



NOTE: BEARING BASIS = GEODETIC NORTH  
NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480516 0200 A DATED AUGUST 2, 1990

**PLAT OF SURVEY & FIELD NOTES**

Of a 66.559 acres tract of land out of the Sidney Phillips Survey, Abstract No. 359, and the Edward Slivin Survey, Abstract No. 396, and being part of Block 4 of the Subdivision of the Knight Ranch, all in Palo Pinto County, Texas; being all of a certain 55 acres tract (First Tract) and a 10 acres tract (Second Tract) both described in Volume 716, Page 588 of the Deed Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found spike in Ramsey Road (paved) and at the northeast corner of a certain 15.00 acres tract described in Volume 1214, Page 601 of the Official Public Records of Palo Pinto County, Texas for the northwest and beginning corner of this tract. Whence the northwest corner of said Block 4 is called to bear S. 89 deg. 44 min. 56 sec. W. 1791.67 feet.

Thence N. 89 deg. 44 min. 56 sec. E. at 1065.91 feet pass a found spike and in all 1762.22 feet to a found spike in the intersection of said Ramsey Road and Davenport Road (paved) for the northeast corner of this tract.

Thence S. 00 deg. 24 min. 56 sec. W. 1660.54 feet to a found spike in said Davenport Road and at the northeast corner of a certain 20.0 acres tract described in Volume 688, Page 821 of the Deed Records of Palo Pinto County, Texas for the southeast corner of this tract.

Thence N. 89 deg. 55 min. 33 sec. W. 1743.24 feet to a found 3/8" iron rod at the northwest corner of said 20.0 acres tract and at a corner in the east line of a certain 31.042 acres tract described in Volume 1193, Page 244 of the Official Public Records of Palo Pinto County, Texas for the southwest corner of this tract.

Thence N. 03 deg. 44 min. 43 sec. E. 40.16 feet to a found 3/8" iron rod at the northeast corner of said 31.042 acres tract and at the southeast corner of a certain 32.455 acres tract described in Volume 1385, Page 544 of the Official Public Records of Palo Pinto County, Texas for a corner of this tract.

Thence N. 00 deg. 20 min. 22 sec. W. at 1586.16 feet pass a found 3/8" iron rod in the south right of way fence of said Ramsey Road and in all 1610.46 feet to the place of beginning.

CERTIFIED CORRECT AS SURVEYED ON THE GROUND.  
NO ENCROACHMENTS EXCEPT AS SHOWN: AUGUST 7, 2009

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492.  
PRICE SURVEYING, 213 SOUTH OAK AVENUE, MINERAL WELLS, TX 76067.  
940-325-4841 JN09321 FN090808

