

LEGAL DESCRIPTIONS

Of a 3.798 acres tract of land out of Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, Parker 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 Old Agnes Road (paved) and in the north line of said 225.786 acres tract and at the northwest corner of a certain 2.801 surveyed this day, for the northeast and beginning corner of this tract. Whence a found "MAG" nail at the northeast corner of said 225.786 acres tract bears N. 89 deg. 23 min. 40 sec. E. 30.00 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears S. 39 deg. 59 min. 11 sec. W. 3975.86 feet.
 Thence S. 00 deg. 16 min. 16 sec. E. 181.59 feet along the west right of way line of said Old Agnes Road with cap (PRICE SURVEYING) for a corner of this and said 2.801 acres tract.
 Thence S. 00 deg. 02 min. 07 sec. E. 182.00 feet along the west right of way line of said Old Agnes Road with cap (PRICE SURVEYING) in the west line of said 2.801 acres tract for the southeast corner of this tract.
 Thence N. 89 deg. 48 min. 42 sec. W. 459.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of this tract.
 Thence N. 00 deg. 11 min. 18 sec. E. 357.24 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of this tract.
 Thence N. 89 deg. 23 min. 40 sec. E. 457.78 feet to the place of beginning.

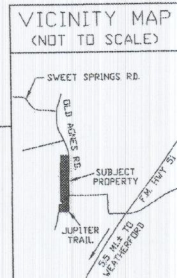
Of a 28.534 acres tract of land out of Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325, both in Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and in the west line of a certain 2.801 acres tract, also surveyed this day, for the northeast corner of this tract. Whence a found "MAG" nail at the northeast corner of said 225.786 acres tract bears N. 03 deg. 54 min. 44 sec. E. 424.90 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears S. 44 deg. 15 min. 40 sec. W. 3662.14 feet.
 Thence S. 00 deg. 02 min. 07 sec. E. 2111.52 feet along the west right of way line of said Old Agnes Road with cap (PRICE SURVEYING) for a corner of this and said 2.801 acres tract.
 Thence S. 00 deg. 50 min. 53 sec. E. 175.99 feet along the west right of way line of said Old Agnes Road with cap (PRICE SURVEYING) for a corner of this and said 2.801 acres tract.
 Thence S. 17 deg. 29 min. 27 sec. W. 58.08 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of Jupiter Trail (paved) for a corner of this and said 2.801 acres tract.
 Thence S. 00 deg. 00 min. 35 sec. E. 296.47 feet along the west right of way line of said Jupiter Trail with cap (PRICE SURVEYING) in the west line of said 2.801 acres tract for the southeast corner of this tract.
 Thence N. 89 deg. 48 min. 42 sec. W. 462.69 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of this tract.
 Thence N. 00 deg. 11 min. 18 sec. E. 2639.38 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of this tract.
 Thence S. 89 deg. 48 min. 42 sec. E. 467.52 feet to the place of beginning.

Of a 6.988 acres tract of land out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey, Abstract No. 2325, Parker County, Texas; being part of a certain 225.786 acres tract described in Document No. 202118963 of the Official Public Records of Parker 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 Jupiter Trail (paved) and in the west line of a certain 2.801 acres tract, also surveyed this day, for the northeast corner of this tract. Whence a found "MAG" nail at the northeast corner of said 225.786 acres tract bears N. 00 deg. 46 min. 46 sec. E. 3123.54 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears N. 88 deg. 16 min. 24 sec. W. 2543.58 feet.
 Thence along the west and north right of way line of said Jupiter Trail and with the west and a north line of said 225.786 acres tract the following courses and distances:
 • S. 00 deg. 00 min. 35 sec. E. 561.34 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 04 deg. 24 min. 55 sec. W. 55.48 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 40 deg. 12 min. 51 sec. W. 34.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 77 deg. 50 min. 35 sec. W. 40.96 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • N. 89 deg. 37 min. 50 sec. W. 492.93 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 225.786 acres tract. Whence a found 5/8" iron rod at the southwest corner of said 225.786 acres tract bears S. 00 deg. 55 min. 15 sec. W. 46.78 feet.
 Thence N. 00 deg. 55 min. 15 sec. E. 405.26 feet along said west line of 225.786 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this tract. Whence an ell corner of said 225.786 acres tract bears N. 00 deg. 55 min. 15 sec. E. 29.30 feet.
 Thence S. 89 deg. 48 min. 42 sec. E. 229.67 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of this tract.
 Thence N. 00 deg. 11 min. 18 sec. E. 245.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northerly northwest corner of this tract.
 Thence S. 89 deg. 48 min. 42 sec. E. 322.74 feet to the place of beginning.

NO: 17233
 DIST: WE
 H-11
 NWE

LINE	BEARING	DISTANCE
1	S 00°00'35" E	561.34'
2	S 04°24'55" W	55.48'
3	S 40°12'51" W	34.98'
4	S 77°50'35" W	40.96'

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202121033
 05/27/2021 01:47 PM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET E SLIDE 770
 DATE 5-27-21

SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10034200
 213 SOUTH DAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

FILED
 SADDLE
 BEING A SURVEY OF 28.534 ACRES OF FRACTIONAL PART OF SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520, PARKER COUNTY, TEXAS, BOTH IN SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325, BOTH IN PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 PLAT

21520.005.000.00 split 15.000 39
 22325.003.000.00 split 24.38 +