

METES AND BOUNDS DESCRIPTION

G.C. & S.P. RR. SY
A-1344

M. COSTELLO SY
A-1450

All that certain 2.10 acre tract or parcel of land situated in the G.C. & S.F. Railroad Survey, Abstract Number 1344 and the M. Costello Survey, Abstract Number 1450, County of Palo Pinto, State of Texas, said tract being part of a called 1570 acre tract as described in deed to Beverly June Willingham Baize, filed 11 March 1999 and recorded in volume 995 page 755 of the Official Public records of said Palo Pinto County, Texas, and being more particularly described as follows;

COMMENCING at a found 1/2 inch iron rod, said rod being an inner ell corner of a called 546 acre tract cut out of the said Baize tract and as described in deed to Club Vista Properties LLC, filed 13 October 2006, and recorded in volume 1400 page 171 of the Official Records of said Palo Pinto County, and said rod having NAD83 NCTZ grid coordinates of N-7014008.64, E-1974733.18;

Thence: South 89 degrees 59 minutes 04 seconds West, with a north line of said 546 acre tract, a distance of 208.86 feet to a point for the start of a curve to the right having a central angle of 22 degrees 57 minutes 07 seconds, and a radius of 470.06 feet and a chord bearing of North 78 degrees 32 minutes 09 seconds West, and a chord distance of 187.04 feet;

Thence: With said curve to the right and the north line of said 546 acre tract, an arc length of 188.30 feet to a point for the **POINT OF BEGINNING**, and being the southernmost corner of this tract, said point being North 56 degrees 54 minutes 50 seconds East, being the continuation of said curve to the right, this portion of the curve having a central angle of 27 degrees 36 minutes 22 seconds, a radius of 470.06 feet, and a chord bearing of North 53 degrees 15 minutes 25 seconds West, and a chord distance of 224.30 feet;

Thence: With said curve to the right and with the north line of said 546 acre tract, an arc length of 226.48 feet to a point for the westernmost corner of this tract, said point being North 41 degrees 41 minutes 25 seconds East, a distance of 11.90 feet from a set

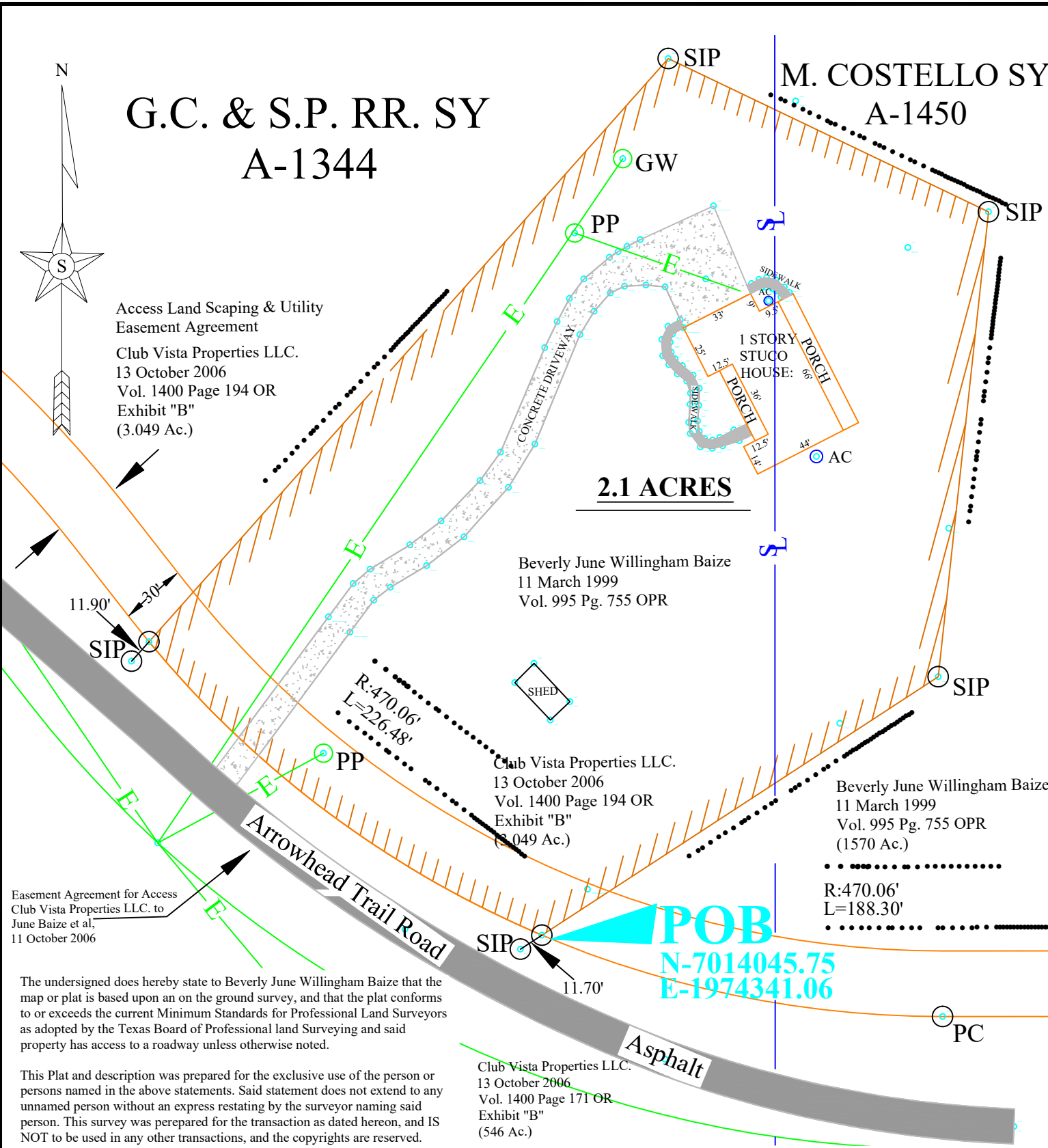
Thence: North 41 degrees 41 minutes 25 seconds East, a distance of 357.23 feet to a set 1/2 inch rebar with a plastic cap marked

Thence: South 64 degrees 24 minutes 13 seconds East, a distance of 162.36 feet to a set 1/2 inch rebar with a plastic cap marked

Thence: South 06 degrees 09 minutes 14 seconds West, a distance of 213.87 feet to a set 1/2 inch rebar with a plastic cap marked

Thence: South 56 degrees 54 minutes 50 seconds West, a distance of 216.45 feet to the POINT OF BEGINNING and containing 2.10 acres of land.

NAD83 NCTZ Grid Bearings and Distances reflect surface measurements.



Access Land Scaping & Utility Easement Agreement
Club Vista Properties LLC.
13 October 2006
Vol. 1400 Page 194 OR
Exhibit "B"
(3.049 Ac.)

Easement Agreement for Access
Club Vista Properties LLC. to
June Baize et al.
11 October 2006

The undersigned does hereby state to Beverly June Willingham Baize that the map or plat is based upon an on the ground survey, and that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and said property has access to a roadway unless otherwise noted.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.

NOTE:
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
Possible conflicts in adjoining property lines may arise from a current survey of those parcels.
This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey.
This plat does not represent a complete survey of adjoining lands.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.



Basis of Bearings
is NAD83 Grid Bearings
and Distances reflect
Surface Measurements
Owen Surveying Co., Copyrights Reserved 2013

Legend
SIP = Set 1/2 inch Rebar
with plastic cap
marked 5560
IRF = Iron rod found
-E=Electric line
GW = Guide wire
AC = Aircondition Unit
PP = Power Pole
PC = Point of Curve

OWEN SURVEYING CO.
FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

LOCATION PLAT: PALO PINTO COUNTY
DRAWN BY: EP CHECKED BY: EB

Scale 1"=60'	Date 17 December 2013	Print Number P-396B
-----------------	--------------------------	------------------------