

LEGAL DESCRIPTION

Of a 212.518 acres tract of land out of the Thomas Reed Survey, Abstract No. 384, the D. C. Mitchell Survey, Abstract No. 1647 and Lot 15, League No. 1, Burleson County School Land, Abstract No. 28, all in Palo Pinto County, Texas; being part of a certain 245.703 acres tract (Tract 2) described in Volume 1413, Page 576 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod at a corner in the south line of said 245.703 acres tract and at the southeast corner of said D. C. Mitchell Survey for the beginning corner of this tract.

Thence N. 88 deg. 56 min. 51 sec. W. 1175.29 feet along the south line of said D. C. Mitchell Survey to a found 1/2" iron rod in the east right of way fence of Mitchell Hill Road (paved) for the most southerly southwest corner of this and said 245.703 acres tract.

Thence along the east right of way fence of said Mitchell Hill Road and the west line of said 245.703 acres tract the following courses and distances:

- N. 35 deg. 33 min. 01 sec. W. 14.84 feet to a 4" steel post
- N. 19 deg. 13 min. 21 sec. E. 39.69 feet to a 4" steel post
- N. 75 deg. 56 min. 16 sec. W. 17.11 feet to a 4" steel post
- N. 60 deg. 22 min. 02 sec. W. 659.59 feet to a set spike
- N. 49 deg. 31 min. 57 sec. W. 127.23 feet to a set spike
- And N. 33 deg. 14 min. 20 sec. W. 330.56 feet to a 2" steel post for the most westerly northwest corner of this and said 245.703 acres tract.

Thence N. 83 deg. 04 min. 29 sec. E. 219.87 feet to a 2" steel post for a corner of this and said 245.703 acres tract.

Thence S. 04 deg. 18 min. 31 sec. W. 138.81 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence S. 85 deg. 40 min. 39 sec. E. 516.59 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence N. 29 deg. 56 min. 11 sec. E. 369.86 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 09 deg. 28 min. 35 sec. E. 447.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 07 deg. 14 min. 31 sec. W. 812.35 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 12 deg. 57 min. 22 sec. E. 561.30 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of State Highway No. 193 and the north line of said 245.703 acres tract for the most northerly northwest corner of this tract.

Thence S. 60 deg. 07 min. 54 sec. E. 4817.67 feet along the south right of way line of said State Highway No. 193 to a found concrete monument for a corner of this and said 245.703 acres tract.

Thence southeasterly along the arc of a 01 deg. 57 min. 56 sec. curve to the left with a radius of 2914.79 feet, a central angle of 14 deg. 04 min. 20 sec., a chord of S. 67 deg. 09 min. 48 sec. E. 714.09 feet and an arc length of 715.89 feet along the south right of way line of said State Highway No. 193 to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 245.703 acres tract.

Thence S. 74 deg. 11 min. 54 sec. E. 248.57 feet along the south right of way line of said State Highway No. 193 to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this and said 245.703 acres tract.

Thence S. 17 deg. 35 min. 04 sec. W. 866.54 feet to a found 1/2" iron rod for the southeast corner of this and said 245.703 acres tract.

Thence S. 88 deg. 53 min. 40 sec. W. 1107.32 feet to a found 1/2" iron rod at the northwest corner of a certain 38.199 acres tract described in Volume 2476, Page 449 of said Official Public Records for an ell corner of this and said 245.703 acres tract.

Thence S. 17 deg. 57 min. 40 sec. E. 14.13 feet along the west line of said 38.199 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 245.703 acres tract.

Thence N. 79 deg. 04 min. 14 sec. W. 438.56 feet to a found spike for a corner of this and said 245.703 acres tract.

THENCE N. 71 deg. 49 min. 59 sec. W. 667.31 feet to a found spike for a corner of this and said 245.703 acres tract.

Thence N. 71 deg. 03 min. 11 sec. W. 562.94 feet to a fence corner for a corner of this and said 245.703 acres tract.

Thence N. 08 deg. 05 min. 58 sec. W. 235.84 feet to a found 1/2" iron rod for an ell corner of this and said 245.703 acres tract.


Thence N. 82 deg. 49 min. 51 sec. W. 717.98 feet to a found 1/2" iron rod for a corner of this and said 245.703 acres tract.

Thence N. 75 deg. 54 min. 47 sec. W. 344.20 feet to the place of beginning.

(Bearing Basis: Geodetic North)

SURVEYED ON THE GROUND: NOVEMBER 20, 2014




MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
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