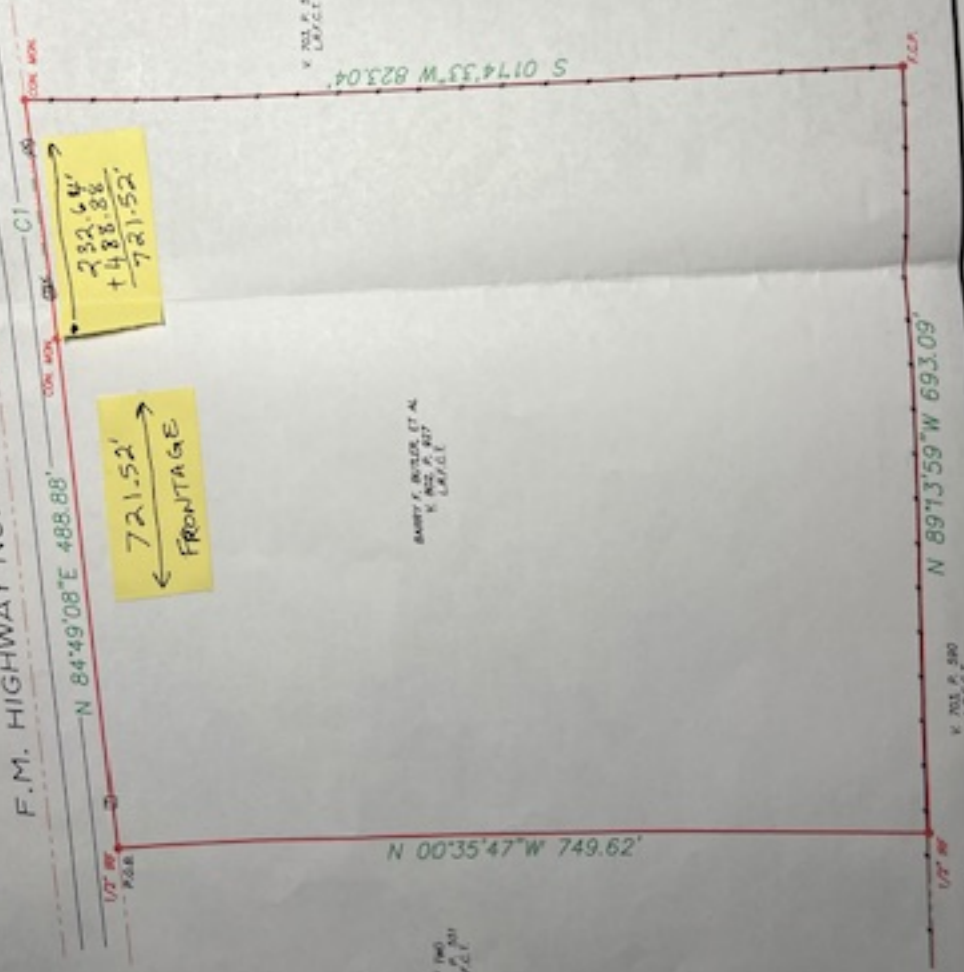


LEGEND

POWER POLE
ANCHOR
TELEPHONE PEDESTAL

Curve	Radius	Length	Delta	Chord	Chord Bear.
CT	22818.31'	232.64'	0°54'54"	232.64'	N 85°06'35" E

F.M. HIGHWAY NO. 1753



DESCRIPTION

All that certain lot, part or parcel of land situated in the W. Wisconsin Survey, Abstract No. 1151, Platte County, Texas, and being known as that tract of land described in a Deed to Barry F. Butler, et al., as recorded in Volume 802, Page 927 of the Land Records of Platte County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the South line of F.M. Highway No. 1753 at the Northeast corner of a tract of land described as TRACT TWO in a Deed recorded in Vol. 1464, Pg. 551 of the O.P.R.F.C.;

THENCE N. 84 deg. 49 min. 08 sec. E. with the South line of said highway, a distance of 488.88 feet to a concrete monument found for corner at the beginning of a tangent curve to the right in the South line of said highway;

THENCE in an Easely direction with said curve, having a radius of 22818.31 feet, a central angle of 0 deg. 54 min. 54 sec., a chord of N. 85 deg. 06 min. 35 sec. E., a distance of 232.64 feet and an arc length of 232.64 feet to a concrete monument found for corner at the end of said curve and being at the Northeast corner of said Butler tract;

THENCE S. 01 deg. 14 min. 31 sec. W. along a fence line, a distance of 823.04 feet to a fence corner post found for corner at the Southeast corner of said Butler tract;

THENCE N. 89 deg. 13 min. 59 sec. W. along a fence line, a distance of 693.09 feet to a 1/2" iron rod found for corner at the Southeast corner of said TRACT TWO and being 1.00 feet south of said fence line;

THENCE N. 00 deg. 35 min. 47 sec. W. with the East line of said TRACT TWO, a distance of 749.62 feet to the POINT OF BEGINNING and containing 12.344 acres of land more or less.

NOTES

- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared without benefit of Title Commitment, Surveyor did not research for any statements of record or not of record that may affect this tract.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat herein was made from measurements performed on the ground, the lines and dimensions of the property being indicated by the plat, the improvements shown on the plat are the boundaries of the property, set back from the plat by the distances indicated, except as shown on the plat herein.

DAVID W. FITE, ET AL.
S. REG. P. 5837
L.R.F.C.

TRACT TWO
V. 1464, P. 551
O.P.R.F.C.



DAVID FITE SURVEYING

WAS: 1-1-1992
EXP: 08-31-2024
S. REG. P. 5837
L.R.F.C.
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