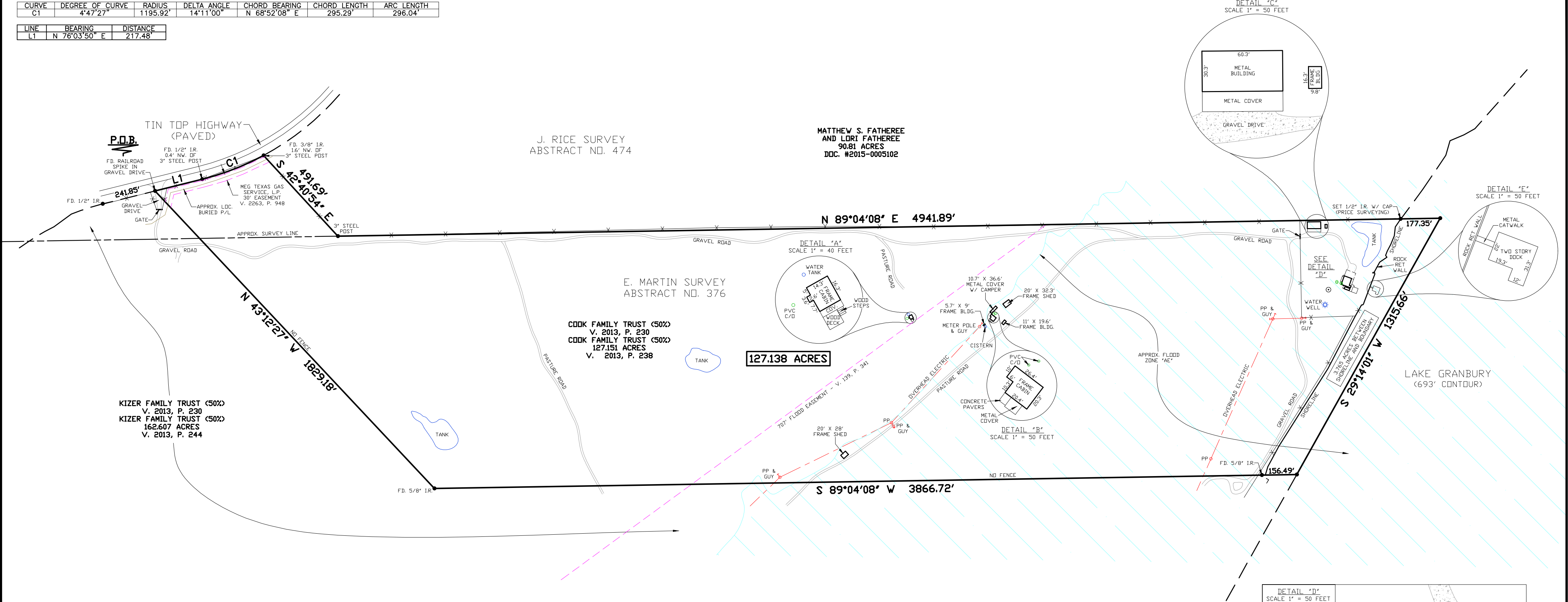


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	4°47'27"	1195.92'	14°11'00"	N 68°52'08" E	295.29'	296.04'

LINE	BEARING	DISTANCE
L1	N 76°03'50" E	217.48'



PLAT OF SURVEY, IMPROVEMENTS AND LEGAL DESCRIPTION

Of a 127.138 acres tract of land out of the E. Martin Survey, Abstract No. 376, and the J. Rice Survey, Abstract No. 474, Hood County, Texas; being the same tract of land described in Volume 2013, Page 238 of the Official Public Records of Hood County, Texas; and being further described by metes and bounds as follows:

Beginning at a found railroad spike in the south right of way line of Tin Top Highway (paved) and at the most northerly northeast corner of a certain 162.607 acres tract described in Volume 2013, Page 244 of said Official Public Records for the most westerly northwest and beginning corner of this tract. Whence the northwest corner of said E. Martin Survey is called to bear S. 43 deg. 12 min. 27 sec. E. 291.82 feet and S. 89 deg. 04 min. 08 sec. W. 2282.66 feet.

Thence along the south right of way line of said Tin Top Highway the following courses and distances:

- N. 76 deg. 03 min. 50 sec. E. 217.48 feet to a found 1/2" iron rod
- Easterly along the arc of a 04 deg. 47 min. 27 sec. curve to the left with a radius of 1195.92 feet, a central angle of 14 deg. 11 min. 00 sec., a chord of N. 68 deg. 52 min. 08 sec. E. 295.29 feet and an arc length of 296.04 feet to a found 3/8" iron rod at the most westerly southwest corner of a certain 90.81 acres tract described in Document No. 2015-0005102 of said Official Public Records for the northerly northwest corner of this tract

Thence S. 42 deg. 40 min. 54 sec. E. 491.69 feet to a 3" steel post at the most southerly southwest corner of said 90.81 acres tract for a corner of this tract.

Thence N. 89 deg. 04 min. 08 sec. E. along the south line of said 90.81 feet at 4764.54 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) on the west bank of Lake Granbury (693 foot contour) and in all 4941.89 feet to a point on the original west bank of the Brazos River for the northeast corner of this tract.

Thence S. 29 deg. 14 min. 01 sec. W. 1315.66 feet along the west bank of said Brazos River to a point at the northeast corner of said 162.607 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 04 min. 08 sec. W. at 156.49 feet pass a found 5/8" iron rod near the west bank of said Lake Granbury and in all 3866.72 feet to a found 5/8" iron rod at a corner of said 162.607 acres tract for the southwest corner of this tract.

Thence N. 43 deg. 12 min. 27 sec. W. 1829.18 feet to the place of beginning.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 20, 2025. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN25592 221327.crd FN250702



ACRES PER ABSTRACT:
AB NO. 376 - 123.109
AB NO. 474 - 4.029

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GF NO. CB-14895-VL FROM MCKNIGHT TITLE WITH AN ISSUED DATE OF JUNE 12, 2025.

SUBJECT TO:

MEG TEXAS GAS SERVICE, L.P.
V. 2263, P. 948 (SHOWN ON PLAT)

TRI-COUNTY ELECTRIC COOP., INC.
V. 2313, P. 469 (BLANKET)

ADDRESS: 7201 TIN TOP HIGHWAY
WEATHERFORD, TX 76087

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48221C0075E, DATED APRIL 5, 2019

NOTE: STOCK TANKS AND PASTURE ROADS ARE DEPICTED FROM AERIAL IMAGERY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE AND LOCATION.

