

Property Description

Of a 0.318 acre tract of land out of the T. & N.O. R.R. Co. SURVEY, ABSTRACT No. 696, and SOUTH SIDE ADDITION TO THURBER JUNCTION, City of Mingus, Palo Pinto County, Texas: being all of Lots 7, 8, 9, & 10, Block 1, the west one-half (W/2) of Park Street, lying adjacent to the east side of Lot 10, Block 1, and a portion of an unimproved fifty foot (50') right of way lying adjacent to the north side of Lots 7, 8, & 9, Block 1, according to the plat as recorded in Volume 9, Page 44, Deed Records, Palo Pinto County, Texas: being all of First National Bank, Santo, Texas' tracts of land as recorded in Volume 747, Page 283, Volume 754, Page 341, and Volume 771, Page 789, Official Public Records, Palo Pinto County, Texas, and the occupied and unrecorded 0.015 acre of an unimproved fifty-foot (50') right of way lying adjacent to the north side of Lots 7, 8, & 9, Block 1: being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012. (U.S. Survey Feet)

BEGINNING at a found 3/8" iron rod, in the north right of way of State Highway No. 193, at the southerly common corner of Lot 6 & said Lot 7, Block 1, for the southwest and beginning corner of this tract.

THENCE N 00°28'01" W 110.60 feet to a found 3/8" iron rod in the south right of way of the T. & P. Railroad Company R.o.W., for the northwest corner of this tract.

THENCE S 81°48'20" E along the south right of way of said T. & P. Railroad R.o.W., at 75.8 feet pass the northerly common corner of said Lot 9 & said Lot 10, Block 1, continuing for a total distance of 141.51 feet to a found 3/8" iron rod, at the northeast corner of said W/2 of Park Street, same being First National Bank, Santo, Texas' tract of land as described in Volume 754, Page 341, O.P.R.P.P.C.T., for the northeast corner of this tract.

THENCE S 00°29'53" E 87.69 feet to a found 3/8" iron rod in the north right of way of said State Highway No. 193, for the southeast corner of this tract.

THENCE S 88°52'35" W 139.96 feet along the north right of way of said State Highway No. 193 to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.


Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc. - Mineral Wells Branch
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M24212 - November 21, 2024



With respect to the documents listed in Title Commitment No. 600502400098 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Plat of Record - V. 9, P. 44, D.R.P.P.C.T..

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

Governmental entities may require this property to be further platted and recorded with the County Clerk.

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are found 3/8" iron rods, unless otherwise noted.



**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

