

LEGAL DESCRIPTION

Of a 1.402 acres tract of land out of Section No. 39, T. & P. RR. Co. Survey, Block "A", E.O.B., Abstract No. 718 and the C.H. Glidewell Survey, Abstract No. 1683, both in Palo Pinto County, Texas; being part of a certain 66.575 acres tract described in Volume 2261, Page 463 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in "X" on rock at the southwest corner of Lot 13 of Valley View Estates, Phase 1, according to plat recorded in Volume 11, Page 173, Slide 1172 of the Plat Records, and in the east line of a certain 1.838 acres tract described in Volume 2445, Page 293 of said Official Public Records for the northwest and beginning corner of this tract.

Thence N. 55 deg. 30 min. 02 sec. E. 207.42 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 13 and in the west line of a certain 1.835 acres tract described in Volume 1568, Page 397 of said Official Public Records for the northeast corner of this tract.

Thence S. 18 deg. 58 min. 22 sec. E. 302.55 feet to a found 3/8" iron rod in the north right of way line of U.S. Highway No. 180 and at the southwest corner of said 1.835 acres tract for the southeast corner of this tract.

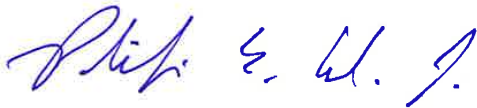
Thence along the north right of way line of said U.S. Highway No. 180 the following courses and distances:

- S. 54 deg. 08 min. 11 sec. W. 139.41 feet to a found 3/8" iron rod
- Southwesterly along the arc of a 02 deg. 33 min. 20 sec. curve to the right with a radius of 2242.01 feet, a central angle of 01 deg. 47 min. 06 sec., a chord of S. 56 deg. 38 min. 33 sec. W. 69.84 feet and an arc length of 69.84 feet to a found 3/8" iron rod at the southeast corner of said 1.838 acres tract for the southwest corner of this tract

Thence N. 18 deg. 44 min. 46 sec. W. 304.89 feet to the place of beginning.

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

SURVEYED ON THE GROUND: JULY 27, 2022



PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN22672 17220.crd FN220575



