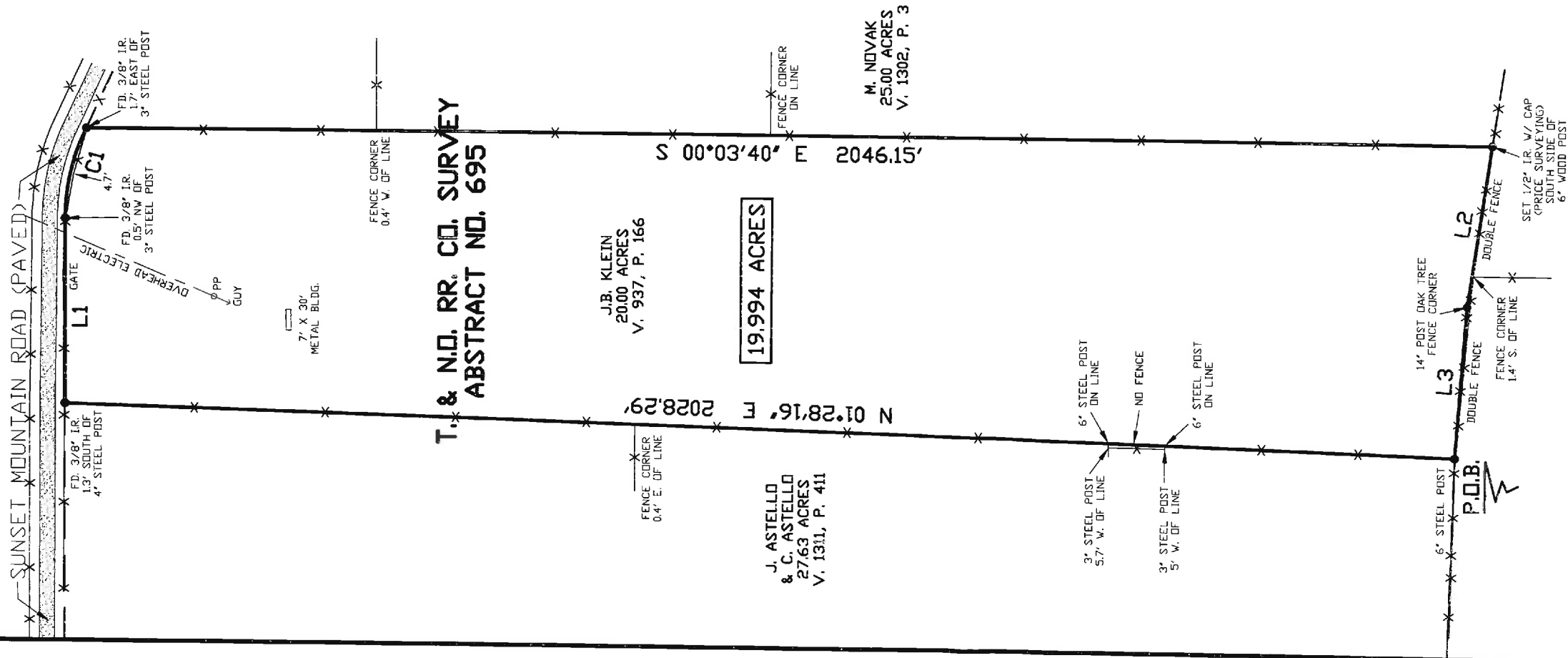




PLAT OF SURVEY, IMPROVEMENTS AND LEGAL DESCRIPTION

Of a 19.994 acres tract of land out of the T. & N.O. RR. Co. Survey, Abstract No. 695, Palo Pinto County, Texas; being the same tract described in Volume 937, Page 166 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a 6" steel post in the occupied south line of said T. & N.O. RR. Co. Survey and at the southeast corner of a certain 27.63 acres tract described in Volume 1311, Page 411 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southwest corner of said T. & N.O. RR. Co. Survey is called to bear S. 88 deg. 28 min. 00 sec. W. 5736.8 feet.

Thence N. 01 deg. 28 min. 16 sec. E. 2028.29 feet to a found 3/8" iron rod in the south line of Sunset Mountain Road (paved) and at the northeast corner of said 27.63 acres tract for the northwest corner of this tract.

Thence N. 89 deg. 54 min. 59 sec. E. 267.60 feet along the south line of said Sunset Mountain Road to a found 3/8" iron rod for a corner of this tract.

Thence easterly along the arc of a 19 deg. 25 min. 27 sec. curve to the right with a radius of 294.97 feet, a central angle of 26 deg. 20 min. 51 sec, a chord of S. 76 deg. 51 min. 31 sec. E. 134.45 feet and an arc length of 135.64 feet to a found 3/8" iron rod at the northwest corner of a certain 25.00 acres tract described in Volume 1302, Page 3 of said Official Public Records for the northeast corner of this tract.

Thence S. 00 deg. 03 min. 40 sec. E. 2046.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the occupied south line of said T. & N.O. RR. Co. Survey and at the southwest corner of said 25.00 acres tract for the southeast corner of this tract.

Thence N. 81 deg. 51 min. 54 sec. W. 235.50 feet to a 14" post oak tree fence corner for a corner of this tract.

Thence N. 85 deg. 59 min. 39 sec. W. 220.19 feet to the place of beginning.

SURVEYED ON THE GROUND: SEPTEMBER 22, 2017

M. NOVAK
25.00 ACRES
V. 1302, P. 3

J. ASTELLO
& C. ASTELLO
27.63 ACRES
V. 1311, P. 411

J.B. KLEIN
20.00 ACRES
V. 937, P. 166

19.994 ACRES

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258

PRICE SURVEYING, LP, FIRM #10034200

213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN17910 FN170955



ROCK ENTERPRISES
364.46 ACRES
V. 1355, P. 295

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GF NO. SEWELL12162-MLM FROM WESTCOR LAND TITLE INSURANCE COMPANY WITH AN ISSUED DATE OF SEPTEMBER 25, 2017

SUBJECT TO:

BARTON CREEK WATER SUPPLY CORP.
V. 481, P. 148 (NO DESCRIPTION)

DOES NOT AFFECT:

LDNE STAR GAS COMPANY
V. 110, P. 322

STATE OF TEXAS
V. 222, P. 276
V. 222, P. 635
V. 339, P. 424

GULF STATES-UNITED TELEPHONE CO.
V. 456, P. 600

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48363C0575E,
DATED AUGUST 2, 2012

LINE	BEARING	DISTANCE
L1	N 89°54'59" E	267.60'
L2	N 81°51'54" W	235.50'
L3	N 85°59'39" W	220.19'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	19°25'27"	294.97'	26°20'51"	S 76°51'31" E	134.45'	135.64'