

LINE	BEARING	DISTANCE
L1	N 11°05'55" W	154.68'
L2	N 28°47'51" W	168.04'

067

LEGAL DESCRIPTION

Of a 14.091 acres tract of land out of the Spencer Townsend Survey, Abstract No. 429, Palo Pinto County, Texas; being part of a certain 396.081 acres tract (Exhibit "D", Tract H – South Parcel) described in Volume 1690, Page 481, and being conveyed in Volume 1693, Page 167 and Volume 1698, Page 145, all in the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a set "MAG" nail in the north line of a certain 11.877 acres tract described in Volume 2251, Page 818 of said Official Public Records and at the southwest corner of a certain 13.100 acres tract described in Volume 2251, Page 324 of said Official Public Records for the southeast and beginning corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 396.081 acres tract bears N. 68 deg. 38 min. 21 sec. W. 5131.93 feet and a found railroad spike at the northeast corner of the Northeast 1/4 of Section No. 62, T. & P. R.R. Co. Survey (J.M. Bates Survey), Abstract No. 1954, bears S. 25 deg. 51 min. 10 sec. E. 2041.52 feet.

Thence West at 276.37 feet pass a found "MAG" nail at the northwest corner of said 11.877 acres tract and in all 567.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 13.240 acres tract (Tract 1) described in Volume 2378, Page 44 of said Official Public Records for the southwest corner of this tract.

Thence North 848.74 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 13.240 acres tract and at the southeast corner of a certain 1.118 acres Utilities and Access Easement described in said Volume 2378, Page 44 for a corner of this tract.

Thence along the east line of said Easement the following courses and distances:

- N. 11 deg. 05 min. 55 sec. W. 154.68 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 28 deg. 47 min. 51 sec. W. 168.04 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of a 09 deg. 17 min. 27 sec. curve to the right with a radius of 616.70 feet, a central angle of 12 deg. 43 min. 56 sec., a chord of N. 22 deg. 25 min. 53 sec. W. 136.76 feet and an arc length of 137.04 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 13.049 acres tract described in Volume 2358, Page 686 of said Official Public Records for the northwest corner of this tract

Thence S. 62 deg. 26 min. 54 sec. E. at 530.73 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 13.049 acres tract and in all 823.34 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 13.100 acres tract for the northeast corner of this tract.

Thence South 893.36 feet to the place of beginning.

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

SURVEYED ON THE GROUND: JUNE 16, 2021



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