

PLAT OF SURVEY AND LEGAL DESCRIPTION

Of a 454.682 acres tract of land out of the East 1/2 of Section No. 58, Abstract No. 2077, and Section No. 59, Abstract No. 728 and the West 1/2 of Section No. 62, Abstract No. 1824, and Section No. 63, Abstract No. 979, and the Northeast 1/4 of Section No. 70, Abstract No. 1276, all being part of T. & P. RR. Co. Survey, Block 2, Palo Pinto County, Texas; being part of a called 504.682 acres tract (Tract D, Parcel "W. Conway") described in Volume 2347, Page 706 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said East 1/2 of Section No. 58 and said 504.682 acres tract and at the southwest corner of a certain 50,000 acres tract described in Volume 2364, Page 27 of said Official Public Records for the most northerly northwest and beginning corner of this tract. Whence a found 60D nail in School House Road (a paved county road) and at the northwest corner of the said East 1/2 of Section No. 58 bears N. 04 deg. 48 min. 18 sec. W. 154.27 feet and N. 05 deg. 06 min. 21 sec. W. 2638.28 feet.

Thence N. 83 deg. 58 min. 15 sec. E. 3240.84 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of F.M. Highway No. 919 and in the east line of said 504.682 acres tract and at the southeast corner of said 50,000 acres tract for the northeast corner of this tract.

Thence along the west right of way line of said F.M. Highway No. 919 and the east line of said 504.682 acres tract the following courses and distances:

- S. 19 deg. 47 min. 26 sec. E. 1580.29 feet to a set 60D nail
- Along the arc of a 07 deg. 21 min. 34 sec. curve to the right having a radius of 778.52 feet, a central angle of 74 deg. 13 min. 57 sec., a chord of S. 17 deg. 17 min. 58 sec. W. 939.57 feet and an arc length of 1008.65 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 54 deg. 24 min. 34 sec. W. 205.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 00 deg. 30 min. 06 sec. curve to the right having a radius of 11419.16 feet, a central angle of 01 deg. 03 min. 46 sec., a chord of S. 54 deg. 56 min. 27 sec. W. 211.81 feet and an arc length of 211.81 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 61 deg. 26 min. 54 sec. W. 100.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 55 deg. 54 min. 34 sec. W. 398.83 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 10 deg. 27 min. 04 sec. curve to the left having a radius of 548.22 feet, a central angle of 64 deg. 03 min. 32 sec., a chord of S. 23 deg. 55 min. 46 sec. W. 581.51 feet and an arc length of 612.94 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 08 deg. 07 min. 26 sec. E. 597.30 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 05 deg. 13 min. 41 sec. curve to the right having a radius of 1095.92 feet, a central angle of 17 deg. 44 min. 01 sec., a chord of S. 00 deg. 44 min. 28 sec. W. 337.84 feet and an arc length of 339.19 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 09 deg. 36 min. 34 sec. W. 435.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 00 deg. 30 min. 06 sec. curve to the right having a radius of 11409.16 feet, a central angle of 03 deg. 14 min. 03 sec., a chord of S. 11 deg. 13 min. 35 sec. W. 643.92 feet and an arc length of 644.01 feet to a set 60D nail in the trunk of a cedar tree
- S. 12 deg. 50 min. 34 sec. W. 1056.36 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 00 deg. 39 min. 46 sec. curve to the left having a radius of 8644.37 feet, a central angle of 05 deg. 21 min. 10 sec., a chord of S. 10 deg. 10 min. 00 sec. W. 807.30 feet and an arc length of 807.60 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 07 deg. 29 min. 34 sec. W. 450.60 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 16 deg. 01 min. 25 sec. W. 101.12 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 07 deg. 29 min. 34 sec. W. 46.68 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 02 deg. 02 min. 47 sec. curve to the right having a radius of 2799.80 feet, a central angle of 08 deg. 11 min. 00 sec., a chord of S. 11 deg. 34 min. 59 sec. W. 399.54 feet and an arc length of 399.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 15 deg. 40 min. 34 sec. W. 443.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Along the arc of a 05 deg. 18 min. 50 sec. curve to the right having a radius of 1078.22 feet, a central angle of 09 deg. 25 min. 21 sec., a chord of S. 20 deg. 22 min. 54 sec. W. 177.12 feet and an arc length of 177.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- And S. 25 deg. 04 min. 34 sec. W. 73.04 feet to a point in the center of Lake Creek for the southeast corner of this and said 504.682 acres tract

Thence along the center of said Lake Creek and the south line of said 504.682 acres tract the following courses and distances:

- N. 44 deg. 12 min. 37 sec. W. 99.80 feet
- N. 58 deg. 33 min. 37 sec. W. 171.02 feet
- N. 66 deg. 15 min. 34 sec. W. 352.97 feet
- N. 50 deg. 05 min. 49 sec. W. 247.95 feet
- N. 78 deg. 33 min. 05 sec. W. 266.95 feet
- N. 51 deg. 51 min. 25 sec. W. 117.13 feet
- S. 57 deg. 49 min. 31 sec. W. 205.42 feet
- S. 30 deg. 23 min. 10 sec. W. 75.16 feet
- S. 69 deg. 58 min. 04 sec. W. 94.74 feet
- S. 86 deg. 56 min. 01 sec. W. 84.84 feet
- And S. 76 deg. 02 min. 53 sec. W. 132.58 feet to a point in said Lake Creek for the southwest corner of this and said 504.682 acres tract

Thence N. 05 deg. 38 min. 03 sec. W. leaving said Lake Creek at 35.00 feet pass a set 1/2" iron rod and at 305.99 feet pass a found 60D nail in a fence and in all 331.03 feet to a found 1/2" iron rod with cap in the south line of said Section No. 63 and in the south line of a certain 487.639 acres tract described in Volume 2027, Page 312 of said Official Public Records for a corner of this and said 504.682 acres tract.

Thence N. 84 deg. 19 min. 55 sec. E. 655.42 feet along the south line of said Section No. 63 to a found 1/2" iron rod with cap at the southeast corner of said 487.639 acres tract for an ell corner of this and said 504.682 acres tract.

Thence N. 04 deg. 29 min. 01 sec. W. 5287.88 feet to a found 1/2" iron rod with cap at the southwest corner of the East 1/2 of said Section No. 58 for a corner of this and said 504.682 acres tract.

Thence N. 04 deg. 48 min. 18 sec. W. at 36.37 feet pass a found 60D nail and in all 2542.25 feet to the place of beginning.

SURVEYED ON THE GROUND: JANUARY, 2017
NORTH BOUNDARY WAS ESTABLISHED AND SURVEYED ON THE GROUND:
DECEMBER 23, 2020

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN21599 16359.crd FN210505



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.'S 48363C0400F & 48363C0425F, 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

NOTE: THE CENTERLINE OF LAKE CREEK IN THE SOUTH LINE OF THE 504.682 ACRES TRACT ARE CALLED "POINTS" UNLESS OTHERWISE NOTED

NOTE: ALL CORNERS ARE SET 1/2" I.R. WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	7°21'34"	778.52'	74°13'57"	S 17°17'58" W	939.57'	1008.65'
C11	0°30'06"	11419.16'	1°03'46"	S 54°56'27" W	211.81'	211.81'
C12	10°27'04"	548.22'	64°03'32"	S 23°55'46" W	581.51'	612.94'
C13	5°13'41"	1095.92'	17°44'01"	S 00°44'28" W	337.84'	339.19'
C14	0°30'08"	11409.16'	3°14'03"	S 11°13'35" W	643.92'	644.01'
C15	0°39'46"	8644.37'	5°21'10"	S 10°10'00" W	807.30'	807.60'
C16	2°02'47"	2799.80'	8°11'00"	S 11°34'59" W	399.54'	399.88'
C17	5°18'50"	1078.22'	9°25'21"	S 20°22'54" W	177.12'	177.32'

