

PLAT OF SURVEY AND LEGAL DESCRIPTION

Of a 190.296 acres tract of land out of T.E. & L. Co. Survey No. 2527, Abstract No. 624, T.E. & L. Co. Survey No. 2500, Abstract No. 596 and T.E. & L. Co. Survey No. 2658, Abstract No. 672, all in Palo Pinto County, Texas; being all of a certain 33 acres tract (Tract 1), a certain 40 acres tract (Tract 2), a certain 80 acres tract (Tract 3), a certain old railroad right of way (Tract 4) and a certain 17.16 acres tract (Tract 5) all described in Volume 642, Page 554 of the Deed Records of Palo Pinto County, Texas; also being all of a certain 10,000 acres tract described in Volume 669, Page 249 of the Deed Records and part of a certain tract described in Volume 1089, Page 795 of the Official Public Records, Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at the northwest corner of said T.E. & L. Co. Survey No. 2658 and at the northwest corner of said Tract 3 and at the northeast corner of said Tract 5 and at the southeast corner of a certain 39.864 acres tract described in Volume 1209, Page 419 of the Official Public Records for the beginning corner of this tract.

Thence N. 89 deg. 39 min. 57 sec. E. 1889.95 feet to a set capped 1/2" iron rod at the northwest corner of a certain 80 acres tract described in Volume 1253, Page 426 of the Official Public Records for the northeast corner of this and said Tract 3.

Thence S. 00 deg. 00 min. 35 sec. E. 1870.00 feet to a set 60d nail at the southwest corner of said 80 acres tract for the southeast corner of this and said Tract 3.

Thence S. 89 deg. 28 min. 27 sec. W. 1881.66 feet to a 2" steel post at the southwest corner of said Tract 3 for the most southerly southwest corner of this tract.

Thence N. 00 deg. 17 min. 14 sec. W. 1460.62 feet to a 2" steel post in the west line of said Tract 3 and at the southeast corner of said Tract 5 for an ell corner of this tract.

Thence S. 89 deg. 26 min. 27 sec. W. 990.52 feet to a 4" steel post in the south line of said Tract 5 and at the northeast corner of a certain 33.0 acres tract described in Volume 499, Page 335 of the Deed Records for a corner of this tract.

Thence S. 89 deg. 22 min. 12 sec. W. 845.12 feet to a 2" steel post in the east line of a certain 6.000 acres tract described in Volume 733, Page 84 and at the southwest corner of said Tract 5 for a corner of this tract.

Thence N. 00 deg. 30 min. 55 sec. W. 76.13 feet to a found 3/8" iron rod in the west line of said Tract 5 and at the northeast corner of said 6.000 acres tract and at the southeast corner of said 10,000 acres tract for an ell corner of this tract.

Thence S. 89 deg. 25 min. 18 sec. W. 872.74 feet to a found 3/8" iron rod at the northwest corner of said 6.000 acres tract for a corner of this tract.

Thence S. 89 deg. 26 min. 20 sec. W. at 958.64 feet pass a found 3/8" iron rod and in all 999.08 feet to a found 60d nail in a paved county road for the most westerly southwest corner of this tract.

Thence N. 00 deg. 33 min. 32 sec. W. 90.08 feet along said county road to a found 60d nail in the east right of way line of U.S. Highway No. 281 for a corner of this tract.

Thence N. 07 deg. 33 min. 59 sec. E. at 196.58 feet pass a found 3/8" iron rod at the northwest corner of said 10,000 acres tract and at the southwest corner of said Tract 2 and in all 299.73 feet along the east right of way line of said U.S. Highway No. 281 to a set capped 1/2" iron rod for a corner of this and said Tract 2.

Thence northerly along the arc of a 01 deg. 32 min. 00 sec. non-tangent curve to the right having a radius of 3736.82 feet, a central angle of 10 deg. 09 min. 34 sec., a chord of N. 13 deg. 29 min. 25 sec. E. 661.74 feet and an arc length of 662.60 feet along the east right of way line of said U.S. Highway No. 281 to a found concrete monument for a corner of this and said Tract 2.

Thence N. 19 deg. 57 min. 25 sec. E. at 272.03 feet pass a found concrete monument at the northwest corner of said Tract 2 and at the southwest corner of said Tract 1 and in all 2694.55 feet along the east right of way line of said U.S. Highway No. 281 to a found concrete monument at the most northerly corner of said Tract 4 for the northwest corner of this tract.

Thence S. 16 deg. 27 min. 49 sec. E. at 212.34 feet pass a found 1/2" iron rod and at 2547.21 feet pass a found 3/8" iron rod and in all 2667.21 feet to a point for a corner of this and said Tract 4.

Thence southerly along the arc of a 00 deg. 59 min. 29 sec. curve to the right having a radius of 5779.70 feet, a central angle of 06 deg. 44 min. 16 sec., a chord of S. 12 deg. 49 min. 03 sec. E. 679.28 feet and an arc length of 679.67 feet to a set capped 1/2" iron rod at the southeast corner of said Tract 4 and in the north line of said Tract 5 for an ell corner of this tract.

Thence N. 87 deg. 50 min. 21 sec. E. 242.04 feet to a found 3/4" iron pipe in the north line of said Tract 5 and at the southwest corner of a certain 31.283 acres tract described in Volume 1401, Page 351 of the Official Public Records for a corner of this tract.

Thence N. 88 deg. 36 min. 59 sec. E. 707.67 feet to a found 1/2" iron pipe in the north line of said Tract 5 and at the southeast corner of said 31.283 acres tract and at the southwest corner of said 39.864 acres tract for a corner of this tract.

Thence N. 89 deg. 24 min. 27 sec. E. 738.09 feet to the place of beginning.

SURVEYED ON THE GROUND: OCTOBER 10, 2013

Michael Price
 MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
 PRICE SURVEYING, 213 SOUTH OAK AVENUE, MINERAL WELLS, TX 76067
 940-325-4841 JN13464 FN131013



T.E. & L. CO. SURVEY NO. 2528
 ABSTRACT NO. 625

R.L. SINDELAR, ET UX
 52.39 ACRES
 V. 2041, P. 79

T.E. & L. CO. SURVEY NO. 2526
 ABSTRACT NO. 623

NE 1/4 OF SECTION NO. 20
 T. & P. RR. CO. SURVEY
 ABSTRACT NO. 1375

Curve	Radius	Length	Delta	Degree	Chord	Chord Bear.
C1	5779.70'	679.67'	6°44'16"	0°59'29"	679.28'	S 12°49'03" E
C2	3736.82'	662.60'	10°09'34"	1°32'00"	661.74'	N 13°29'25" E

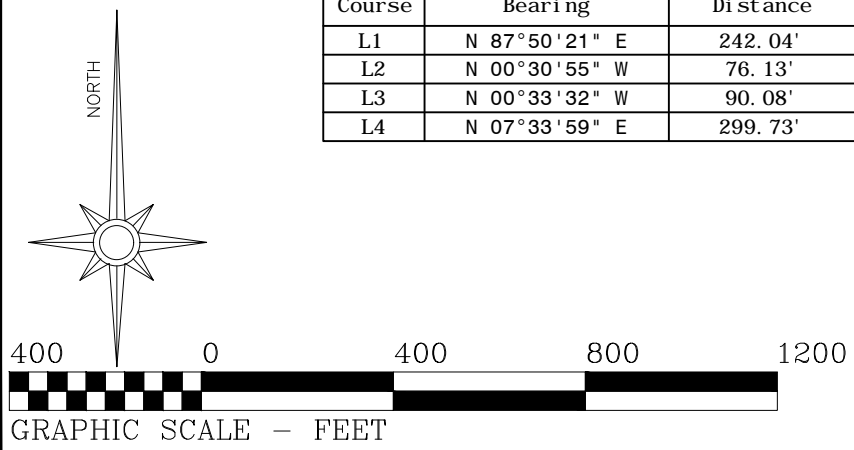
Course	Bearing	Distance
L1	N 87°50'21" E	242.04'
L2	N 00°30'55" W	76.13'
L3	N 00°33'32" W	90.08'
L4	N 07°33'59" E	299.73'

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: IMPROVEMENTS NOT SHOWN

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48363C0225E, DATED AUGUST 2, 2012



190.296 ACRES

