

LEGAL DESCRIPTION

Of a 43.792 acres tract of land out of the W.H. Miller Survey, Abstract No. 519 and the W.H. Miller Survey, Abstract No. 690, both in Erath County, Texas; being part of a certain 158.24 acres tract described in Document No. 2021-09589 of the Official Public Records of Erath County, Texas; and being known as Tract 3 of Duffau Creek Ranch, an unrecorded subdivision in Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of F.M. Highway No. 2481 and in the east line of said 158.24 acres tract for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 158.24 acres tract bears N. 16 deg. 17 min. 07 sec. W. 302.13 feet and N. 06 deg. 56 min. 00 sec. W. 1292.25 feet and a found 1/2" iron rod with cap (RPLS 1983) at the northwest corner of the J. McCoreser Survey, Abstract No. 518, bears N. 16 deg. 17 min. 07 sec. W. 302.13 feet, and N. 06 deg. 56 min. 00 sec. W. 1292.25 feet, and S. 61 deg. 41 min. 44 sec. W. 525.68 feet.

Thence southerly along the arc of a 04 deg. 49 min. 53 sec. curve to the left with a radius of 1185.92 feet, a central angle of 15 deg. 34 min. 54 sec., a chord of S. 31 deg. 23 min. 40 sec. E. 321.52 feet and an arc length of 322.51 feet along the west right of way line of said F.M. Highway No. 2481 to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 158.24 acres tract for the southeast corner of this tract.

Thence S. 60 deg. 35 min. 06 sec. W. 227.04 feet to a 4" steel post for a corner of this tract.

Thence S. 27 deg. 50 min. 29 sec. W. at 548.37 feet pass a set 60D nail and at 609.71 feet pass a set 1/2" iron rod and at 1575.48 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and at 1902.52 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 2180.03 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 158.24 acres tract for the southwest corner of this tract.

Thence N. 30 deg. 51 min. 16 sec. W. 1389.87 feet to a 4" steel post at a corner of said 158.24 acres tract for the most westerly northwest corner of this tract.

Thence N. 59 deg. 02 min. 35 sec. E. 233.90 feet to a 10" wood post for an ell corner of this and said 158.24 acres tract.

Thence N. 31 deg. 16 min. 38 sec. W. 275.71 feet along a west line of said 158.24 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract.

Thence N. 56 deg. 55 min. 23 sec. E. at 626.50 feet pass a set 60D nail and in all 679.95 feet to a point in the centerline of Little Duffau Creek for a corner of this tract.

Thence along the centerline of said Little Duffau Creek the following courses and distances:

- S. 73 deg. 18 min. 11 sec. E. 104.31 feet
- N. 79 deg. 46 min. 59 sec. E. 76.92 feet
- N. 65 deg. 46 min. 13 sec. E. 77.57 feet
- N. 56 deg. 51 min. 00 sec. E. 49.49 feet
- N. 72 deg. 47 min. 20 sec. E. 44.33 feet
- S. 82 deg. 07 min. 20 sec. E. 118.06 feet
- N. 84 deg. 01 min. 17 sec. E. 67.17 feet
- N. 69 deg. 31 min. 39 sec. E. 101.73 feet
- S. 70 deg. 34 min. 11 sec. E. 32.21 feet

Thence N. 56 deg. 55 min. 23 sec. E. at 20.83 feet pass a set 1/2" iron rod and in all 590.10 feet to the place of beginning.

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

SURVEYED ON THE GROUND: AUGUST 25, 2022

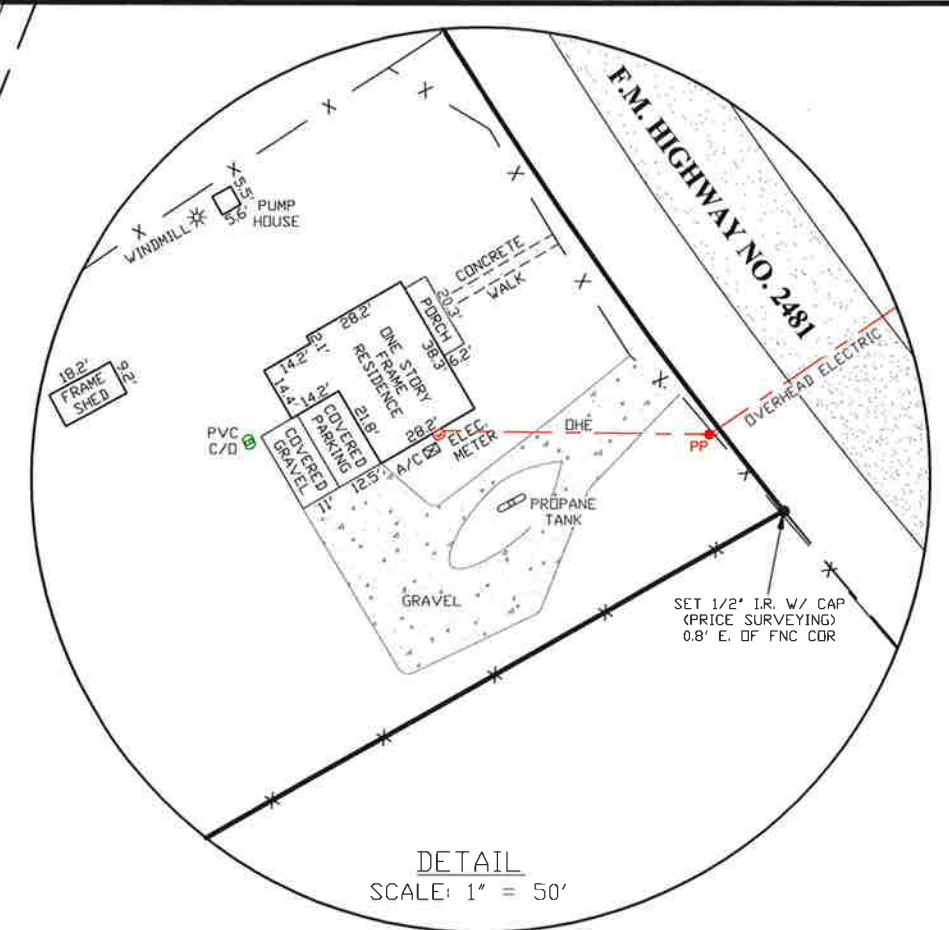
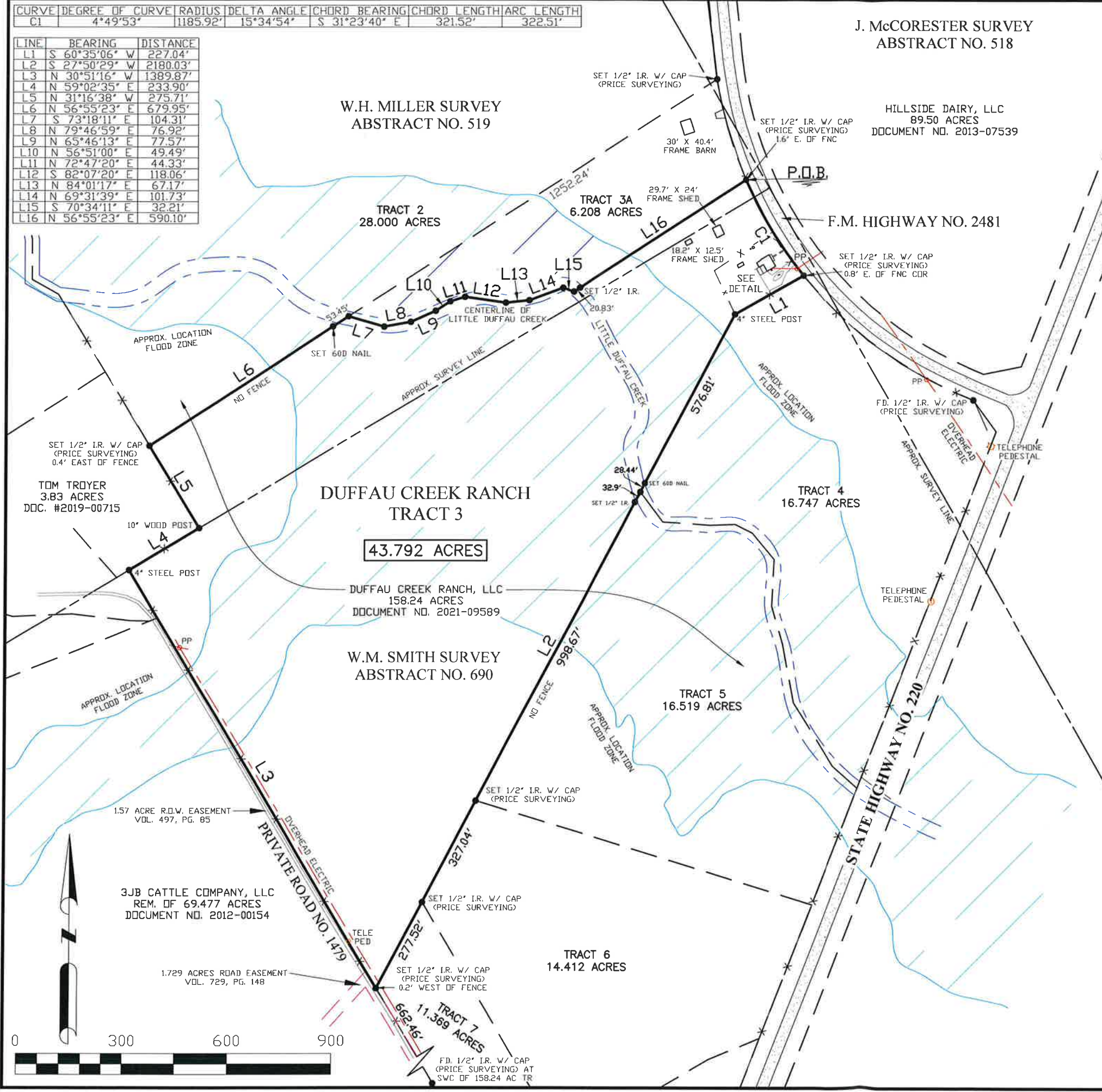


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PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN22363 223631.dwg
211486.crd FN2208104



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	4°49'53"	1185.92'	15°34'54"	S 31°23'40" E	321.52'	322.51'

LINE	BEARING	DISTANCE
L1	S 60°35'06" W	227.04'
L2	S 27°50'29" W	2180.03'
L3	N 30°51'16" W	1389.87'
L4	N 59°02'35" E	233.90'
L5	N 31°16'38" W	275.71'
L6	N 56°55'23" E	679.95'
L7	S 73°18'11" E	104.31'
L8	N 79°46'59" E	76.92'
L9	N 65°46'13" E	77.57'
L10	N 56°51'00" E	49.49'
L11	N 72°47'20" E	44.33'
L12	S 82°07'20" E	118.06'
L13	N 84°01'17" E	67.17'
L14	N 69°31'39" E	101.73'
L15	S 70°34'11" E	32.21'
L16	N 56°55'23" E	590.10'



ADDRESS: 46918 FM HWY 2481
HICO, TX 76457

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. 48143C0600D, DATED NOVEMBER 16, 2011

NOTE: ALL CORNERS IN THE CENTERLINE OF LITTLE DUFFAU CREEK ARE POINTS

NOTE: NOT ALL INTERIOR FENCES MAY BE SHOWN

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.

PLAT OF SURVEY & IMPROVEMENTS

OF A 43.792 ACRES TRACT OF LAND OUT OF THE W.H. MILLER SURVEY, ABSTRACT NO. 519, AND THE W.M. SMITH SURVEY, ABSTRACT NO. 690, BOTH IN ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: AUGUST 25, 2022

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