

Property Description

Of a 215.745 acres tract of land out of the T. & P. R.R. Co. SURVEY, SECTION No. 28, BLOCK 3, ABSTRACT Nos. 1865, 1388, & 1343, Palo Pinto County, Texas, being a portion of that called 214.152 acres tract of land conveyed to K. Ray in Volume 2334, Page 205, and all of that called 7.12 acres tract of land conveyed to K. Ray in Volume 2341, Page 571, Official Public Records, Palo Pinto County, Texas, being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the apparent and occupied southeast corner of said SECTION No. 28, at the southeast corner of said 214.152 acres tract, same being the northeast corner of that called 522.573 acres tract of land conveyed to Aulds Family Limited Partnership in Volume 2293, Page 154, Official Public Records, Palo Pinto County, Texas, for the southeast and beginning corner of this tract.

THENCE S 84°04'06" W along the north line of said 522.573 acres tract at 5302.4 feet pass a found 1/2" iron rod, continuing for a total distance of 5332.55 feet to a point within a cattle guard in Upper Brad Road, for the southwest corner of this tract.

THENCE N 04°05'22" W 678.63 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE N 04°41'57" W 681.85 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at the southwest corner of that called 125.693 acres tract of land conveyed to G. Glasscock in Volume 1292, Page 69, O.P.R.P.P.C.T., for the westerly northwest corner of this tract.

THENCE along the south line of said 125.693 acres tract as follows:
N 84°22'05" E 1394.28 feet to a found 3/8" iron rod;
N 85°49'08" E 417.40 feet to the remains of a burnt wood fence post, at the southwest corner of that called 6.05 acres tract of land conveyed to D. & L. Belding in Volume 1989, Page 445, O.P.R.P.P.C.T., for a corner of this tract.

THENCE along the south and east lines of said Belding tract as follows:
N 85°49'08" E 417.40 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west line of said Upper Brad Road, for a corner of this tract;
N 14°43'22" E 236.67 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC";
N 13°11'00" E 311.97 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC";

THENCE along the east line of said 125.693 acres tract and with said Upper Brad Road as follows:
N 04°02'50" E 940.18 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC";
N 14°01'50" E 102.20 feet to a point within Upper Brad Road, for the northerly northwest corner of this tract.

THENCE N 82°37'05" E 10.66 feet to a large wood fence corner post at the occupied northwest corner of that called 4 acres tract of land conveyed to L. & S. Singleton in Volume 759, Page 858, O.P.R.P.P.C.T., for a corner of this tract.

[Description Continues]

Property Description Cont'd.

[Description Continued]

THENCE along the occupied west, south, east, & north lines of said 4 acres tract as follows:

S 05°18'49" E 421.76 feet to a found 3/8" iron rod;
N 86°18'22" E 420.94 feet to a found 3/8" iron rod;
N 05°58'03" W 448.70 feet to a found 3/8" iron rod, in the south line of that called 5.538 acres tract of land conveyed to K. Mackey in Volume 2341, Page 576, O.P.R.P.P.C.T., for a northwest corner of this tract.

THENCE N 82°37'05" E 5.17 feet to a point, at the southeast corner of said Mackey tract, for a northeast corner of this tract.

THENCE S 05°34'21" E 231.48 feet to a large wood fence corner post at the southwest corner of that called 22.68 acres tract of land conveyed to T. & L. Pawley in Volume 215, Page 158, O.P.R.P.P.C.T., for an ell corner of this tract.

THENCE N 84°54'39" E 1389.07 feet along the south line of said 22.68 acres tract to a found 1/2" iron rod with red plastic cap stamped "PRICE", for a northeast corner of this tract.

THENCE S 04°18'41" E 1518.51 feet to a 2" steel fence corner post at the occupied southwest corner of that called 43.846 acres tract of land conveyed to J. & V. Eidson in Volume 2274, Page 608, O.P.R.P.P.C.T., for the an ell corner of this tract.

THENCE N 85°33'22" E 1269.43 feet to a found 1/2" iron rod, for the easterly northeast corner of this tract.

THENCE S 03°44'44" E 1083.73 feet to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00002.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or may attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Micah Hamilton, Registered Professional Land Surveyor No. 5865

Texas Surveying, Inc. - Mineral Wells Branch
102 S.E. 1st Street, Mineral Wells, Texas 76067
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Original Survey M20061 - July 8, 2020
Updated Survey M20061R2 - December 16, 2020



B1 - N 86°04'11" E 97.40'
B2 - N 14°01'50" E 102.20'
B3 - N 82°37'05" E 10.66'
B4 - N 82°37'05" E 5.17'
B5 - S 05°34'21" E 231.48'

215.745 Acres
Portion of
V. 2334, P. 205
All of
V. 2341, P. 571