

NOTE: EASEMENTS ADDRESS: COMMUNITY PUBLIC SERVICE COMPANY
NO. 170474 FROM BOSQUE VOL. 157, PG. 325
IN OF WITH AN ISSUED DATE OF MAY 17, 2017
(N/A DESCRIPTION)

STATE OF TEXAS
VOL. 4, PG. 554 (ROW. FOR F.M. 1238)
(EAST OF THIS TRACT)

ERATH COUNTY ELECTRIC COOP. ASSOC.
VOL. 11, PG. 387 (SHOWN ON PLAT)
VOL. 13, P. 666 (SHOWN ON PLAT)

ADDRESS: 260 BOSQUE COUNTY ROAD NO. 2205
IRVING, TX 76649

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE 'X'.
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FIRM.
PANEL 48035C0275C, EFFECTIVE JANUARY 6, 2011

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
UTM ZONE 18N US SURVEY FOOT

CENTRAL (X ZONE) SURFACE DISTANCES

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE FOUND 3/8" UNLESS OTHERWISE NOTED

STATE OF SURVEY IMPROVEMENTS & LEGAL DESCRIPTION

PLAT OF SURVEY, IMPROVEMENTS & LEGAL DESCRIPTION
Of a 25.849 acres tract of land out of the John Hobson Survey, Abstract No. 330, Bosque County, Texas; being all of a certain 25.85 acres tract deeded to David E. Brock in Document No. 2013-00002309 of the Official Public Records of Bosque County, Texas; and being further described by the plat of improvements and boundaries of said tract as shown on the plat of improvements and boundaries as follows:

Beginning at a found 3/8" iron rod in the south fence line on Bosque County fields and on the northeast corner of a certain 85 acres placed to Clifford A. Kinkade in Volume 367, Page 294 of the Deed Records of Bosque County, Texas, for the northwest and beginning corner of this tract and N. 60 den. E. 3151.91 feet. This tract and N. 60 den. E. 3151.91 feet.

Thence along the south fence line of said County Road, N. 58 deg. 17 min. 40 sec. E. 173.46 feet and N. 59 deg. 59 min. 47 sec. E. 173.46 feet to a found 3/8" iron rod, N. 70 deg. 49 min. 28 sec. E. 92.22 feet to a found 3/8" iron rod, N. 81 deg. 25 min. 35 sec. E. 71.68 feet to a found 3/8" iron rod, N. 85 deg. 46 min. 31 sec. E. 21.98 feet to a found 3/8" iron rod, S. 73 deg. 58 min. 25 sec. E. 21.98 feet to the northeast corner this tract.

sec. E. 53.85 feet to a found 3/8" iron rod, for the most northerly corner of said County Road, S. 33 deg. 02 min. 16 sec. E. 487.78 feet to a 6" wood post for a corner of this tract.

Thence along the south fence line of said County Road, N 57 deg 52 min, 40 sec. E. 214.86 feet to a 3/8" iron rod at the most northerly northwest corner of a certain 168.01 acres tract to a found 3/8" iron rod at the most northerly northwest corner of a certain 168.01 acres tract to Trinity Floor Company in Volume 415, Page 620 of said Deed Records, for the most easterly northeast corner of this tract.

Thence leaving said County Road, S. 20 deg. 44 min. 00 sec. E. 582.39 feet to a found 3/8" iron rod at a corner of said 168.01 acres tract for the southeast corner of this tract.

Thence with an existing fence, S. 68 deg. 59 min. 04 sec. W. 588.65 feet to a found 3/8" iron rod at the corner of said 168.01 acres tract; thence N. 70 deg. 00 min. 00 sec. E. 100.00 feet to a found 3/8" iron rod at the most westerly northwest corner of said 168.01 acres tract and in the east line of said 85.91 acres tract, for the southwest corner of said 168.01 acres tract.

Thence N. 31 deg. 31 min. 25 sec. W. 1119.65 feet to the place of beginning.

SURVEYED ON THE GROUND: MAY 17, 2017

Matthew K Piro

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE
254-965-5489 JN17448 E

JN17448

EN 170560

