



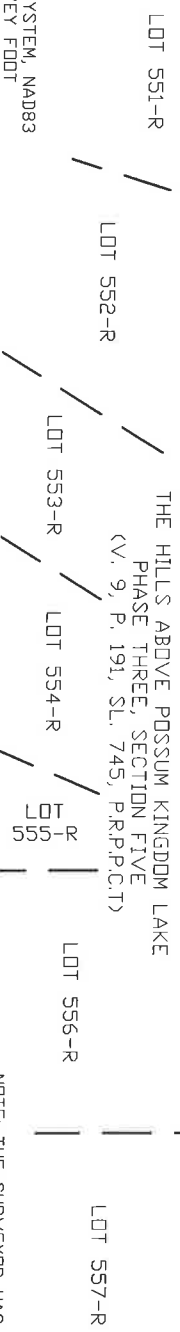
TRACT 1
(52.542 ACRES)

FOXGLOVE INVESTMENTS
52.542 ACRES
V. 2536, P. 168

50,000 ACRES

T.E. & L. CO. SURVEY NO. 857
ABSTRACT NO. 433

TRACT 3
(50,000 ACRES)



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. 48363C0150F AND MAP NO. 48363C0175F, BOTH DATED APRIL 5, 2019

PLAT OF SURVEY AND IMPROVEMENTS

OF A 50,000 ACRES TRACT OF LAND OUT OF THE T.E. & L. CO. SURVEY NO. 857, ABSTRACT NO. 433, PALO PINTO COUNTY, TEXAS, BEING KNOWN AS TRACT 2 OF PK RANCH, AN UNRECORDED SUBDIVISION IN PALO PINTO COUNTY, TEXAS

SURVEYED ON THE GROUND: MARCH 4, 2024

Phil E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S DAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN24225 22337.crd FN240335



LEGAL DESCRIPTION

Of a 50.000 acres tract of land out of T.E. & L. Co. Survey No. 857, Abstract No. 433, Palo Pinto County, Texas; being known as Tract 2 of PK Ranch, an unrecorded subdivision in Palo Pinto County, Texas; and being part of a certain 226.60 acres tract described in Volume 2431, Page 101 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said T.E. & L. Co. Survey No. 857 and in the south line of said 226.60 acres tract and in the north line of The Hills Above Possum Kingdom Lake, Phase Three, Section Five, according to plat recorded in Volume 9, Page 191, Slide 745 of the Plat Records, and at the southeast corner of a certain 52.542 acres tract, being known as Tract 1 of said PK Ranch, recorded in Volume 2536, Page 168 of said Official Public Records for the southwest and beginning corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said T.E. & L. Co. Survey No. 857, the same being the southwest corner of said 226.60 acres tract, bears S. 89 deg. 44 min. 40 sec. W. 1096.30 feet.

Thence N. 00 deg. 02 min. 35 sec. E. 2036.18 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of State Highway No. 337 and at the northeast corner of said Tract 1 for the northwest corner of this tract.

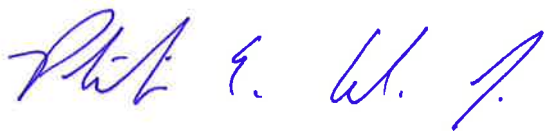
Thence S. 84 deg. 52 min. 49 sec. E. 1101.79 feet along the south right of way line of said State Highway No. 337 to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 226.60 acres tract and at the northwest corner of a certain 50.000 acres tract, being known as Tract 3 of said PK Ranch and also surveyed this day, for the northeast corner of this tract.

Thence S. 00 deg. 02 min. 35 sec. W. 1932.96 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 226.60 acres tract and at the southwest corner of said Tract 3 and in the north line of said The Hills Above Possum Kingdom Lake for the southeast corner of this tract.

Thence S. 89 deg. 44 min. 40 sec. W. 1097.48 feet to the place of beginning.

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

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