

PLAT OF SURVEY, IMPROVEMENTS AND LEGAL DESCRIPTION

Of a 14.045 acres tract of land out of Section No. 361, T. & P. RR. Co. Survey, Abstract No. 1545, Parker County, Texas; being part of a certain 24.126 acres tract described in Document No. 201407559 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set "MAG" nail in Wilson Bend Road (paved) and in the west line of said Section No. 361 and said 24.126 acres tract and at the southwest corner of a certain 10.010 acres tract, also surveyed this day, for the northwest and beginning corner of this tract. Whence a set 60D nail at the northwest corner of said 24.126 acres tract and at the northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section No. 361 bears N. 00 deg. 09 min. 06 sec. E. 317.99 feet.

Thence along the south line of said 10.010 acres tract the following courses and distances:

- N. 89 deg. 56 min. 08 sec. E. at 28.25 feet pass a set 1/2" iron rod in the east right of way fence of said Wilson Bend Road and in all 676.79 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 16 deg. 48 min. 09 sec. W. 20.03 feet to a 2" steel post
- S. 73 deg. 24 min. 41 sec. E. 60.65 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 16 deg. 57 min. 40 sec. E. 41.38 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 87 deg. 15 min. 03 sec. E. 48.42 feet to a 2" steel post
- S. 81 deg. 49 min. 58 sec. E. 40.69 feet to a 2" steel post
- S. 77 deg. 54 min. 56 sec. E. 123.94 feet to a 2" steel post
- S. 81 deg. 47 min. 58 sec. E. at 372.53 feet pass a 2" steel corner post and in all 372.53 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 24.126 acres tract and at the southeast corner of said 10.010 acres tract for the northeast corner of this tract. Whence a 4" steel corner post at the northeast corner of said 24.126 acres tract bears N. 00 deg. 42 min. 54 sec. E. 387.18 feet.

Thence S. 00 deg. 42 min. 54 sec. W. 508.95 feet to a found 3/8" iron rod at the northeast corner of a certain 16.113 acres tract described in Volume 1238, Page 1080 of the Real Records of said Parker County, for the southeast corner of this and said 24.126 acres tract.

Thence along the north line of said 16.113 acres tract and the south line of this and said 24.126 acres tract the following courses and distances:

- N. 81 deg. 55 min. 51 sec. W. 315.68 feet to a found 3/8" iron rod
- N. 81 deg. 00 min. 09 sec. W. 139.22 feet to a found 3/8" iron rod
- N. 80 deg. 46 min. 06 sec. W. 145.63 feet to a found 3/8" iron rod
- N. 79 deg. 50 min. 13 sec. W. 689.59 feet to a found 5/8" iron rod with cap in the east right of way line of said Wilson Bend Road and at the southeast corner of a certain 0.090 acre tract described in Volume 2172, Page 386 of said Official Records for the most southerly southwest corner of this tract

Thence N. 07 deg. 42 min. 51 sec. W. 125.05 feet to a found 5/8" iron rod with cap in the east right of way line of said Wilson Bend Road and at the northeast corner of said 0.090 acre tract for an ell corner of this tract.

Thence N. 89 deg. 50 min. 54 sec. W. 24.71 feet to a set "MAG" nail in said Wilson Bend Road and in the west line of said Section No. 361 and said 24.126 acres tract and at the northwest corner of said 0.090 acre tract for the most westerly southwest corner of this tract.

Thence N. 00 deg. 09 min. 06 sec. E. 252.49 feet to the place of beginning.

SURVEYED ON THE GROUND: JANUARY 15, 2020

Michael Price

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
 PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
 940-325-4841 JN191222 19295.crd FN200144



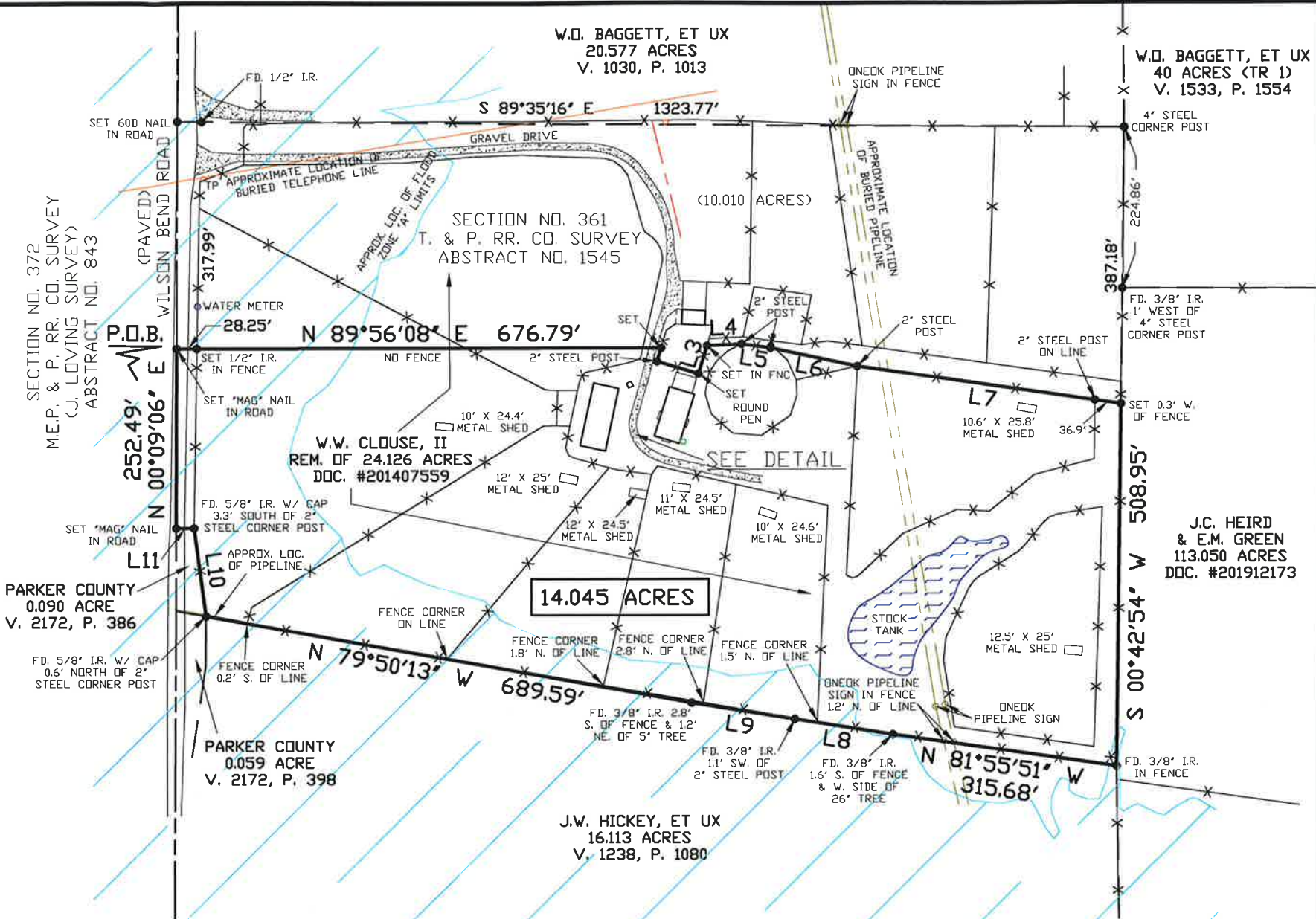
BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

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. 48367C0225F, DATED APRIL 5, 2019

SET = SET 1/2" I.R. W/ CAP (PRICE SURVEYING)

NOTE: THERE IS APPROXIMATELY 0.154 ACRE IN WILSON BEND ROAD.



LINE	BEARING	DISTANCE
L1	S 16°48'09" W	20.03'
L2	S 73°24'41" E	60.65'
L3	N 16°57'40" E	41.38'
L4	N 87°15'03" E	48.42'
L5	S 81°49'58" E	40.69'
L6	S 77°54'56" E	123.94'
L7	S 81°47'58" E	372.53'
L8	N 81°00'09" W	139.22'
L9	N 80°46'06" W	145.63'
L10	N 07°42'51" W	125.05'
L11	N 89°50'54" W	24.71'

