

LEGAL DESCRIPTION

Of a 17.213 acres tract of land out of the Northeast 1/4 of Section No. 248, T. & P. RR. Co. Survey, (W.A. Morgan Survey), Abstract No. 2238, Parker County, Texas; being part of a certain 24.20 acres tract described in Document No. 201711589 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in Cabaniss Lane (paved) and in the east line of said Section No. 248 and at the southeast corner of said 24.20 acres tract for the southeast and beginning corner of this tract. Whence the northeast corner of said Section No. 248 is called to bear N. 00 deg. 00 min. 36 sec. W. 1785.38 feet.

Thence S. 88 deg. 58 min. 47 sec. W. at 26.71 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way fence of said Cabaniss Lane and in all 1243.58 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this and said 24.20 acres tract.

Thence N. 01 deg. 06 min. 50 sec. W. 606.55 feet along the west line of said 24.20 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 7.00 acres tract described in Document No. 202020327 of said Official Public Records for the northwest corner of this tract.

Thence N. 89 deg. 33 min. 55 sec. E. at 1227.11 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way fence of said Cabaniss Lane and in all 1255.11 feet to a found "MAG" nail in said Cabaniss Lane and in the east line of said Section No. 248 and said 24.20 acres tract and at the southeast corner of said 7.00 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 00 min. 36 sec. E. 593.82 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: JANUARY 27, 2023

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
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