



PLAT OF SURVEY, IMPROVEMENTS AND LEGAL DESCRIPTION

Of a 22.552 acres tract of land out of Block 18 of the George W. Treighen Survey, Abstract No. 431, Palo Pinto County, Texas; being all of a certain 21.974 acres tract described in Volume 2259, Page 333 and part of a certain 64.737 acres tract (Tract 1), described in Volume 2259, Page 337, both in the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in Tuggle Road (paved) and at the northeast corner of said 21.974 acres tract and at the southeast corner of a certain 20.00 acres tract described in Volume 2080, Page 52 of said Official Public Records for the northeast and beginning corner of this tract. Whence a found 60D nail at the northeast corner of said Block 18 bears N. 00 deg. 34 min. 25 sec. E. 606.59 feet.

Thence S. 00 deg. 34 min. 25 sec. W. 603.42 feet to a found "MAG" nail in said Tuggle Road and at the most easterly southeast corner of said 21.974 acres tract and at the northeast corner of a certain 1.952 acres tract described in Volume 2206, Page 576 of said Official Public Records for the most easterly southeast corner of this tract.

Thence with a south line of said 21.974 acres tract and the north line of said 1.952 acres tract the following courses and distances:

- S. 87 deg. 17 min. 24 sec. W. at 24.3 feet pass a 4" steel post in west right of way fence of said Tuggle Road and in all 44.40 feet to a 4" steel post
- S. 89 deg. 37 min. 17 sec. W. 178.07 feet to a 2" steel post
- N. 86 deg. 39 min. 37 sec. W. 174.17 feet to a 2" steel post
- N. 71 deg. 25 min. 19 sec. W. 269.31 feet to 2" steel post at the northwest corner of said 1.952 acres tract for an ell corner of this and said 21.974 acres tract

Thence S. 19 deg. 50 min. 42 sec. W. 4.33 feet to a 2" steel post at a corner of said 1.952 acres tract for a corner of this and said 21.974 acres tract.

Thence S. 08 deg. 06 min. 16 sec. W. 101.21 feet to a 2" steel post at a corner of said 1.952 acres tract for a corner of this and said 21.974 acres tract.

Thence S. 01 deg. 14 min. 47 sec. W. at 118.54 feet pass a found 60D nail at the most southerly southeast corner of said 21.974 acres tract and at a corner of said 64.737 acres tract and in all 170.29 feet to a 2" steel post at the southwest corner of said 1.952 acres tract for the most southerly southeast corner of this tract.

Thence N. 89 deg. 28 min. 06 sec. W. 749.21 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 00 deg. 15 min. 16 sec. E. at 635.43 feet pass a found 1/2" iron rod at a corner of said 21.974 acres tract and in all 784.12 feet to a found "MAG" nail at the southwest corner of said 20.00 acres tract for the northwest corner of this and said 21.974 acres tract.

Thence S. 89 deg. 45 min. 56 sec. E. at 1398.12 feet pass a set 60D nail in the west right of way fence of said Tuggle Road and in all 1422.75 feet to the place of beginning.

SURVEYED ON THE GROUND: JUNE 17, 2019

Philip E. Colvin, Jr.
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 JN19568 18489.crd FN190655



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. 48363C0600F,
DATED APRIL 5, 2019

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE
LISTED IN GF NO. ATD-20-6000201900276J,
WITH AN ISSUED DATE OF JUNE 13, 2019

SUBJECT TO:

SANTO SPECIAL UTILITY DISTRICT
V. 1730, P. 112 (SHOWN ON PLAT)

