

## **LEGAL DESCRIPTION**

Of a 131.083 acres tract of land out of the following surveys in Palo Pinto County, Texas:

- L.P. Sullivan Survey, Abstract No. 397
- Section No. 25, T. & P. RR. Co. Survey, Block 1, Abstract No. 782
- Northwest 1/4 of T. & P. RR. Co. Survey (A.M. Berry Survey), Block 1, Abstract No. 1010
- Northeast 1/4 of T. & P. RR. Co. Survey (T. Hudson Survey), Block 1, Abstract No. 1170

being part of a certain 195.83 acres tract (Tract 2) described in Volume 412, Page 392 of the Deed Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the west line of said A.M. Berry Survey and at the southwest corner of said 195.83 acres tract and in the east line of a certain 532.063 acres tract described in Volume 1365, Page 131 of the Official Public Records and at the northwest corner of a certain tract (Parcel 4 - Tract II) described in Volume 1090, Page 873 of said Official Public Records for the southwest and beginning corner of this tract. Whence the northwest corner of said A.M. Berry Survey is called to bear N. 06 deg. 01 min. 26 sec. W. 512.7 feet.

Thence N. 06 deg. 01 min. 26 sec. W. 1530.09 feet along the west line of said 195.83 acres tract to a found 60D nail at the most easterly northeast corner of said 532.063 acres tract and at the southeast corner of a certain 26.00 acres tract described in Volume 2342, Page 509 of said Official Public Record for a corner of this tract.

Thence N. 06 deg. 09 min. 07 sec. W. 93.71 feet along the east line of said 26.00 acres tract to a found "MAG" nail at the southwest corner of a certain 141.05 acres tract described in Volume 504, Page 491 of said Deed Records for the northwest corner of this and said 195.83 acres tract.

Thence N. 83 deg. 58 min. 05 sec. E. 2439.09 feet along the north line of said 195.83 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most southerly southeast corner of said 141.05 acres tract and at the southwest corner of a certain 74.718 acres tract described in Volume 2088, Page 872 of said Official Public Records for a corner of this tract.

Thence N. 84 deg. 05 min. 06 sec. E. 1100.65 feet along the north line of said 195.83 acres tract to a found 1/2" iron rod in the south line of said 74.718 acres tract and at the northwest corner of Lot 39 of Shady Oaks Estates, Phase 2, according to plat recorded in Volume 8, Pages 13 & 14 of the Plat Records, for the most northerly northeast corner of this tract.

Thence S. 07 deg. 06 min. 40 sec. E. 825.34 feet to a found 1/2" iron rod at the southwest corner of said Lot 39 for an ell corner of this tract.

Thence easterly along the arc of a 14 deg. 19 min. 26 sec. curve to the left with a radius of 400.00 feet, a central angle of 13 deg. 11 min. 01 sec., a chord of N. 87 deg. 51 min. 34 sec. E. 91.84 feet and an arc length of 92.04 feet to a found 3/8" iron rod for a corner of this tract and said Lot 39.

Thence N. 81 deg. 32 min. 29 sec. E. 7.56 feet along the south line of said Lot 39 to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Shady Oaks Drive (paved) for the most easterly northeast corner of this tract.

Thence S. 06 deg. 05 min. 12 sec. W. at 62.14 feet pass a found 3/8" iron rod in the south right of way line of said Shady Oaks Drive and at the northwest corner of Lot 10 of said Shady Oaks Estates and at 493.9 feet pass a found 1/2" iron rod at the southwest corner of said Lot 10 and at the northwest corner of Lot 11 of said Shady Oaks Estates and in all 826.48 feet to a found 1/2" iron rod in the south line of said 195.83 acres tract and at the southwest corner of said Lot 11 and in the north line of a certain tract (Parcel 4 - Tract III) described in said Volume 1090, Page 873 for the southeast corner of this tract.

Thence S. 83 deg. 07 min. 29 sec. W. 235.54 feet along the north line of said Parcel 4 - Tract III to a found 2" brass cap at the northeast corner of a certain tract (Parcel 7) described in said Volume 1090, Page 873 for a corner of this and said 195.83 acres tract.

Thence S. 82 deg. 36 min. 49 sec. W. 484.35 feet to a 4" steel post at the northwest corner of said Parcel 7 and at the southeast corner of said Parcel 4 – Tract II for a corner of this and said 195.83 acres tract.

Thence N. 05 deg. 59 min. 13 sec. W. 93.54 feet to a 2" steel post at the northeast corner of said Parcel 4 – Tract II for an ell corner of this and said 195.83 acres tract.

Thence S. 82 deg. 42 min. 08 sec. W. 2761.97 feet to the place of beginning.

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

SURVEYED ON THE GROUND: OCTOBER 27, 2023



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