

| CURVE | DEGREE OF CURVE | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|-----------------|---------|-------------|---------------|--------------|------------|
| C1 | 15°29'06" | 370.01' | 45°48'49" | N 25°41'40" E | 288.04' | 295.86' |
| C2 | 24°54'40" | 230.00' | 35°12'56" | N 30°59'34" E | 139.15' | 141.36' |
| C3 | 23°52'20" | 240.01' | 30°11'09" | N 28°28'40" E | 124.99' | 126.45' |
| C4 | 13°01'18" | 440.00' | 15°44'41" | N 35°41'54" E | 120.53' | 120.91' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 30°50'55" W | 130.14' |
| L2 | S 70°20'54" W | 103.15' |
| L3 | S 71°51'49" W | 41.11' |
| L4 | S 57°32'13" W | 154.62' |
| L5 | N 80°39'13" W | 116.17' |
| L6 | N 62°36'00" W | 134.74' |
| L7 | N 48°36'03" E | 72.86' |
| L8 | N 43°34'15" E | 106.34' |
| L9 | N 27°54'20" E | 55.49' |

ADDRESS: 346 CAPSTONE RIDGE DRIVE
SANTO, TEXAS 76472

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

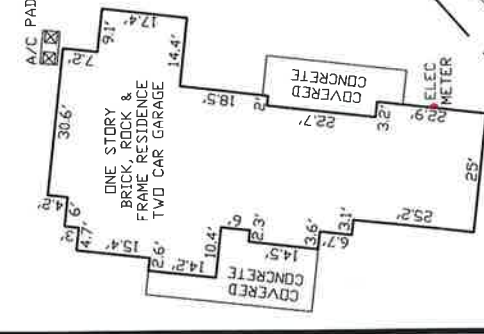
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48363C0600F,
DATED APRIL 5, 2019

SET = SET 1/2" I.R. W/ CAP (PRICE SURVEYING)

NOTE: PLATTING OF ROADWAYS IN CAPSTONE RIDGE
RECORDED IN VOLUME 10, PAGE 170 (PLAT RECORDS)

DETAIL

SCALE: 1" = 40'



MATTHEW & JENNY CHAPMAN
10.13 ACRES
V. 2325, P. 360

S 89°36'46" E 560.93'

P.O.B.

R.F. STARK SURVEY
ABSTRACT NO. 970

MICHAEL & BRANDY WALLACE
11.90 ACRES
V. 2330, P. 688

11.903 ACRES

JOHN SNOW SURVEY
ABSTRACT NO. 1390

KENNETH PUCKETT
3.24 ACRES
V. 687, P. 121

WESLEY WILLIAMS
REM. OF 7.172 ACRES
V. 625, P. 233

PLAT OF SURVEY, IMPROVEMENTS AND LEGAL DESCRIPTION

Of an 11.903 acres tract of land out of the John Snow Survey, Abstract No. 1390, Palo Pinto County, Texas; being the same tract described in Volume 2330, Page 688 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:
Beginning at a found 5/8" iron rod at the southeast corner of a certain 10.13 acres tract described in Volume 2325, Page 360 of said Official Public Records for the northeast and beginning corner of this tract. Whence the northeast corner of said John Snow Survey is called to bear N. 00 deg. 23 min. 05 sec. E. 1080.17 feet.

Thence S. 00 deg. 25 min. 57 sec. W. 380.24 feet to a found 5/8" iron rod with aluminum cap at the northeast corner of a certain 3.24 acres tract described in Volume 687, Page 121 of the Deed Records of Palo Pinto County, Texas for the most easterly southeast corner of this tract.
Thence S. 70 deg. 20 min. 58 sec. W. 695.45 feet to a 4" steel post for a corner of this tract.
Thence S. 30 deg. 50 min. 55 sec. W. 130.14 feet to a 3" steel post for an ell corner of this tract.
Thence S. 70 deg. 20 min. 54 sec. W. 103.15 feet to a found 1/2" iron rod for an ell corner of this tract.
Thence S. 17 deg. 58 min. 37 sec. E. 336.09 feet to a found 5/8" iron rod with aluminum cap for a corner the most southerly southeast corner of this tract.
Thence S. 71 deg. 51 min. 49 sec. W. 41.11 feet to a found 5/8" iron rod for a corner of this tract.
Thence S. 57 deg. 32 min. 13 sec. W. 154.62 feet to a found 1/2" iron rod for a corner of this tract.
Thence N. 80 deg. 39 min. 13 sec. W. 116.17 feet to a found 1/2" iron rod for a corner of this tract.
Thence N. 62 deg. 36 min. 00 sec. W. 134.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Capstone Ridge Drive (gravel) for the southwest corner of this tract.

Thence northeasterly along the arc of a 15 deg. 29 min. 06 sec. curve to the right with a radius of 370.01 feet, a central angle of 45 deg. 48 min. 49 sec., a chord of N. 25 deg. 41 min. 40 sec. E. 288.04 feet and an arc length of 295.86 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Capstone Ridge Drive for a corner of this tract.

Thence N. 48 deg. 36 min. 03 sec. E. 72.86 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Capstone Ridge Drive for a corner of this tract.
Thence northeasterly along the arc of a 24 deg. 54 min. 40 sec. curve to the left with a radius of 230.00 feet, a central angle of 35 deg. 12 min. 56 sec., a chord of N. 30 deg. 59 min. 34 sec. E. 139.15 feet and an arc length of 141.36 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Capstone Ridge Drive for a corner of this tract.

Thence N. 13 deg. 23 min. 05 sec. E. 347.49 feet to a set "X" on a rock in the east right of way line of said Capstone Ridge Drive for a corner of this tract.

Thence northeasterly along the arc of a 23 deg. 52 min. 20 sec. curve to the right with a radius of 240.01 feet, a central angle of 30 deg. 11 min. 09 sec., a chord of N. 28 deg. 28 min. 40 sec. E. 124.99 feet and an arc length of 126.45 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Capstone Ridge Drive for a corner of this tract.

Thence N. 43 deg. 34 min. 15 sec. E. 106.34 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Capstone Ridge Drive for a corner of this tract.

Thence northeasterly along the arc of a 13 deg. 01 min. 18 sec. curve to the left with a radius of 440.00 feet, a central angle of 15 deg. 44 min. 41 sec., a chord of N. 35 deg. 41 min. 54 sec. E. 120.53 feet and an arc length of 120.91 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Capstone Ridge Drive for a corner of this tract.

Thence N. 27 deg. 54 min. 20 sec. E. 55.49 feet to a found 1/2" iron rod with cap in the east right of way line of said Capstone Ridge Drive and at the southwest corner of said 10.13 acres tract for the northwest corner of this tract.

Thence S. 89 deg. 36 min. 46 sec. E. 560.93 feet to the place of beginning.

W.L. COLLINS AFFIDAVIT
V. 504, P. 251

T.P. & L. CO.
V. 248, P. 492; V. 380, P. 301; V. 380, P. 303
V. 436, P. 214

CLAYTON EASEMENT
V. 248, P. 91

SANTO WATER SUPPLY CORP.
V. 387, P. 200

WILLIAMS EASEMENT
V. 719, P. 167

TXU ELECTRIC CO.
V. 1100, P. 703

BUSBY OUTDOOR, LLC LEASE AGREEMENT
V. 1037, P. 569

ONCOR ELECTRIC DELIVERY CO., LLC
V. 2202, P. 469; V. 2204, P. 840

REMYNION WHEAT EASEMENT
V. 2205, P. 559

SANTO S.U.D.
V. 2214, P. 497



Michael Price

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN2625 19311.ord FN220577

0 120 240 360



THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 23, 2022. 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.