

CURVE DEGREE OF CURVE RADIUS DELTA ANGLE CHORD BEARINGS CHORD LENGTH ARC LENGTH
0.9329° 5779.58' 617.59° S 97.0816' 635.42'

219.723 ACRES		
LINE	BEARING	DISTANCE
L1	S 72°11'42" E	524.55'
L2	S 49°08'56" W	255.02'
L3	N 40°15'04" W	1000'
L4	S 49°08'56" W	800.00'
L5	S 49°08'56" W	800.00'
L6	S 49°08'56" W	200.00'
L7	S 49°08'56" W	1000.00'
L8	S 49°08'56" W	200.00'
L9	S 49°08'56" W	200.00'
L10	S 49°08'56" W	200.00'
L11	S 49°08'56" W	200.00'
L12	S 49°08'56" W	200.00'
L13	S 49°08'56" W	200.00'
L14	S 49°08'56" W	200.00'
L15	S 49°08'56" W	200.00'
L16	S 49°08'56" W	200.00'

238.007 ACRES		
LINE	BEARING	DISTANCE
L1	N 00°00'00" E	1343.43'
L2	N 00°00'00" E	1343.43'
L3	N 00°00'00" E	1343.43'
L4	N 00°00'00" E	1343.43'
L5	N 00°00'00" E	1343.43'
L6	N 00°00'00" E	1343.43'
L7	N 00°00'00" E	1343.43'
L8	N 00°00'00" E	1343.43'
L9	N 00°00'00" E	1343.43'
L10	N 00°00'00" E	1343.43'
L11	N 00°00'00" E	1343.43'
L12	N 00°00'00" E	1343.43'
L13	N 00°00'00" E	1343.43'
L14	N 00°00'00" E	1343.43'
L15	N 00°00'00" E	1343.43'
L16	N 00°00'00" E	1343.43'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

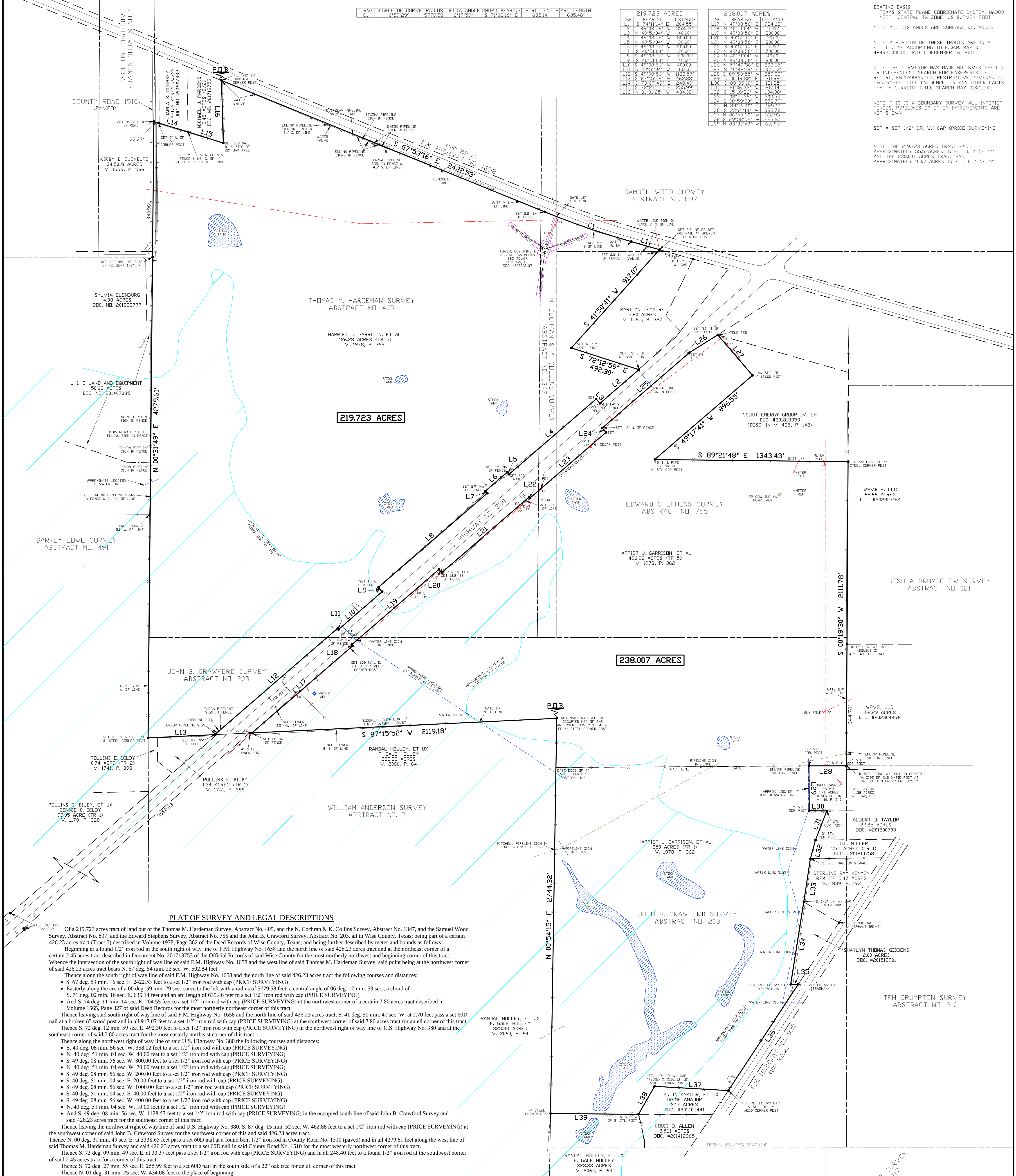
NOTE: A PORTION OF THESE TRACTS ARE IN A
FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO.
48497C0300D, DATED DECEMBER 16, 2011

NOTE: THE SURVEYOR HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,
OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS
THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE: THIS IS A BOUNDARY SURVEY. ALL INTERIOR
FENCES, PIPELINES OR OTHER IMPROVEMENTS ARE
NOT SHOWN

SET = SET 1/2" I.R. W/ CAP (PRICE SURVEYING)

NOTE: THE 219.723 ACRES TRACT HAS
APPROXIMATELY 55.5 ACRES IN FLOOD ZONE 'A'
AND THE 238.007 ACRES TRACT HAS
APPROXIMATELY 100.7 ACRES IN FLOOD ZONE 'A'



PLAT OF SURVEY AND LEGAL DESCRIPTIONS

Of a 219.723 acres tract of land out of the Thomas M. Hardeman Survey, Abstract No. 405, and the N. Cochran & K. Collins Survey, Abstract No. 1347, and the Samuel Wood Survey, Abstract No. 897, and the Edward Stephens Survey, Abstract No. 755 and the John B. Crawford Survey, Abstract No. 203, all in Wise County, Texas; being part of a certain 426.23 acres tract (Tract 5) described in Volume 1978, Page 362 of the Deed Records of Wise County, Texas; and being further described by metes and bounds as follows:
Beginning at a found 1/2" iron rod in the south right of way line of F.M. Highway No. 1658 and the north line of said 426.23 acres tract and at the northeast corner of a certain 2.45 acres tract described in Document No. 201713753 of the Official Records of said Wise County for the most northerly northwest and beginning corner of this tract.
Whence the intersection of the south right of way line of said F.M. Highway No. 1658 and the west line of said Thomas M. Hardeman Survey, said point being at the northwest corner of said 426.23 acres tract bears N. 67 deg. 54 min. 23 sec. W. 502.84 feet.

Thence along the south right of way line of said F.M. Highway No. 1658 and the north line of said 426.23 acres tract the following courses and distances:
• S. 67 deg. 53 min. 16 sec. E. 2422.53 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• E. 71 deg. 02 min. 16 sec. E. 635.14 feet and an arc length of 635.46 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• And S. 74 deg. 11 min. 14 sec. E. 204.55 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of a certain 7.80 acres tract described in Volume 1565, Page 327 of said Deed Records for the most northerly northeast corner of this tract.
Thence leaving said south right of way line of said F.M. Highway No. 1658 and the north line of said 426.23 acres tract, S. 41 deg. 50 min. 41 sec. W. at 2.70 feet pass a set 60D nail at a broken 6" wood post and in all 917.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 7.80 acres tract for an ell corner of this tract.
Thence S. 72 deg. 12 min. 59 sec. E. 492.30 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwest right of way line of U.S. Highway No. 380 and at the southeast corner of said 7.80 acres tract for the most easterly northeast corner of this tract.

Thence along the north line of said U.S. Highway No. 380 the following courses and distances:
• S. 49 deg. 08 min. 56 sec. W. 358.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 40 deg. 51 min. 04 sec. W. 40.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 49 deg. 08 min. 56 sec. W. 800.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 40 deg. 51 min. 04 sec. W. 20.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 49 deg. 08 min. 56 sec. W. 200.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 40 deg. 51 min. 04 sec. E. 20.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 49 deg. 08 min. 56 sec. W. 1000.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 40 deg. 51 min. 04 sec. E. 40.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 49 deg. 08 min. 56 sec. W. 400.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 40 deg. 51 min. 04 sec. W. 10.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• And S. 49 deg. 08 min. 56 sec. W. 1128.57 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the occupied south line of said John B. Crawford Survey and said 426.23 acres tract for the southeast corner of this tract.
Thence leaving the northwest right of way line of said U.S. Highway No. 380, S. 87 deg. 15 min. 52 sec. W. 462.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said John B. Crawford Survey for the southwest corner of this and said 426.23 acres tract.
Thence N. 00 deg. 31 min. 49 sec. E. 3338.65 feet to a set 60D nail at a found bent 1/2" iron rod in County Road No. 1510 (paved) and in all 4279.61 feet along the west line of said Thomas M. Hardeman Survey and said 426.23 acres tract to a set 60D nail in said County Road No. 1510 for the most westerly northwest corner of this tract.
Thence S. 73 deg. 09 min. 49 sec. E. at 33.37 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 248.40 feet to a found 1/2" iron rod at the southwest corner of said 2.45 acres tract for a corner of this tract.
Thence S. 72 deg. 27 min. 55 sec. E. 255.99 feet to a set 60D nail in the south side of a 22" oak tree for an ell corner of this tract.
Thence N. 01 deg. 31 min. 25 sec. W. 434.08 feet to the place of beginning.

Of a 238.007 acres tract of land out of the John B. Crawford Survey, Abstract No. 203, and the Thomas M. Hardeman Survey, Abstract No. 405, and the N. Cochran & K. Collins Survey, Abstract No. 1347, and the Edward Stephens Survey, Abstract No. 755, all in Wise County, Texas; being part of a certain 426.23 acres tract (Tract 1) and a part of a certain 426.23 acres tract (Tract 5) both described in Volume 1978, Page 362 of the Deed Records of Wise County, Texas; and being further described by metes and bounds as follows:
Beginning at a set "MAG" nail at the occupied northeast corner of the William Anderson Survey, Abstract No. 7, and at the northeast corner of a certain 323.33 acres tract described in Volume 2060, Page 64 of said Deed Records and at the occupied ell corner of said John B. Crawford Survey and said 426.23 acres tract for the beginning corner of this tract.

Thence S. 87 deg. 15 min. 52 sec. W. 2119.18 feet along the occupied south line of said John B. Crawford Survey and said 426.23 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the southeast right of way line of U.S. Highway No. 380 and in the north line of said 323.33 acres tract for the most westerly southwest corner of this tract.
Thence along the southeast right of way line of said U.S. Highway No. 380 the following courses and distances:
• N. 49 deg. 08 min. 56 sec. E. 924.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 40 deg. 51 min. 04 sec. W. 10.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 49 deg. 08 min. 56 sec. E. 800.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 40 deg. 51 min. 04 sec. E. 30.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 49 deg. 08 min. 56 sec. E. 10.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 49 deg. 08 min. 56 sec. E. 700.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 40 deg. 51 min. 04 sec. W. 40.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• N. 49 deg. 08 min. 56 sec. E. 800.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• And N. 57 deg. 49 min. 56 sec. E. 232.65 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of a certain tract described in Volume 425, Page 142 of said Deed Records for the most northerly corner of this tract.
Thence S. 40 deg. 42 min. 19 sec. E. 371.03 feet to the northwest side of a 4" steel corner post at an ell corner of said tract (V. 425, P. 142) for a corner of this tract.
Thence S. 49 deg. 17 min. 41 sec. W. 896.55 feet to a found 1" iron pipe at the southwest corner of said tract (V. 425, P. 142) for a corner of this tract.
Thence S. 89 deg. 21 min. 48 sec. E. 1343.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Edward Stephens Survey and said 426.23 acres tract and in the west line of a certain 62.66 acres tract described in Document No. 202307164 of the Official Records of said Wise County for the northeast corner of this tract.
Thence S. 00 deg. 19 min. 30 sec. W. at 1267.02 feet pass a found 1/2" iron rod with cap (Double Z) at the southwest corner of said 62.66 acres tract and in all 2111.78 feet to a found set stone at the west side of a cross tie post and at the northeast corner of said TFM Crumpton Survey and at the southeast corner of said 426.23 acres tract for the most easterly southeast corner of this tract.
Thence S. 89 deg. 53 min. 53 sec. W. 223.67 feet along the south line of said 426.23 acres tract to a set 2" steel corner post at the most northerly northeast corner of said 250 acres tract for an ell corner of this tract.
Thence S. 00 deg. 19 min. 32 sec. E. 311.92 feet to a set 2" steel corner post for an ell corner of this and said 250 acres tract.
Thence S. 89 deg. 39 min. 10 sec. E. 121.85 feet to a set 2" steel corner post in the north line of said 250 acres tract and at the northwest corner of a certain 2.625 acres tract described in Document No. 201500703 of said Official Records for a corner of this tract.
Thence S. 21 deg. 16 min. 32 sec. W. 217.14 feet to a set 3" steel corner post at the southwest corner of said 2.625 acres tract and at the northwest corner of a certain 1.54 acres tract (Tract 1) described in Document No. 201810758 of said Official Records for a corner of this tract.
Thence S. 15 deg. 16 min. 36 sec. W. 134.36 feet to a set 60D nail at the southwest corner of said 1.54 acres tract for a corner of this tract.
Thence S. 08 deg. 41 min. 39 sec. W. 303.54 feet to a found 1/2" iron rod with cap (STEADHAM) at the northwest corner of a certain 2.00 acres tract described in Document No. 201512901 of said Official Records for a corner of this tract.
Thence S. 08 deg. 59 min. 20 sec. W. 578.79 feet to a found 1/2" iron rod with cap (STEADHAM) at the southwest corner of said 2.00 acres tract for an ell corner of this tract.
Thence N. 89 deg. 16 min. 40 sec. E. 52.03 feet to a found 1/2" iron rod with cap (STEADHAM) in the west right of way line of F.M. Highway No. 920 and at the southeast corner of said 2.00 acres tract for a corner of this tract.
Thence S. 33 deg. 21 min. 14 sec. W. 883.78 feet along the west right of way line of said F.M. Highway No. 920 to a found 1/2" iron rod with cap at the northeast corner of a certain 2.17 acres tract described in Document No. 201405441 of said Official Records for a southeast corner of this tract.
Thence N. 86 deg. 45 min. 30 sec. W. 512.95 feet to a found 1/2" iron rod with cap (P2002) at the northwest corner of said 2.17 acres tract for a corner of this tract.
Thence S. 29 deg. 58 min. 53 sec. W. 223.67 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 2.17 acres tract for the most southerly southwest corner of this tract.
Thence N. 89 deg. 30 min. 43 sec. W. 610.96 feet to a 4" steel corner post in the west line of said John B. Crawford Survey and said 250 acres tract and in the east line of said William Anderson Survey and said 323.33 acres tract for the most southerly southwest corner of this tract.
Thence N. 00 deg. 54 min. 15 sec. E. 2744.32 feet to the place of beginning.

LEGEND

— = BOUNDARY
--- = SURVEY LINE
--- = TRACT LINE
--- = FENCE
--- = OVERHEAD ELECTRIC
--- = APPROX LOC OF BURIED GAS PIPELINE
--- = APPROX LOC OF BURIED WATER LINE

219.723 ACRES		238.007 ACRES	
ABSTRACT NO.	ACRES	ABSTRACT NO.	ACRES
405	190.027	405	14.509
203	13.266	203	153.219
897	4.249	897	2.641
755	1.969	755	67.038
	10.212		



SURVEYED ON THE GROUND: NOVEMBER 21, 2023

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN23936 F231171-72

