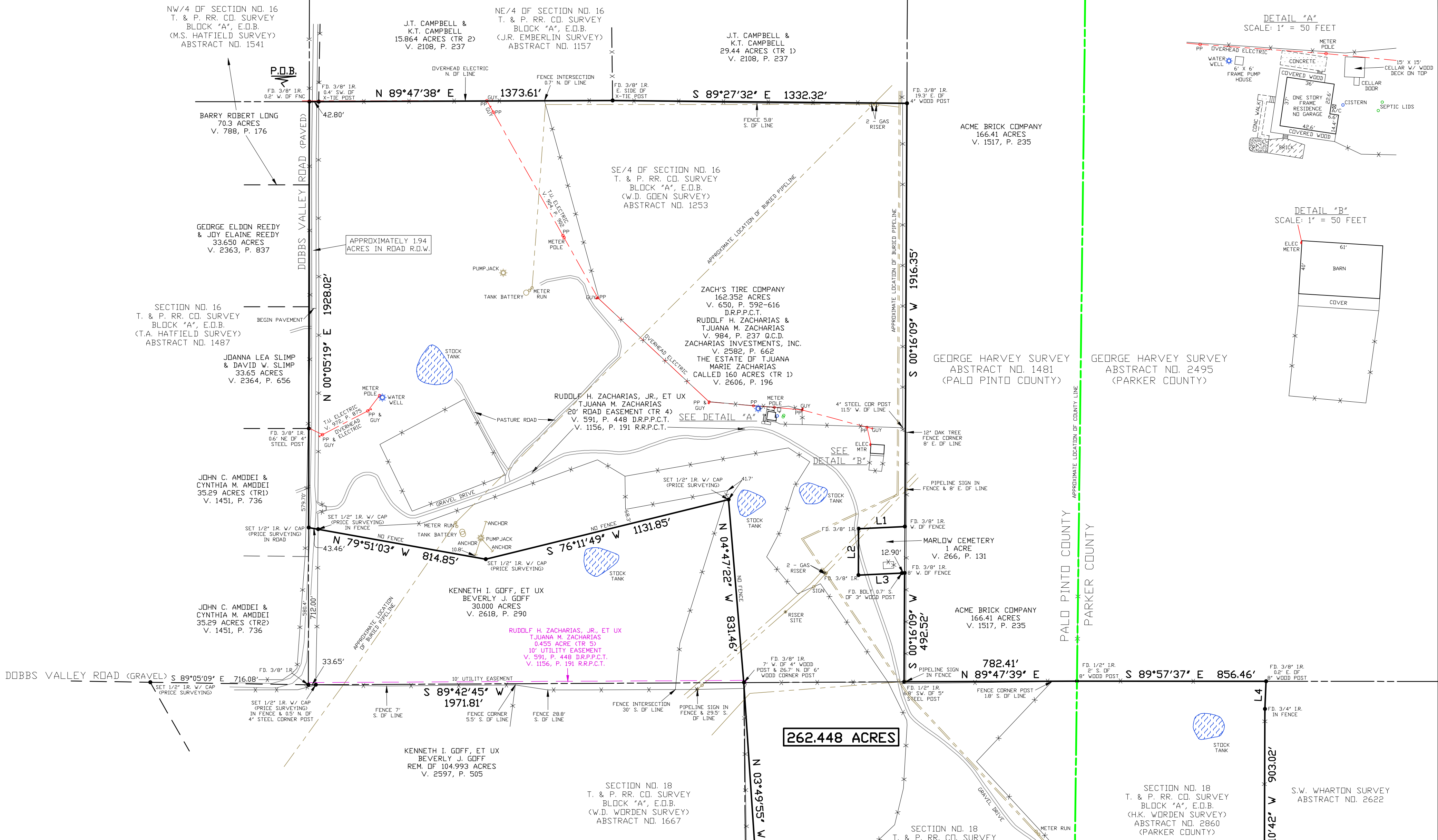




PLAT OF SURVEY AND IMPROVEMENTS

OF A 262.448 ACRES TRACT OF LAND OUT OF THE SOUTHEAST 1/4 OF SECTION NO. 16, T. & P. RR. CO. SURVEY, BLOCK "A", E.O.B., (W.D. GOEN SURVEY), ABSTRACT NO. 1253, AND SECTION NO. 18, T. & P. RR. CO. SURVEY, BLOCK "A", E.O.B., (H.K. WORDEN SURVEY), ABSTRACT NO. 1666, BOTH IN PALO PINTO COUNTY, TEXAS, AND SECTION NO. 18, T. & P. RR. CO. SURVEY, BLOCK "A", E.O.B., (H.K. WORDEN SURVEY), ABSTRACT NO. 2860 IN PARKER COUNTY, TEXAS

OF A 9.130 ACRES TRACT OF LAND OUT OF SECTION NO. 18, T. & P. RR. CO. SURVEY, BLOCK "A", E.O.B., (H.K. WORDEN SURVEY), ABSTRACT NO. 1666, PALO PINTO COUNTY, TEXAS

OF A 0.009 ACRE EASEMENT OUT OF THE A. WILLIAMS SURVEY, ABSTRACT NO. 885, PALO PINTO COUNTY, TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 29, 2025. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. BOUNDARY REVISION: NOVEMBER 7, 2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN25181 25181F.dwg FN251145-47

ADDRESS: 5200 DOBBS VALLEY RD
MILLSAP, TX 76066

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ALONG THE BANK OF THE BRAZOS RIVER ARE CALLED POINTS UNLESS OTHERWISE NOTED

NOTE: A PORTION OF THE 293.288 ACRES TRACT IS IN FLOOD ZONE "AE" ACCORDING TO F.I.R.M. MAP NO. 48363C0475F, DATED APRIL 5, 2019

NOTE: THE 9.130 ACRES TRACT IS IN A FLOODWAY AND FLOOD ZONE "AE" ACCORDING TO F.I.R.M. MAP NO. 48363C0475F, DATED APRIL 5, 2019



LINE	BEARINGS	DISTANCE
1	S 87°19'26" E	210.00'
2	S 00°16'09" W	210.00'
3	N 87°19'26" E	210.00'
4	S 02°27'56" W	125.55'
5	N 86°46'07" W	70.98'
6	N 74°47'36" W	206.44'
7	N 56°53'58" W	408.88'
8	N 00°29'11" E	39.30'
9	N 59°45'40" W	179.43'
10	N 89°31'51" W	20.00'
11	N 72°28'33" E	19.91'
12	N 12°21'45" E	203.57'
13	N 01°09'19" E	2.30'
14	S 89°44'13" E	90.95'
15	S 64°54'57" W	60.25'
16	S 27°36'59" W	77.12'
17	N 60°11'26" W	30.90'
18	N 81°08'16" W	121.58'
19	S 72°36'59" W	78.79'
20	S 68°42'33" W	98.41'
21	S 60°47'38" W	154.96'
22	S 49°41'24" W	183.90'
23	S 36°31'38" W	116.69'
24	S 32°29'49" W	104.45'
25	S 64°11'36" W	494.15'
26	S 89°13'29" W	20.00'
27	S 89°31'51" E	20.00'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	125.03°	4042.00'	8°55'05"	N 81°11'19" W	628.90'	629.14'
C2	500.19°	1144.99'	9°15'22"	N 68°09'44" W	184.77'	184.97'
C3	61°3'22"	920.76'	11°42'46"	S 9°29'32" E	150.63'	184.46'
C4	6°05'25"	940.76'	39°39'39"	N 20°17'59" E	638.28'	651.20'
C5	2°19'22"	920.75'	70°03'29"	S 76°00'40" W	1163.16'	1258.96'
C6	2°58'51"	880.76'	116°06'33"	N 57°07'38" E	1395.91'	1663.25'
C7	2°13'22"	920.75'	114°40"	S 00°09'11" E	20.00'	20.00'
C8	6°05'25"	940.76'	114°40"	N 00°09'11" E	20.43'	20.43'

PALO PINTO COUNTY	ACRES
ABSTRACT NO. 1253	132.349
ABSTRACT NO. 1666	77.105
ABSTRACT NO. 1666	9.130
ABSTRACT NO. 885	0.284
TOTAL ACRES	218.868
PARKER COUNTY	
ABSTRACT NO. 2860	52.710

