



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	14°19'26"	400.00'	13°11'01"	N 87°51'34" E	91.84'	92.04'

LINE	BEARING	DISTANCE
L1	N 81°32'29" E	7.56'
L2	S 83°07'29" W	235.54'
L3	S 82°36'49" W	484.35'
L4	N 05°59'13" W	93.54'
L5	N 06°09'07" W	93.71'

PLAT OF SURVEY AND IMPROVEMENTS

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

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 27, 2023. 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.

Philip E. Colvin, Jr.

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 JN231120 22278.crd FN231133



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 THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48363C0300F AND MAP NO. 48363C0325F, BOTH DATED APRIL 5, 2019

NOTE: STOCK TANKS AND PASTURE ROADS ARE DEPICTED FROM AERIAL IMAGERY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE AND LOCATION.

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.

