sec. E. 10.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 79 deg. 55 min. 06 sec. W. 21.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northwesterly along the arc of a 08 deg. 48 min. 53 sec. curve to the right with a radius of 650.00 feet, a central angle of 41 deg. 01 min. 23 sec., a chord of N. 59 deg. 24 min. 24 sec. W. 455.51 feet, and an arc length of 465.39 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 38 deg. 53 min. 43 sec. W. 87.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of a 12 deg. 43 min. 57 sec. curve to the right with a radius of 450.00 feet, a central angle of 37 deg. 54 min. 14 sec., a chord of N. 19 deg. 56 min. 36 sec. W. 292.30 feet, and an arc length of 297.70 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 00 deg. 59 min. 29 sec. W. 109.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 02 deg. 59 min. 44 sec. E. 70.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)

- N. 07 deg. 51 min. 10 sec. E. 106.39 feet to a point
- Northerly along the arc of a 16 deg. 19 min. 07 sec. curve to the right with a radius of 351.11 feet, a central angle of 17 deg. 50 min. 46 sec., a chord of N. 18 deg. 50 min. 20 sec. E. 108.92 feet, and an arc length of 109.36 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract

Thence N. 42 deg. 13 min. 53 sec. E. 351.17 feet to a found 1" iron pipe for a corner of this tract.

Thence N. 37 deg. 04 min. 48 sec. E. 507.27 feet to a found 1" bolt at the most easterly southeast corner of a certain 41.000 acres tract described in Volume 2221, Page 104 of the Official Public Records for a corner of this tract.

Thence N. 51 deg. 33 min. 53 sec. E. 1465.47 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 41.000 acres tract and in the north line of said 236.180 acres tract for the northwest corner of this tract.

Thence N. 89 deg. 38 min. 47 sec. E. 916.70 feet to the place of beginning.

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

SURVEYED ON THE GROUND: JULY 9, 2019



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