

LEGAL DESCRIPTION

Of a 16.051 acres tract of land out of Block 3 of the W.D.C. Hall Survey, Abstract No. 218, Palo Pinto County, Texas; being part of a certain 67.757 acres tract described in Volume 1343, Page 837 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 67.757 acres tract and at the southeast corner of a certain 44.785 acres tract described in Volume 1664, Page 156 of the Official Public Records for the southwest and beginning corner of this tract. Whence the southwest corner of said Block 3 bears S. 89 deg. 49 min. 51 sec. W. 1729.88 feet.

Thence N. 08 deg. 27 min. 42 sec. W. 777.12 feet to a found 1/2" iron rod at an ell corner of said 44.785 acres tract for the northwest corner of this tract.

Thence N. 78 deg. 14 min. 15 sec. E. 395.19 feet to a found 3/8" iron rod at a corner of said 44.785 acres tract and at the most westerly southwest corner of a certain 2.954 acres tract described in Volume 1200, Page 807 of the Official Public Records for a corner of this tract.

Thence with the south and west lines of said 2.954 acres tract, N. 81 deg. 01 min. 50 sec. E. 350.67 feet to a set masonry nail, S. 42 deg. 05 min. 21 sec. E. 213.26 feet to a found 3/8" iron rod and N. 44 deg. 41 min. 41 sec. E. 149.64 feet to a found 3/8" iron rod in the west fence line of North Bosley Road (paved) and in the east line of said 67.757 acres tract for the northeast corner of this tract.

Thence with the west fence line of said North Bosley Road, S. 36 deg. 41 min. 10 sec. E. 191.00 feet to a set masonry nail in the east line of said 67.757 acres tract for a corner of this tract.

Thence with an existing fence line, the following courses and distances:

- S. 25 deg. 58 min. 46 sec. W. 30.14 feet to a 3" steel post
- S. 59 deg. 01 min. 35 sec. W. 116.65 feet to a 1' diameter elm tree
- S. 31 deg. 18 min. 33 sec. W. 206.44 feet to a set 1/2" iron rod
- S. 61 deg. 15 min. 31 sec. W. 133.92 feet to a 1' diameter elm tree
- S. 05 deg. 04 min. 55 sec. W. 151.42 feet to a 2' diameter post oak tree
- S. 46 deg. 58 min. 55 sec. E. 154.79 feet to a 2' diameter post oak tree

And S. 11 deg. 52 min. 07 sec. W. 114.85 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 67.757 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 49 min. 51 sec. W. 719.44 feet to the place of beginning.

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

SURVEYED ON THE GROUND: APRIL 15, 2013

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, 213 SOUTH OAK AVENUE, MINERAL WELLS, TEXAS 76067
940-325-4841 JN13197 FN130413

