

INTERLOCAL AGREEMENT
PALO PINTO COUNTY AND PALO PINTO COUNTY
MUNICIPAL WATER DISTRICT NO. 1

This Interlocal Agreement ("Agreement") is made by and between Palo Pinto County ("County") and Palo Pinto County Municipal Water District No. 1 ("Water District"), both being political subdivisions of the State of Texas. County and Water District are individually referred to as a "Party" and collectively referred to as the "Parties" in this Agreement.

Recitals

WHEREAS, Water District was created in June 1961 to, among other things, provide or acquire a source or sources of water supply for municipal, domestic, industrial, and mining uses and processing and transporting the same;

WHEREAS, Water District owns and operates Lake Palo Pinto, which provides a source of water supply for municipal, domestic, industrial and mining uses, and Water District is in the process of constructing Turkey Peak Reservoir, a second source of water for the same purposes;

WHEREAS, County is responsible for the construction and maintenance of county roads within Palo Pinto County, including Ward Mountain Road;

WHEREAS, in order to construct Turkey Peak Reservoir, Water District is purchasing an approximately four (4) mile section of Farm-to-Market Road 4 ("FM4 Section") from the State of Texas ("State");

WHEREAS, as a condition of its agreement to sell the FM4 Section to Water District, the State is requiring certain upgrades to Ward Mountain Road;

WHEREAS, County and Water District desire to enter into this Agreement to assign certain responsibilities, expenses, and obligations related to the construction of Turkey Peak Reservoir and the associated construction and maintenance of Ward Mountain Road and other roads and bridges that will be constructed in connection with Turkey Peak to the Parties according to the terms and conditions herein;

WHEREAS, Chapter 791 of the Texas Government Code authorizes County and Water District to enter into this Agreement to provide a service that either Party could perform individually; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Chapter 791 of the Government Code.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the County and Water District agree as follows:

Article I.
Incorporation of Recitals

- 1.1 Recitals. The Parties agree that the recitals set forth above are true and correct and form the basis upon which the Parties have entered into this Agreement.

Article II.
Upgrade of Ward Mountain Road

- 2.1 Services and Materials. Water District shall provide, at Water District's sole expense, all services and materials required for upgrading the road surface and sub-surface of Ward Mountain Road, including without limitation, planning, design, and construction of the road surface and sub-surface upgrades to Ward Mountain Road (the "WMR Upgrades").
- 2.2 Standards. Water District shall plan, design, and construct the Ward Mountain Road surface and sub-surface upgrades to "AASHTO Roadway Design Manual, Rural Collector standard with design speed of 40 mph," including the standards in the "Future" column of the attached Exhibit A.
- 2.3 Personnel. Water District shall contract with all personnel necessary to provide the planning, design, and construction of the WMR Upgrades, and Water District shall be solely responsible for the payments to such planning, design, and construction personnel.
- 2.4 Necessary Rights-of-Way. Water District shall be responsible for acquiring all additional rights-of-way, including acquisition costs associated therewith, necessary for the upgrading of Ward Mountain Road, with County being the grantee of all such right-of-way conveyances. County authorizes the Water District to negotiate and acquire, except by eminent domain or condemnation, the necessary rights-of-way. If Water District is not able to negotiate and acquire the necessary rights-of-way in a reasonable time, upon notice from the Water District of such failure, County agrees to use all reasonable efforts to proceed with eminent domain or condemnation proceedings in order to acquire the necessary rights-of-way in a timely manner, with the costs of such proceedings and the right-of-way acquisition costs being borne by Water District. Water District has previously acquired portions of the right-of-way required for the WMR Upgrades, and upon completion of construction of the WMR Upgrades, such portions of the right-of-way owned by the Water District and the roadway constructed thereon shall be conveyed to and thereafter owned by the County.
- 2.5 Relocation of Utilities. Water District shall be responsible for relocating all utilities necessary for the upgrading of Ward Mountain Road, including any expenses associated with such relocations.
- 2.6 County Responsibilities. If not expressly listed herein as an expense or obligation of Water District with regard to the upgrading of Ward Mountain Road, the County shall remain responsible for the construction, including the expense, of any further upgrades to Ward Mountain Road, including without limitation all new signage necessary along the upgraded Ward Mountain Road.

Article III.
Maintenance of Ward Mountain Road

- 3.1 Water District Responsibilities. Water District shall be responsible for contributing the necessary funds, set forth within this Agreement, to the County to cover expenses associated with crack sealing, pothole patching, surface sealing, and striping of Ward Mountain Road for a period of ten (10) years from the date the WMR Upgrades are completed and Ward Mountain Road is reopened to public traffic ("Reopening Date"). Beginning on the Reopening Date, and continuing each year on the anniversary of the Reopening Date for eight (8) years (for a total of nine payments), the Water District shall pay eighty-two thousand dollars (\$82,000.00) to the County to fund a repairs and maintenance account (the ten-year budget for the Ward Mountain Road repairs and maintenance to which Water District is contributing funds is attached as Exhibit F). All amounts paid by Water District to County under this Section shall be used only for crack sealing, pothole patching, surface sealing, and striping of Ward Mountain Road, even if not used within the ten (10) year term stated above, and County agrees to segregate all such funds into a separate account.
- 3.2 County Responsibilities. County shall be responsible for performing the work, using the financial contributions of the Water District as addressed in Section 3.1, of the repair and maintenance items listed in Section 3.1 until the termination of the ten (10) year period addressed in Section 3.1. Beginning on the Reopening Date, County shall also be responsible for all other work and expenses of maintaining Ward Mountain Road, including without limitation shoulder grading/clearing, drainage maintenance, pavement markers, vegetation maintenance, mill and overlay, and litter pickup. Upon the termination of the ten (10) year financial commitment of the Water District addressed in Section 3.1, County shall be responsible for all work and expenses of repairing and maintaining all aspects of Ward Mountain Road.

Article IV.
Additional Road and Bridge Construction

- 4.1 Bridge Construction. Water District shall provide, at Water District's sole expense, all services and materials required for building a bridge across the Lake Palo Pinto spillway to connect North Lakeview Drive with South Lakeview Drive (the "Connector Bridge"), including without limitation, planning, design, and construction of the Connector Bridge. Upon the completion of the construction of the Connector Bridge, it shall be conveyed to, and thereafter owned by, the County. The County shall be responsible for all maintenance of the Connector Bridge after completion by the Water District. Any and all warranties on the construction, design, planning, and materials of the bridge shall be extended and/or granted to the County for the full duration of the warranty provided to the Water District by any and all parties involved in the construction of the Bridge.
- 4.2 Brown Road Extension. Water District shall provide, at Water District's sole expense, all services and materials required for building a new road to connect North Lakeview Drive with Brown Road (the "Brown Road Extension" and with the WMR Upgrades and Connector Bridge, the "Road and Bridge Improvements"), including without limitation,

planning, design, and construction of the Brown Road Extension. Upon the completion of the construction of the Brown Road Extension, the right-of-way and road shall be conveyed to, and thereafter owned by, the County. The County shall be responsible for all maintenance of the Brown Road Extension after completion by the Water District. Water District shall warranty the construction and materials of the surface and subsurface of the Brown Road Extension for a period of two years following the completion of the extension.

Article V. Additional Road and Bridge Provisions

- 5.1 Traffic Load and Speed Limitations. Prior to the Reopening Date, the County shall take all reasonable steps, as prescribed in Texas Transportation Code Section 251.153 and Section 621.301, to establish load limits on Ward Mountain Road in order to prevent damage to the WMR Upgrades and increase safety on Ward Mountain Road. Further, the County shall set the maximum speed, as allowed by Texas Transportation Code Section 251.154, for Ward Mountain Road at 40 miles-per-hour in order to prevent damage to the WMR Upgrades and increase safety on Ward Mountain Road. The County agrees to use all reasonable means to enforce the load limit and speed limit on Ward Mountain Road.
- 5.2 Closure of FM4 Section. The Water District shall not close the FM4 Section, and shall keep it open to public traffic, until the WMR Upgrades and Brown Road Extension are completed and open to public traffic.
- 5.3 Conveyance of Rights-of-Way. When the Water District has completed the planning and design stages of each of the Road and Bridge Improvements and is ready to begin construction on each component of the Road and Bridge Improvements, the County shall convey, and the Water District shall accept conveyance of, a license to use the Ward Mountain Road, Brown Road, South Lakeview Drive, and North Lakeview Drive rights-of-way necessary for the Water District to complete the Road and Bridge Improvements.
- 5.4 Public Boat Ramp. Water District agrees that it will name the new public boat ramp at Turkey Peak Reservoir the "William 'Bigfoot' Wallace Public Boat Ramp" and that it will allow the Palo Pinto County Historical Society to reasonably place a historical marker or sign within the public boat ramp parking area recognizing the contributions of William "Bigfoot" Wallace to Palo Pinto County.

Article VI. Ownership of Abandoned Farm-to-Market 4

- 6.1 Ward Mountain Road Portion. After completion of the purchase by Water District from the State, the portion of the FM4 Section shown on the attached Exhibit B shall be conveyed to the County and become part of Ward Mountain Road, subject to the provisions of Article III.
- 6.2 Inundated Portion. After completion of the purchase by the Water District from the State, the portion of the FM4 Section shown on the attached Exhibit C shall continue to be owned by the Water District and shall be inundated by Turkey Peak Reservoir, subject to the terms of Section 5.2.

- 6.3 Limited Traffic Section. After completion of the purchase by the Water District from the State, the portion of the FM4 Section shown on the attached Exhibit D shall continue to be owned by the Water District and shall be closed to public traffic, subject to the terms of Section 5.2.
- 6.4 Brown Road Portion. After completion of the purchase by the Water District from the State, the portion of the FM4 Section shown on the attached Exhibit E shall be conveyed to the County and become part of Brown Road, subject to the terms of Section 4.2.

Article VII. Independence of Parties

- 7.1 Independence. The governing body of each Party retains its ability to act independently, retains its full budget authority, and retains its ability to provide and/or contract for services, fund, purchase, acquire, employ employees, retain volunteers, equip, and plan independently of the other Party in relation to funding, budgeting, and other financial priorities or powers as authorized under State law. Subject only to the agreements set forth herein, each Party retains full and separate ownership of its real and personal property, and control of its employees, volunteers, assets, indebtedness and debts, if any, and its taxing authority and other legal authority or powers.

Article VIII. Term, Termination, and Miscellaneous Provisions

- 8.1 Interlocal Agreement. County and Water District, acting in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as amended, desire to work cooperatively to fulfill their respective public and governmental purposes, needs, objectives, and programs under this Agreement.
- 8.2 Term. This Agreement shall automatically terminate on the day after the tenth (10th) anniversary of the Reopening Date.
- 8.3 Written Modifications. All modifications to this Agreement must be in writing and agreed to by both Parties.
- 8.4 Entire Agreement. The terms and provisions of this Agreement contain the entire agreement between the Parties with respect to the subject matters addressed herein and supersede all previous communications, representations or agreements, either oral or written, with respect to the matters addressed herein. In case of conflict between this Agreement and any other agreement or contract now existing or later entered into by either Party with other entities, this Agreement shall prevail.
- 8.5 Assignment. No rights, duties, or obligations under this Agreement may be assigned nor may any interest or options contained herein be made available or otherwise assigned to any third party without the prior written consent of the Parties, which may be withheld in either Party's absolute and sole discretion.
- 8.6 Severability. If any provision or application of this Agreement is held illegal, invalid, or

unenforceable by any Court of competent jurisdiction, the invalidity of such provision will not affect or impair any of the remaining provisions of this Agreement, except as expressly set forth herein.

- 8.7 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue over any dispute arising from this Agreement shall be in Palo Pinto County, Texas. This Agreement shall be interpreted and construed as broadly as possible and consistent with the purposes stated herein.
- 8.8 Amendments. No subsequent alteration, amendment, change, deletion or addition to this Agreement will be binding upon County or Water District unless made in writing and signed by both Parties.
- 8.9 Notices. All notices allowed or required to be given hereunder must be in writing and must be personally delivered or dispatched by United States certified mail, postage prepaid, return receipt requested, to the addresses shown at the following addresses:

For County:

Judge Shane Long, County Judge (or successor)
P.O. Box 190
Palo Pinto, TX 76484

For Water District:

Howard Huffman, General Manager (or successor)
P.O. Box 387
Mineral Wells, TX 76068

- 8.10 Public Records. It will be the independent responsibility of the Parties to comply with Chapter 552, Texas Government Code (the "Public Information Act"), as it applies to the Parties' respective information. The County is not authorized to receive public information requests or take any action under the Public Information Act on behalf of the Water District. Likewise, the Water District is not authorized to receive public information requests or take any other action under the Public Information Act on behalf of the County.
- 8.11 Construing Agreement. The Parties each acknowledge and agree that, while this Agreement was created by Water District's General Counsel, Warren Fonville PLLC ("Firm"), the terms of this Agreement are not to be construed against the drafter, that the Firm does not represent the County, and that the County has asked the County Attorney to review the Agreement on its behalf.
- 8.12 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, and all of which shall constitute one instrument.

IN WITNESS WHEREOF, the Parties hereto make and enter into this Agreement on the dates set forth below, to be effective as of May 1, 2025.

PALO PINTO COUNTY



By: _____

Judge Shane Long, County Judge

Date: _____

May 1, 2025

Attest:

By: _____

Jeff Fryer, County Commissioner Precinct 4

PALO PINTO COUNTY MUNICIPAL WATER
DISTRICT NO. 1

By: _____

Dr. David Turk, Board President

Date: _____

4-25-25

Attest:

By: _____

Eugene Waddy, Board Secretary



Exhibit A

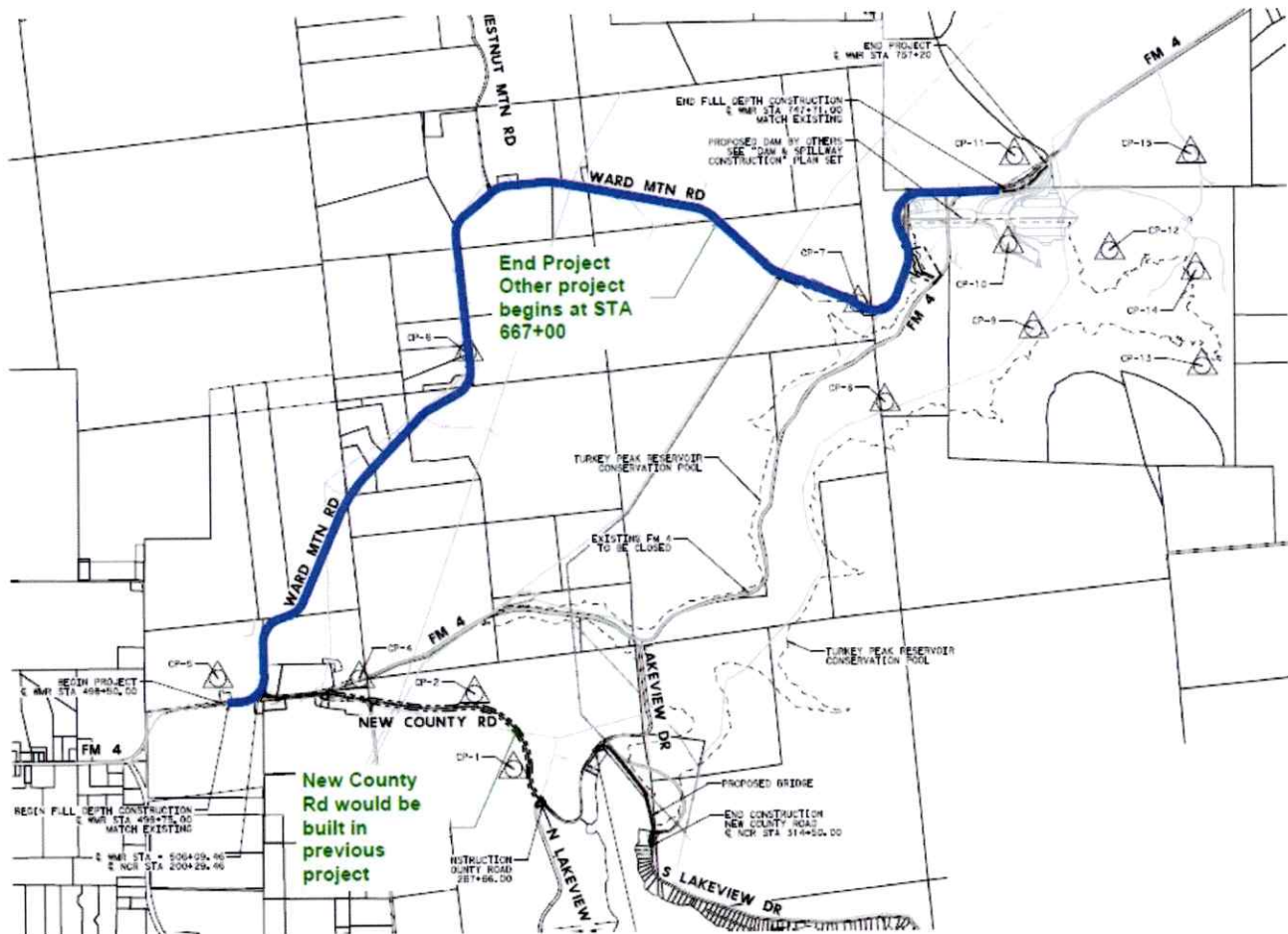


Table 1- Ward Mountain Road Design Criteria

Element	Existing	Future
Design Speed	40 mph ⁽¹⁾ / 25 mph ⁽²⁾	40 mph ⁽³⁾
Min. Curve Radius	230 ft	485 ft
Max. Grade	14% [7.98°]	11% [6.27°]
Lane Width	≈ 8 ft	11 ft
Shoulder Width	0 ft	4 ft
Lanes	1 each direction	1 each direction
Payment	≈ 1 in	Min. 2"
Sub-Surface	Poorly graded sand and clay	Treated sub-soil with 10 inches compacted flex base

(1) – Posted only, not designed to any known standard for 40 mph

(2) - AASHTO Roadway Design Manual, Rural Collector, meets 25-mph design standard

(3) - AASHTO Roadway Design Manual, Rural Collector, designed to 40-mph standards



LINE	BEARING	DISTANCE
L1	S 00°24'21" W	402.74
L2	S 09°40'21" E	153.74
L3	S 41°21'47" E	57.08
L4	S 48°33'57" E	201.56
L5	S 41°26'43" E	81.54
L6	S 48°33'17" W	198.09
L7	N 36°53'06" W	501.11
L8	N 53°05'31" E	15.00
L9	N 00°34'25" E	608.70



NOTE: THIS PLAT WAS CREATED FOR THE
TURKEY PEAK RESERVOIR PROJECT WITH A
TAKE LINE ELEVATION OF 890.0' AND A POOL
ELEVATION OF 867.0' (NGVD29)

SHEET: 1 OF 2

LEGAL DESCRIPTION

Of a 4.584 acres tract of land, being a portion of F.M. Highway No. 4 out of the Toby Thomas Survey (a.k.a. Henry Blood Survey), Abstract No. 686, and the W.M. Logan Survey, Abstract No. 294, Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) (N: 6912647.44, E: 2050669.86) in the northeast right of way line of said F.M. Highway No. 4 and in the southwest line of a certain 0.966 acre tract (Tract 3) described in Volume 2501, Page 134 of the Official Public Records for the most northerly and beginning corner of this tract. Whence a found 1/2" iron rod at the northeast corner of said W.M. Logan Survey, the same being the northeast corner of said 0.966 acre tract, bears N 25 deg. 43 min. 13 sec. E 201.95 feet

Thence southeasterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 15 deg. 14 min. 36 sec., a chord of S. 32 deg. 58 min. 09 sec. E. 161.27 feet and an arc length of 161.75 feet along the northeasterly right of way line of said F.M. Highway No. 4 to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 0.966 acre tract and at a corner in the west line of a certain 78.567 acres tract (Tract 1) described in Volume 1604, Page 38 of said Official Public Records for a corner of this tract.

Thence continuing along the northeasterly right of way line of said F.M. Highway No. 4 and the westerly line of said 78.567 acres tract the following courses and distances:

- Southerly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 26 deg. 06 min. 51 sec., a chord of S. 12 deg. 30 min. 17 sec. E. 274.70 feet and an arc length of 277.09 feet to a found 3/8" iron rod
- S. 00 deg. 24 min. 21 sec. W. 402.74 feet to a found 3/8" iron rod
- S. 09 deg. 40 min. 21 sec. E. 153.74 feet to a found 3/8" iron rod
- Southeasterly along the arc of a 06 deg. 19 min. 53 sec. curve to the left with a radius of 904.93 feet, a central angle of 32 deg. 35 min. 03 sec., a chord of S. 25 deg. 09 min. 07 sec. E. 507.73 feet and an arc length of 514.63 feet to a found 3/8" iron rod
- S. 41 deg. 21 min. 47 sec. E. 57.08 feet to a found 3/8" iron rod for a corner of this and said 78.567 acres tract
- S. 48 deg. 33 min. 57 sec. E. 201.56 feet to a found 3/8" iron rod
- S. 41 deg. 26 min. 43 sec. E. 81.54 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the westerly line of said 78.567 acres tract for the southeast corner of this tract

Thence S. 48 deg. 33 min. 17 sec. W. 198.09 feet over and across said F.M. Highway No. 4 to a set 1/2" iron rod with cap (PRICE SURVEYING) in the southwest right of way line of said F.M. Highway No. 4 and in the east line of a certain 3.163 acres tract described in Volume 2249, Page 523 of said Official Public Records for the southwest corner of this tract.

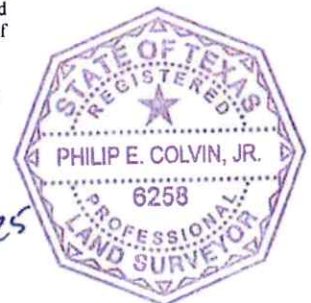
Thence along the southwesterly right of way line of said F.M. Highway No. 4 and with the easterly line of said 3.163 acres tract the following courses and distances:

- N. 36 deg. 53 min. 06 sec. W. 501.11 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 53 deg. 05 min. 31 sec. E. 15.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 22 deg. 49 min. 21 sec., a chord of N. 25 deg. 27 min. 21 sec. W. 240.57 feet and an arc length of 242.17 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly corner of said 3.163 acres tract and at a corner in the east line of a certain 489.602 acres tract (Tract 1) described in said Volume 2501, Page 134 for a corner of this tract.

Thence continuing along the southwesterly right of way line of said F.M. Highway No. 4 and with the easterly line of said 489.602 acres tract the following course and distances:

- Northerly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 14 deg. 15 min. 42 sec., a chord of N. 06 deg. 54 min. 49 sec. W. 150.94 feet and an arc length of 151.33 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 00 deg. 34 min. 25 sec. E. 608.70 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of a 10 deg. 39 min. 20 sec. curve to the left with a radius of 537.71 feet, a central angle of 31 deg. 24 min. 17 sec., a chord of N. 15 deg. 10 min. 19 sec. W. 291.05 feet and an arc length of 294.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

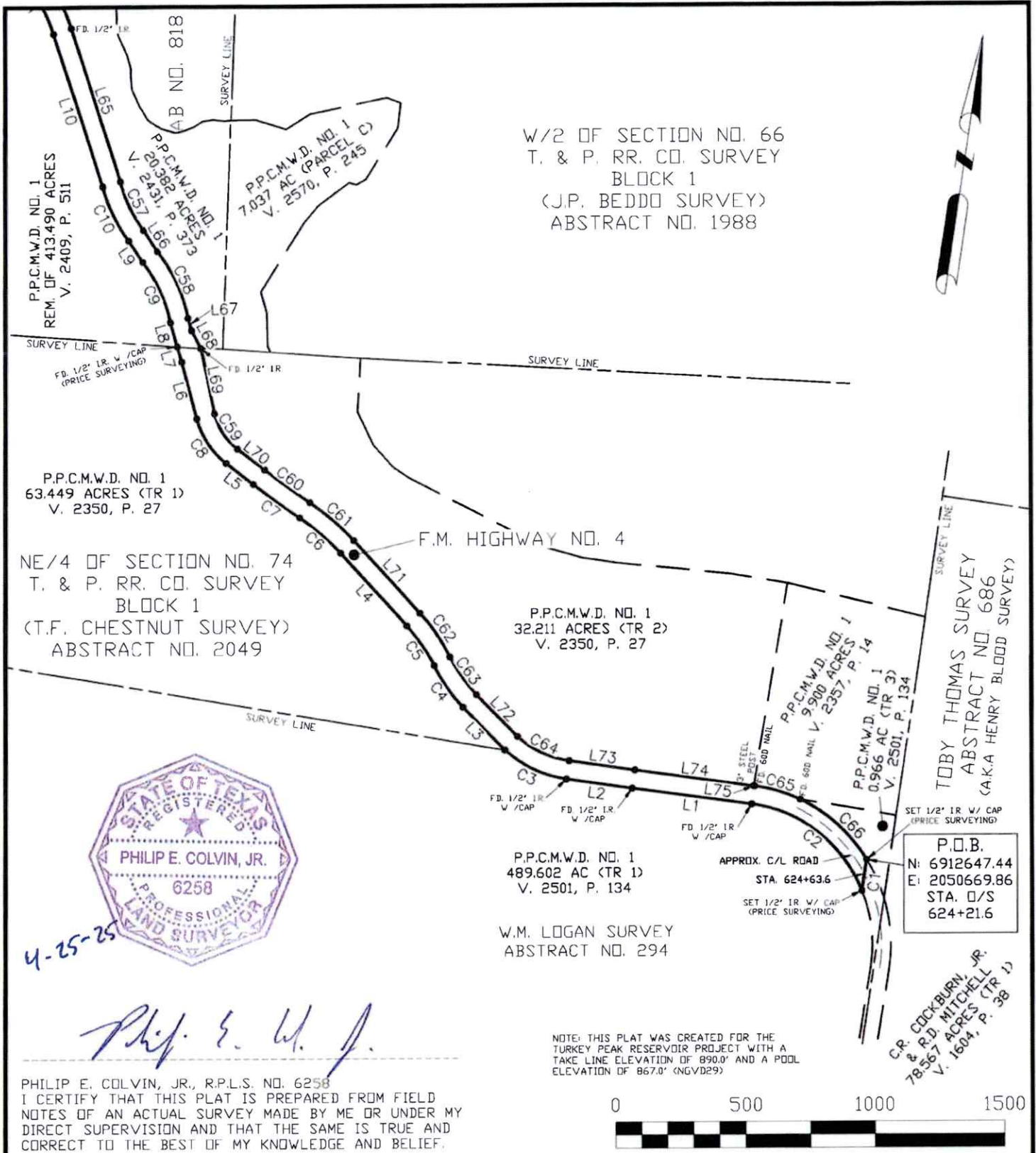
Thence northerly over and across said F.M. Highway No. 4 along the arc of a 01 deg. 30 min. 00 sec. curve to the right with a radius of 3820.00 feet, a central angle of 01 deg. 47 min. 26 sec., a chord of N. 00 deg. 02 min. 55 sec. E. 119.37 feet and an arc length of 119.37 feet to the place of beginning.



4-25-25

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT			EXHIBIT "B" F.M. HIGHWAY NO. 4		4.584 ACRES	
NOTE: ALL DISTANCES ARE SURFACE DISTANCES					PLAT DATE: 4/25/25	
NOTE: COMBINED SCALE FACTOR: 0.99985078			PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841		DWG. 24952E	
NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED					FN250453	
DRAWN BY:	BJB	4/21/25			PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1	SHEET: 2 OF 2
APPROVED BY:	PC	4/24/25				

Exhibit C



4-25-25

Philip E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
I CERTIFY THAT THIS PLAT IS PREPARED FROM FIELD
NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

DRAWN BY:	BJB	4/18/25
APPROVED BY:	PC	4/24/25

EXHIBIT "C"

F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

SCALE: 1" = 500 FEET

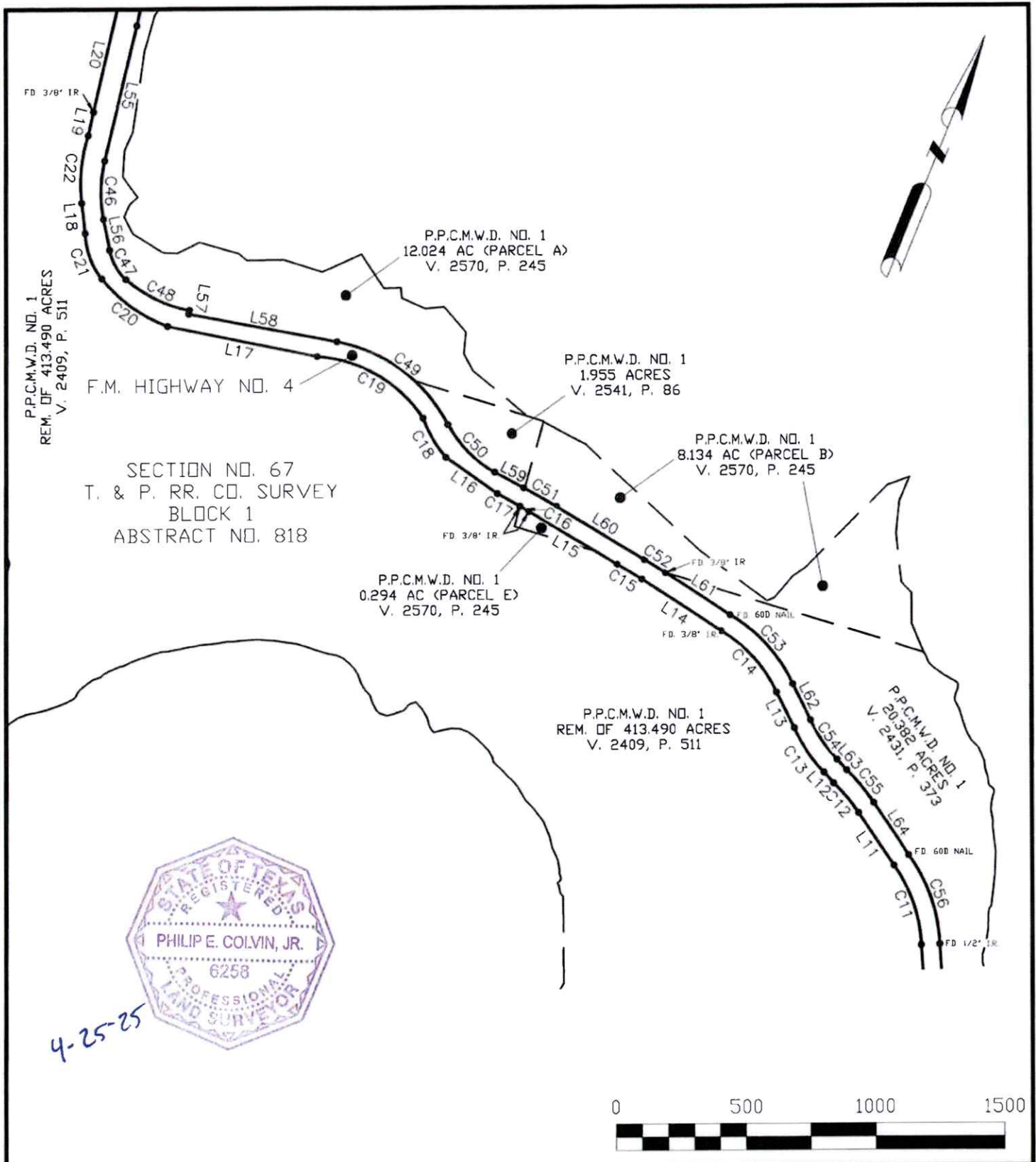
25.255 ACRES

PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 1 OF 7



4-25-25



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

EXHIBIT "C" F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

SCALE: 1" = 500 FEET

25.255 ACRES

PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 2 OF 7

DRAWN BY:	BJB	4/18/25
APPROVED BY:	PC	4/24/25

SECTION NO. 63
T. & P. RR. CO. SURVEY
BLOCK 1
ABSTRACT NO. 828

NE/4 SECTION NO. 68
T. & P. RR. CO. SURVEY
BLOCK 1
(L. CHESNEY SURVEY)
ABSTRACT NO. 2034

F.M. HIGHWAY NO. 4

P.P.C.M.W.D. NO. 1
REM. OF 413.490 ACRES
V. 2409, P. 511

P.P.C.M.W.D. NO. 1
8.513 ACRES
V. 2441, P. 187

P.P.C.M.W.D. NO. 1
9.950 ACRES
V. 2544, P. 286

P.P.M.W.D. NO. 1
14.154 ACRES
V. 2558, P. 175

P.P.C.M.W.D. NO. 1
REM. OF 7.316 ACRES
V. 2466, P. 414

SECTION NO. 67
T. & P. RR. CO. SURVEY
BLOCK 1
ABSTRACT NO. 818

P.P.C.M.W.D. NO. 1
12.024 AC (PARCEL A)
V. 2570, P. 245

SW/4 OF SECTION NO. 64
T. & P. RR. CO. SURVEY
BLOCK 1
(J.W. MCCOURMAS SURVEY)
ABSTRACT NO. 2024



4-25-25



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

EXHIBIT "C" F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

SCALE: 1" = 500 FEET

25.255 ACRES

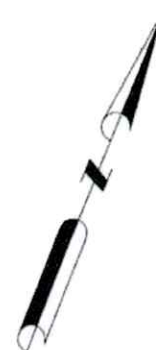
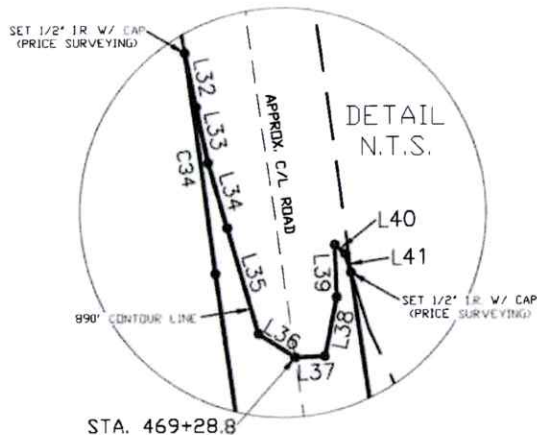
PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 3 OF 7

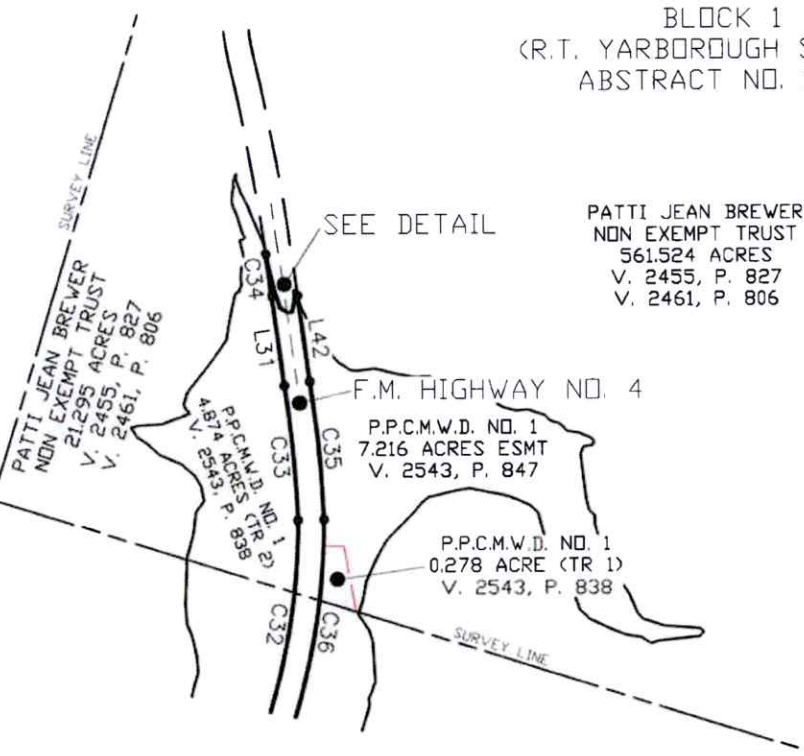
DRAWN BY:	BJB	4/18/25
APPROVED BY:	PC	4/24/25



PALO VISTA HOLDING, LP
V. 1693, P. 167
&
FORRAD CAPITAL, LLC
V. 1698, P. 145
DESC. IN
EXHIBIT "D", TRACT C
560 ACRES
V. 1690, P. 481

NW/4 OF SECTION NO. 64
T. & P. RR. CO. SURVEY
BLOCK 1
(R.T. YARBOROUGH SURVEY)
ABSTRACT NO. 1950

SECTION NO. 63
T. & P. RR. CO. SURVEY
BLOCK 1
ABSTRACT NO. 828



SW/4 OF SECTION NO. 64
T. & P. RR. CO. SURVEY
BLOCK 1
(J.W. MCCOURMAS SURVEY)
ABSTRACT NO. 2024



4-25-25



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

EXHIBIT "C"

F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

SCALE: 1" = 500 FEET

25.255 ACRES

PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 4 OF 7

DRAWN BY:	BJB	4/18/25
APPROVED BY:	PC	4/24/25

LINE	BEARING	DISTANCE
L1	S 88°54'10" W	462.11'
L2	S 89°14'35" W	257.41'
L3	N 52°54'30" W	226.53'
L4	N 51°30'24" W	376.89'
L5	N 60°38'24" W	130.00'
L6	N 23°42'24" W	221.62'
L7	N 25°17'24" W	60.80'
L8	N 24°37'30" W	96.54'
L9	N 42°19'49" W	98.28'
L10	N 26°15'33" W	616.32'
L11	N 56°38'15" W	242.22'
L12	N 64°46'08" W	55.73'
L13	N 49°23'37" W	152.71'
L14	N 79°35'16" W	363.24'
L15	N 82°00'22" W	394.31'
L16	N 77°33'46" W	240.65'
L17	S 78°54'29" W	586.42'
L18	N 28°55'31" W	116.26'
L19	N 09°29'33" W	92.73'
L20	N 09°19'52" W	436.40'
L21	N 24°21'41" W	489.78'
L22	N 52°35'31" W	197.21'
L23	N 07°20'36" E	117.14'
L24	N 11°09'03" E	23.30'
L25	N 39°03'03" E	188.53'
L26	N 23°17'58" E	130.20'
L27	N 09°15'57" E	170.88'
L28	N 04°43'59" E	59.56'
L29	N 10°33'59" E	165.17'
L30	N 04°09'28" W	53.20'
L31	N 30°44'51" W	243.31'
L32	S 33°58'26" E	28.62'
L33	S 34°56'02" E	29.59'
L34	S 38°35'50" E	34.62'
L35	S 39°15'49" E	56.74'
L36	S 80°11'52" E	22.68'
L37	N 65°11'10" E	15.47'
L38	N 11°01'41" W	31.10'
L39	N 24°35'07" W	26.85'
L40	S 71°34'11" E	7.03'
L41	S 40°06'45" E	10.10'
L42	S 30°44'51" E	233.20'
L43	S 04°09'28" E	52.68'
L44	S 10°33'59" W	165.63'
L45	S 04°43'59" W	59.56'
L46	S 09°15'57" W	171.27'
L47	S 23°17'58" W	130.20'
L48	S 39°03'03" W	187.06'
L49	S 11°09'03" W	2.20'
L50	S 12°10'45" W	175.52'
L51	S 56°06'15" E	233.30'
L52	S 22°50'15" E	278.60'
L53	N 67°09'45" E	15.00'
L54	S 22°50'15" E	213.10'
L55	S 09°00'15" E	533.10'
L56	S 33°42'15" E	120.10'
L57	S 11°57'15" E	15.00'
L58	N 78°02'45" E	579.90'
L59	S 84°34'15" E	127.70'
L60	S 81°43'15" E	394.30'
L61	S 79°35'16" E	296.58'
L62	S 49°23'37" E	153.57'
L63	S 64°46'08" E	55.10'
L64	S 56°38'15" E	240.31'
L65	S 26°15'33" E	617.29'
L66	S 42°19'49" E	97.21'
L67	S 24°41'56" E	50.00'
L68	S 36°21'55" E	76.88'
L69	S 20°24'43" E	252.71'
L70	S 60°38'24" E	130.00'
L71	S 51°30'24" E	376.91'
L72	S 52°54'30" E	223.36'
L73	N 89°14'35" E	257.16'
L74	N 89°02'04" E	460.31'
L75	N 89°00'48" E	3.49'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°30'00"	3820.00'	1°47'26"	S 00°02'55" W	119.37'	119.37'
C2	10°39'20"	537.71'	60°12'44"	N 60°58'49" W	539.43'	565.08'
C3	12°54'06"	444.10'	34°25'00"	N 73°31'01" W	262.77'	266.76'
C4	7°51'14"	729.51'	15°19'09"	N 43°38'54" W	194.47'	195.05'
C5	8°24'39"	681.22'	15°32'11"	N 43°44'55" W	184.16'	184.72'
C6	6°27'45"	886.60'	13°25'40"	N 58°14'23" W	207.31'	207.78'
C7	1°58'33"	2899.79'	4°20'02"	N 62°48'24" W	219.29'	219.34'
C8	17°49'22"	321.47'	36°56'44"	N 42°10'26" W	203.72'	207.29'
C9	10°39'02"	537.96'	27°15'35"	N 33°32'01" W	253.54'	255.95'
C10	9°25'27"	607.96'	21°43'08"	N 34°18'48" W	229.08'	230.46'
C11	10°38'58"	538.02'	34°19'28"	N 42°04'28" W	317.51'	322.31'
C12	8°24'33"	681.35'	12°32'55"	N 62°17'36" W	148.93'	149.23'
C13	10°18'33"	555.77'	20°59'24"	N 56°51'37" W	202.47'	203.60'
C14	10°52'37"	526.77'	35°00'38"	N 65°06'32" W	316.90'	321.88'
C15	2°01'29"	2829.79'	2°14'07"	N 81°33'22" W	110.40'	110.40'
C16	2°01'29"	2829.79'	0°48'52"	N 82°27'13" W	40.23'	40.23'
C17	2°01'29"	2829.79'	2°02'12"	N 83°50'04" W	100.59'	100.60'
C18	11°21'14"	504.64'	19°48'10"	N 53°05'05" W	173.55'	174.41'
C19	10°39'02"	537.96'	51°53'00"	N 82°30'28" W	470.67'	487.14'
C20	9°31'58"	601.05'	30°03'45"	N 76°57'48" W	311.76'	315.36'
C21	20°10'00"	284.11'	37°57'59"	N 43°08'10" W	184.84'	188.26'
C22	9°25'27"	607.96'	24°44'27"	N 17°01'52" W	260.49'	262.52'
C23	4°06'01"	1397.39'	13°47'57"	N 17°31'01" W	335.74'	336.55'
C24	10°39'02"	537.96'	32°42'25"	N 44°34'03" W	302.94'	307.09'
C25	22°26'11"	255.37'	65°49'35"	N 15°28'45" W	277.52'	293.39'
C26	9°25'27"	607.96'	27°48'36"	N 25°03'29" E	292.20'	295.09'
C27	16°30'47"	346.97'	18°10'21"	N 32°22'52" E	109.59'	110.05'
C28	6°13'42"	919.93'	13°23'17"	N 16°36'24" E	214.47'	214.96'
C29	1°00'22"	5694.58'	4°32'00"	N 06°59'57" E	450.45'	450.56'
C30	2°56'46"	1944.85'	6°35'35"	N 08°01'43" E	223.67'	223.80'
C31	4°06'01"	1397.40'	14°52'06"	N 03°07'59" E	361.61'	362.63'
C32	3°22'04"	1701.24'	19°27'54"	N 13°10'21" E	575.18'	577.96'
C33	2°01'29"	2829.79'	7°22'50"	N 28°22'46" W	364.27'	364.52'
C34	1°00'22"	5694.58'	1°09'20"	N 30°18'58" W	114.85'	114.86'
C35	1°58'33"	2899.79'	7°23'09"	S 28°21'39" E	373.55'	373.81'
C36	3°14'05"	1771.24'	19°29'10"	S 13°11'51" E	599.49'	602.39'
C37	3°54'17"	1467.39'	14°51'54"	S 03°08'05" W	379.64'	380.70'
C38	3°03'22"	1874.86'	6°36'26"	S 08°02'08" W	216.08'	216.20'
C39	0°59'38"	5764.58'	4°32'00"	S 06°59'57" W	455.98'	456.10'
C40	5°47'16"	989.93'	13°24'41"	S 16°35'42" W	231.18'	231.71'
C41	13°44'27"	416.97'	17°57'38"	S 32°16'30" W	130.17'	130.71'
C42	10°39'02"	537.96'	27°48'16"	S 25°03'20" W	258.50'	261.06'
C43	30°54'47"	185.34'	68°17'00"	S 21°57'45" E	208.05'	220.89'
C44	9°25'24"	608.02'	33°16'00"	S 39°28'15" E	348.08'	353.02'
C45	3°51'56"	1482.26'	13°50'00"	S 15°55'15" E	357.00'	357.87'
C46	10°57'22"	522.96'	24°42'00"	S 21°21'15" E	223.70'	225.45'
C47	28°47'26"	199.01'	37°40'00"	S 52°32'15" E	128.49'	130.83'
C48	11°11'53"	511.63'	30°35'00"	S 86°39'45" E	269.88'	273.11'
C49	9°25'27"	607.96'	51°52'47"	S 76°00'51" E	531.88'	550.49'
C50	13°20'23"	429.51'	34°30'00"	S 67°19'27" E	254.74'	258.63'
C51	1°58'33"	2899.79'	2°51'00"	S 83°08'45" E	144.23'	144.24'
C52	1°58'31"	2900.64'	1°52'48"	S 80°46'51" E	95.17'	95.18'
C53	9°36'04"	596.77'	34°54'28"	S 65°09'58" E	357.99'	363.59'
C54	11°47'41"	485.77'	21°22'52"	S 56°50'41" E	180.23'	181.28'
C55	7°37'33"	751.35'	12°20'16"	S 62°13'02" E	161.48'	161.79'
C56	9°25'24"	608.02'	34°05'25"	S 42°02'14" E	356.45'	361.76'
C57	10°39'02"	537.96'	22°04'31"	S 34°18'52" E	205.99'	207.27'
C58	9°25'27"	607.96'	26°41'17"	S 33°31'57" E	280.63'	283.18'
C59	22°46'59"	251.48'	36°56'44"	S 42°10'23" E	159.37'	162.16'
C60	2°01'29"	2829.79'	4°20'02"	S 62°48'24" E	214.00'	214.05'
C61	5°59'20"	956.70'	13°25'40"	S 58°14'26" E	223.70'	224.21'
C62	7°37'39"	751.17'	15°32'11"	S 43°44'54" E	203.07'	203.69'
C63	8°41'17"	659.47'	15°14'11"	S 43°36'26" E	174.85'	175.37'
C64	15°18'56"	374.10'	34°06'44"	S 73°40'09" E	219.45'	222.73'
C65	9°25'27"	607.96'	17°22'50"	S 82°31'29" E	183.72'	184.42'
C66	9°25'27"	607.96'	32°55'00"	S 57°02'57" E	344.49'	349.28'

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

DRAWN BY:	BJB	4/18/25
APPROVED BY:	PC	4/24/25

EXHIBIT "C" F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

25.255 ACRES

PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 5 OF 7



LEGAL DESCRIPTION

Of a 25 255 acres tract of land, being a portion of F.M. Highway No. 4 out of the following surveys in Palo Pinto County, Texas:

- W.M. Logan Survey, Abstract No. 294
- Northeast 1/4 of Section No. 74, T. & P. RR. Co. Survey, Block I (T.F. Chestnut Survey), Abstract No. 2049
- Section No. 67, T. & P. RR. Co. Survey, Block I, Abstract No. 818
- Southwest 1/4 of Section No. 64, T. & P. RR. Co. Survey, Block I (J.W. McCourmas Survey), Abstract No. 2024
- Northeast 1/4 of Section No. 64, T. & P. RR. Co. Survey, Block I (R.T. Yarbrough Survey), Abstract No. 1950

and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) (N: 6912647 44, E: 2050669 86) in the north right of way line of said F.M. Highway No. 4 and in the southwest line of a certain 0.966 acre tract (Tract 3) described in Volume 2501, Page 134 of the Official Public Records for the beginning corner of this tract. Whence a found 1/2" iron rod at the northeast corner of said W.M. Logan Survey, the same being the northeast corner of said 0.966 acre tract, bears N. 25 deg. 43 min. 13 sec. E. 201.95 feet

Thence southerly along the arc of a 01 deg. 47 min. 26 sec. curve to the left with a radius of 3820.00 feet, a central angle of 01 deg. 47 min. 26 sec., a chord of S. 00 deg. 02 min. 55 sec. W. 119.37 feet and an arc length of 119.37 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said F.M. Highway No. 4 and in the northerly line of a certain 489.602 acres tract (Tract 1) described in said Volume 2501, Page 134 for the most southerly corner of this tract

Thence along the southwesterly right of way line of said F.M. Highway No. 4 the following courses and distances:

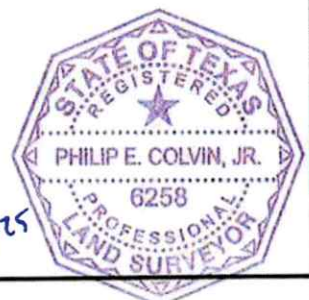
- Northwesterly along the arc of a 10 deg. 39 min. 20 sec. curve to the left with a radius of 537.71 feet, a central angle of 60 deg. 12 min. 44 sec., a chord of N. 60 deg. 58 min. 49 sec. W. 539.43 feet and an arc length of 565.08 feet to a found 1/2" iron rod with cap for a corner of this and said 489.602 acres tract
- S. 88 deg. 54 min. 10 sec. W. 462.11 feet to a found 1/2" iron rod with cap for a corner of this and said 489.602 acres tract
- S. 89 deg. 14 min. 35 sec. W. 257.41 feet to a found 1/2" iron rod with cap for a corner of this and said 489.602 acres tract
- Westerly along the arc of a 12 deg. 54 min. 06 sec. curve to the right with a radius of 444.10 feet, a central angle of 34 deg. 23 min. 00 sec., a chord of N. 73 deg. 31 min. 01 sec. W. 262.77 feet and an arc length of 266.76 feet to a point at a corner in the east line of a certain 63.449 acres tract (Tract 1) described in Volume 2350, Page 27 of said Official Public Records for a corner of this tract
- N. 52 deg. 54 min. 30 sec. W. 226.53 feet to a point for a corner of this and said 63.449 acres tract
- Northwesterly along the arc of a 07 deg. 31 min. 14 sec. curve to the right with a radius of 729.51 feet, a central angle of 15 deg. 19 min. 09 sec., a chord of N. 43 deg. 38 min. 54 sec. W. 194.47 feet and an arc length of 195.05 feet to a point for a corner of this and said 63.449 acres tract
- Northwesterly along the arc of a 08 deg. 24 min. 39 sec. curve to the left with a radius of 681.22 feet, a central angle of 15 deg. 32 min. 11 sec., a chord of N. 43 deg. 44 min. 55 sec. W. 184.16 feet and an arc length of 184.72 feet to a point for a corner of this and said 63.449 acres tract
- N. 51 deg. 30 min. 24 sec. W. 376.89 feet to a point for a corner of this and said 63.449 acres tract
- Northwesterly along the arc of a 06 deg. 27 min. 45 sec. curve to the left with a radius of 886.60 feet, a central angle of 13 deg. 25 min. 40 sec., a chord of N. 58 deg. 14 min. 23 sec. W. 207.31 feet and an arc length of 207.78 feet to a point for a corner of this and said 63.449 acres tract
- Northwesterly along the arc of a 01 deg. 58 min. 33 sec. curve to the right with a radius of 2899.79 feet, a central angle of 04 deg. 20 min. 02 sec., a chord of N. 62 deg. 48 min. 24 sec. W. 219.29 feet and an arc length of 219.34 feet to a point for a corner of this and said 63.449 acres tract
- N. 60 deg. 38 min. 24 sec. W. 130.00 feet to a point for a corner of this and said 63.449 acres tract
- Northwesterly along the arc of a 17 deg. 49 min. 22 sec. curve to the right with a radius of 321.47 feet, a central angle of 36 deg. 56 min. 44 sec., a chord of N. 42 deg. 10 min. 26 sec. W. 203.72 feet and an arc length of 207.29 feet to a point for a corner of this and said 63.449 acres tract
- N. 23 deg. 42 min. 24 sec. W. 221.62 feet to a point for a corner of this and said 63.449 acres tract
- N. 25 deg. 17 min. 24 sec. W. 60.80 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 63.449 acres tract and at the southeast corner of a certain 413.490 acres tract described in Volume 2409, Page 511 of said Official Public Records for a corner of this tract
- N. 24 deg. 37 min. 30 sec. W. 96.34 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 10 deg. 39 min. 02 sec. curve to the left with a radius of 537.96 feet, a central angle of 27 deg. 15 min. 35 sec., a chord of N. 33 deg. 32 min. 01 sec. W. 253.54 feet and an arc length of 255.95 feet to a point for a corner of this and said 413.490 acres tract
- N. 42 deg. 19 min. 49 sec. W. 98.28 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 21 deg. 43 min. 08 sec., a chord of N. 34 deg. 18 min. 48 sec. W. 229.08 feet and an arc length of 230.46 feet to a point for a corner of this and said 413.490 acres tract
- N. 26 deg. 15 min. 33 sec. W. 616.32 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 10 deg. 38 min. 58 sec. curve to the left with a radius of 538.02 feet, a central angle of 34 deg. 19 min. 28 sec., a chord of N. 42 deg. 04 min. 28 sec. W. 317.51 feet and an arc length of 322.31 feet to a point for a corner of this and said 413.490 acres tract
- N. 36 deg. 38 min. 15 sec. W. 242.22 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 08 deg. 24 min. 33 sec. curve to the left with a radius of 681.35 feet, a central angle of 12 deg. 32 min. 55 sec., a chord of N. 62 deg. 17 min. 36 sec. W. 148.93 feet and an arc length of 149.23 feet to a point for a corner of this and said 413.490 acres tract
- N. 64 deg. 46 min. 08 sec. W. 55.73 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 10 deg. 18 min. 33 sec. curve to the right with a radius of 555.77 feet, a central angle of 20 deg. 59 min. 24 sec., a chord of N. 56 deg. 51 min. 37 sec. W. 202.47 feet and an arc length of 203.60 feet to a point for a corner of this and said 413.490 acres tract
- N. 49 deg. 23 min. 37 sec. W. 152.71 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 10 deg. 32 min. 37 sec. curve to the left with a radius of 526.77 feet, a central angle of 35 deg. 00 min. 38 sec., a chord of N. 65 deg. 06 min. 32 sec. W. 316.90 feet and an arc length of 321.88 feet to a found 3/8" iron rod for a corner of this and said 413.490 acres tract
- N. 79 deg. 35 min. 16 sec. W. 363.24 feet to a point for a corner of this and said 413.490 acres tract
- Westerly along the arc of a 02 deg. 01 min. 29 sec. curve to the left with a radius of 2829.79 feet, a central angle of 02 deg. 14 min. 07 sec., a chord of N. 81 deg. 33 min. 22 sec. W. 110.40 feet and an arc length of 110.40 feet to a point for a corner of this and said 413.490 acres tract
- N. 82 deg. 00 min. 22 sec. W. 98.39 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 413.490 acres tract and in all 394.31 feet to a found 3/8" iron rod for a corner of this tract
- Westerly along the arc of a 02 deg. 01 min. 29 sec. curve to the left with a radius of 2829.79 feet, a central angle of 00 deg. 48 min. 52 sec., a chord of N. 82 deg. 27 min. 13 sec. W. 40.23 feet and an arc length of 40.23 feet to a found 3/8" iron rod for a corner of this and said 413.490 acres tract
- Westerly along the arc of a 02 deg. 01 min. 29 sec. curve to the right with a radius of 2829.79 feet, a

central angle of 02 deg. 02 min. 12 sec., a chord of N. 83 deg. 50 min. 04 sec. W. 100.59 feet and an arc length of 100.60 feet to a point for a corner of this and said 413.490 acres tract

- N. 77 deg. 33 min. 46 sec. W. 240.65 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 11 deg. 21 min. 14 sec. curve to the right with a radius of 504.64 feet, a central angle of 19 deg. 48 min. 10 sec., a chord of N. 53 deg. 05 min. 05 sec. W. 173.55 feet and an arc length of 174.41 feet to a point for a corner of this and said 413.490 acres tract
- Westerly along the arc of a 10 deg. 39 min. 02 sec. curve to the left with a radius of 537.96 feet, a central angle of 51 deg. 53 min. 00 sec., a chord of N. 82 deg. 30 min. 28 sec. W. 470.67 feet and an arc length of 487.14 feet to a point for a corner of this and said 413.490 acres tract
- S. 78 deg. 54 min. 29 sec. W. 586.42 feet to a point for a corner of this and said 413.490 acres tract
- Westerly along the arc of a 09 deg. 31 min. 58 sec. curve to the right with a radius of 601.05 feet, a central angle of 30 deg. 03 min. 45 sec., a chord of N. 76 deg. 57 min. 48 sec. W. 311.76 feet and an arc length of 315.36 feet to a point for a corner of this tract
- Northwesterly along the arc of a 20 deg. 10 min. 00 sec. curve to the right with a radius of 284.11 feet, a central angle of 37 deg. 57 min. 59 sec., a chord of N. 43 deg. 08 min. 10 sec. W. 184.84 feet and an arc length of 188.26 feet to a point for a corner of this tract
- N. 28 deg. 55 min. 31 sec. W. 116.26 feet to a point for a corner of this tract
- Northwesterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 24 deg. 44 min. 27 sec., a chord of N. 17 deg. 01 min. 52 sec. W. 260.49 feet and an arc length of 262.52 feet to a point for corner of this tract
- N. 09 deg. 29 min. 33 sec. W. 92.73 feet to a found 3/8" iron rod for a corner of this and said 413.490 acres tract
- N. 09 deg. 19 min. 52 sec. W. 436.40 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 04 deg. 06 min. 01 sec. curve to the left with a radius of 1397.39 feet, a central angle of 13 deg. 47 min. 57 sec., a chord of N. 17 deg. 31 min. 01 sec. W. 335.74 feet and an arc length of 336.55 feet to a point for a corner of this and said 413.490 acres tract
- N. 24 deg. 21 min. 41 sec. W. 489.78 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 10 deg. 39 min. 02 sec. curve to the left with a radius of 537.96 feet, a central angle of 32 deg. 42 min. 25 sec., a chord of N. 44 deg. 34 min. 03 sec. W. 302.94 feet and an arc length of 307.09 feet to a point for a corner of this and said 413.490 acres tract
- N. 52 deg. 35 min. 31 sec. W. 197.21 feet to a point for a corner of this and said 413.490 acres tract
- Northwesterly along the arc of a 22 deg. 26 min. 11 sec. curve to the right with a radius of 255.37 feet, a central angle of 65 deg. 49 min. 35 sec., a chord of N. 15 deg. 28 min. 45 sec. W. 277.52 feet and an arc length of 293.39 feet to a point for a corner of this and said 413.490 acres tract
- N. 07 deg. 20 min. 36 sec. E. 117.14 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 413.490 acres tract and at the southeast corner of a certain 9.950 acres tract described in Volume 2544, Page 286 of said Official Public Records for a corner of this tract
- N. 11 deg. 09 min. 03 sec. E. 23.30 feet to a point for a corner of this and said 9.950 acres tract
- Northwesterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 27 deg. 48 min. 36 sec., a chord of N. 25 deg. 03 min. 29 sec. E. 292.20 feet and an arc length of 295.09 feet to a point for a corner of this and said 9.950 acres tract
- N. 39 deg. 03 min. 03 sec. E. 188.53 feet to a point for a corner of this and said 9.950 acres tract
- Northwesterly along the arc of a 16 deg. 30 min. 47 sec. curve to the left with a radius of 346.97 feet, a central angle of 18 deg. 10 min. 21 sec., a chord of N. 32 deg. 22 min. 52 sec. E. 109.59 feet and an arc length of 110.05 feet to a point for a corner of this and said 9.950 acres tract
- N. 23 deg. 17 min. 58 sec. E. 130.20 feet to a point for a corner of this and said 9.950 acres tract
- Northwesterly along the arc of a 06 deg. 13 min. 42 sec. curve to the left with a radius of 919.93 feet, a central angle of 13 deg. 23 min. 17 sec., a chord of N. 16 deg. 36 min. 24 sec. E. 214.47 feet and an arc length of 214.96 feet to a point for a corner of this and said 9.950 acres tract
- N. 09 deg. 15 min. 57 sec. E. 170.88 feet to a point for a corner of this and said 9.950 acres tract
- Northwesterly along the arc of a 01 deg. 00 min. 22 sec. curve to the left with a radius of 5694.38 feet, at 83.45 feet along the arc pass a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 9.950 acres tract and at the southeast corner of a certain 8.513 acres tract described in Volume 2441, Page 187 of said Official Public Records, and continuing along said arc with a central angle of 04 deg. 32 min. 00 sec., a chord of N. 06 deg. 59 min. 57 sec. E. 450.45 feet and an arc length of 450.56 feet to a point for a corner of this and said 8.513 acres tract
- N. 04 deg. 43 min. 59 sec. E. 59.56 feet to a point for a corner of this and said 8.513 acres tract
- Northwesterly along the arc of a 02 deg. 56 min. 46 sec. curve to the right with a radius of 1944.85 feet, a central angle of 06 deg. 35 min. 35 sec., a chord of N. 08 deg. 01 min. 43 sec. E. 223.67 feet and an arc length of 223.80 feet to a point for a corner of this and said 8.513 acres tract
- N. 10 deg. 33 min. 59 sec. E. 165.17 feet to a point for a corner of this and said 8.513 acres tract
- Northwesterly along the arc of a 04 deg. 06 min. 01 sec. curve to the left with a radius of 1397.40 feet, a central angle of 14 deg. 32 min. 06 sec., a chord of N. 03 deg. 07 min. 59 sec. E. 361.61 feet and an arc length of 362.63 feet to a point for a corner of this and said 8.513 acres tract
- N. 04 deg. 09 min. 28 sec. W. 53.20 feet to a point for a corner of this and said 8.513 acres tract
- Northwesterly along the arc of a 03 deg. 22 min. 04 sec. curve to the left with a radius of 1701.24 feet, at 382.12 feet along the arc pass a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 8.513 acres tract and at the southeast corner of a certain 4.874 acres tract (Tract 2) described in Volume 2543, Page 838 of said Official Public Records, and continuing along said arc with a central angle of 19 deg. 27 min. 54 sec., a chord of N. 13 deg. 10 min. 21 sec. W. 575.18 feet and an arc length of 577.96 feet to a point for a corner of this and said 4.874 acres tract
- Northwesterly along the arc of a 02 deg. 01 min. 29 sec. curve to the left with a radius of 2829.79 feet, a central angle of 07 deg. 22 min. 50 sec., a chord of N. 28 deg. 22 min. 46 sec. W. 364.27 feet and an arc length of 364.52 feet to a point for a corner of this and said 4.874 acres tract
- N. 30 deg. 44 min. 51 sec. W. 243.31 feet to a point for a corner of this and said 4.874 acres tract
- Northwesterly along the arc of a 01 deg. 00 min. 22 sec. curve to the left with a radius of 5694.38 feet, a central angle of 01 deg. 09 min. 20 sec., a chord of N. 30 deg. 18 min. 58 sec. W. 114.85 feet and an arc length of 114.86 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the 890 foot contour line and at the northeast corner of said 4.874 acres tract for the northwest corner of this tract

Thence over and across said F.M. Highway No. 4 and with said 890 foot contour line the following courses and distances:

- S. 33 deg. 58 min. 26 sec. E. 28.62 feet
- S. 34 deg. 36 min. 02 sec. E. 29.59 feet
- S. 38 deg. 35 min. 50 sec. E. 34.62 feet
- S. 39 deg. 15 min. 49 sec. E. 56.74 feet
- S. 80 deg. 11 min. 52 sec. E. 22.68 feet
- N. 65 deg. 11 min. 10 sec. E. 15.47 feet
- N. 11 deg. 01 min. 41 sec. W. 31.10 feet
- N. 24 deg. 35 min. 07 sec. W. 26.85 feet
- S. 71 deg. 34 min. 11 sec. E. 7.03 feet
- S. 40 deg. 06 min. 45 sec. E. 10.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwesterly right of way line of said F.M. Highway No. 4 for the northeast corner of this tract



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

DRAWN BY:	BJB	4/18/25
APPROVED BY:	PC	4/24/25

EXHIBIT "C"
F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

25.255 ACRES

PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 6 OF 7

LEGAL DESCRIPTION (cont.)

Thence along the northeasterly right of way line of said F.M. Highway No. 4 the following courses and distances:

- S 30 deg. 44 min. 51 sec. E. 233.20 feet to a point for a corner of this tract
- Southeasterly along the arc of a 01 deg. 58 min. 33 sec. curve to the right with a radius of 2899.79 feet, a central angle of 07 deg. 23 min. 09 sec., a chord of S. 28 deg. 21 min. 39 sec. E. 373.55 feet and an arc length of 373.81 feet to a point for a corner of this tract
- Southerly along the arc of a 03 deg. 14 min. 05 sec. curve to the right with a radius of 1771.24 feet, at 218.38 feet along the arc pass a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 0.278 acre tract (Tract 1) described in said Volume 2543, Page 838 and at the northwest corner of a certain 14.154 acres tract described in Volume 2558, Page 175 of said Official Public Records, and continuing along said arc with a central angle of 19 deg. 29 min. 10 sec., a chord of S. 13 deg. 11 min. 51 sec. E. 599.49 feet and an arc length of 602.39 feet to a point for a corner of this and said 14.154 acres tract
- S 04 deg. 09 min. 28 sec. E. 52.68 feet to a point for a corner of this and said 14.154 acres tract
- Southerly along the arc of a 03 deg. 54 min. 17 sec. curve to the right with a radius of 1467.39 feet, a central angle of 14 deg. 51 min. 54 sec., a chord of S. 03 deg. 08 min. 05 sec. W. 379.64 feet and an arc length of 380.70 feet to a point for a corner of this and said 14.154 acres tract
- S 10 deg. 33 min. 59 sec. W. 165.63 feet to a point for a corner of this and said 14.154 acres tract
- Southerly along the arc of a 03 deg. 03 min. 22 sec. curve to the left with a radius of 1874.86 feet, a central angle of 06 deg. 36 min. 26 sec., a chord of S. 08 deg. 02 min. 08 sec. W. 216.08 feet and an arc length of 216.20 feet to a point for a corner of this and said 14.154 acres tract
- S 04 deg. 43 min. 59 sec. W. 59.56 feet to a point for a corner of this and said 14.154 acres tract
- Southerly along the arc of a 00 deg. 59 min. 38 sec. curve to the right with a radius of 5764.58 feet, a central angle of 04 deg. 32 min. 00 sec., a chord of S. 06 deg. 59 min. 57 sec. W. 455.98 feet and an arc length of 456.10 feet to a point for a corner of this and said 14.154 acres tract
- S 09 deg. 15 min. 57 sec. W. 171.27 feet to a point for a corner of this and said 14.154 acres tract
- Southerly along the arc of a 05 deg. 47 min. 16 sec. curve to the right with a radius of 989.93 feet, a central angle of 13 deg. 24 min. 41 sec., a chord of S. 16 deg. 35 min. 42 sec. W. 231.18 feet and an arc length of 231.71 feet to a point for a corner of this and said 14.154 acres tract
- S 23 deg. 17 min. 58 sec. W. 130.20 feet to a point for a corner of this and said 14.154 acres tract
- Southeasterly along the arc of a 13 deg. 44 min. 27 sec. curve to the right with a radius of 416.97 feet, a central angle of 17 deg. 57 min. 38 sec., a chord of S. 32 deg. 16 min. 30 sec. W. 130.17 feet and an arc length of 130.71 feet to a point for a corner of this and said 14.154 acres tract
- S 39 deg. 03 min. 03 sec. W. 187.06 feet to a point for a corner of this and said 14.154 acres tract
- Southeasterly along the arc of a 10 deg. 39 min. 02 sec. curve to the left with a radius of 537.96 feet, a central angle of 27 deg. 48 min. 16 sec., a chord of S. 25 deg. 03 min. 20 sec. W. 258.50 feet and an arc length of 261.06 feet to a point for a corner of this and said 14.154 acres tract
- S 11 deg. 09 min. 03 sec. W. 2.20 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 14.154 acres tract and at the northwest corner of a certain 7.316 acres tract described in Volume 2466, Page 414 of said Official Public Records for a corner of this tract
- S 12 deg. 10 min. 45 sec. W. 175.52 feet to a point for a corner of this and said 7.316 acres tract
- Southerly along the arc of a 30 deg. 54 min. 47 sec. curve to the left with a radius of 185.34 feet, a central angle of 68 deg. 17 min. 00 sec., a chord of S. 21 deg. 37 min. 45 sec. E. 208.05 feet and an arc length of 220.87 feet to a point for a corner of this and said 7.316 acres tract
- S 09 deg. 06 min. 15 sec. E. 233.30 feet to a point for a corner of this and said 7.316 acres tract
- Southeasterly along the arc of a 09 deg. 25 min. 24 sec. curve to the right with a radius of 608.02 feet, a central angle of 33 deg. 16 min. 00 sec., a chord of S. 39 deg. 28 min. 15 sec. E. 348.08 feet and an arc length of 353.02 feet to a point for a corner of this and said 7.316 acres tract
- S 22 deg. 50 min. 15 sec. E. 278.60 feet to a point at the southwest corner of said 7.316 acres tract for a corner of this tract
- N 67 deg. 09 min. 45 sec. E. 15.00 feet to a point at an ell corner of said 7.316 acres tract for a corner of this tract
- S 22 deg. 50 min. 15 sec. E. at 16.35 feet pass the southeast corner of said 7.316 acres tract and in all 213.19 feet to a point for a corner of this tract
- Southerly along the arc of a 03 deg. 51 min. 56 sec. curve to the right with a radius of 1482.26 feet, a central angle of 13 deg. 50 min. 00 sec., a chord of S. 15 deg. 55 min. 15 sec. E. 357.00 feet and an arc length of 357.87 feet to a point for a corner of this tract
- S 09 deg. 00 min. 15 sec. E. 533.10 feet to a point for a corner of this tract
- Southerly along the arc of a 10 deg. 57 min. 22 sec. curve to the left with a radius of 522.96 feet, a central angle of 24 deg. 42 min. 00 sec., a chord of S. 21 deg. 21 min. 15 sec. E. 223.70 feet and an arc length of 225.45 feet to a point for a corner of this tract
- S 33 deg. 42 min. 15 sec. E. 120.10 feet to a point for a corner of this tract
- Southeasterly along the arc of a 28 deg. 47 min. 26 sec. curve to the left with a radius of 199.01 feet, a central angle of 37 deg. 40 min. 00 sec., a chord of S. 52 deg. 32 min. 15 sec. E. 128.49 feet and an arc length of 130.83 feet to a point for a corner of this tract
- Easterly along the arc of a 11 deg. 11 min. 53 sec. curve to the left with a radius of 511.65 feet, a central angle of 30 deg. 35 min. 00 sec., a chord of S. 86 deg. 39 min. 45 sec. E. 269.88 feet and an arc length of 273.11 feet to a point for a corner of this tract
- S 11 deg. 57 min. 15 sec. E. 15.00 feet to a point for a corner of this tract
- N 78 deg. 02 min. 45 sec. E. 579.90 feet to a point for a corner of this tract
- Easterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 51 deg. 52 min. 47 sec., a chord of S. 76 deg. 00 min. 51 sec. E. 531.88 feet and an arc length of 550.49 feet to a point in the south line of a certain 1.955 acres tract described in Volume 2541, Page 86 of said Official Public Records for a corner of this tract
- Southeasterly along the arc of a 13 deg. 20 min. 23 sec. curve to the left with a radius of 429.51 feet, a central angle of 34 deg. 30 min. 00 sec., a chord of S. 67 deg. 19 min. 27 sec. E. 254.74 feet and an arc length of 258.63 feet to a point for a corner of this and said 1.955 acres tract
- S 84 deg. 34 min. 15 sec. E. 127.70 feet to a point for a corner of this and said 1.955 acres tract
- Easterly along the arc of a 01 deg. 58 min. 33 sec. curve to the right with a radius of 2899.79 feet, at 477 feet along the arc pass the southeast corner of said 1.955 acres tract, and continuing along said arc with a central angle of 02 deg. 51 min. 00 sec., a chord of S. 83 deg. 08 min. 45 sec. E. 144.23 feet and an arc length of 144.24 feet to a point for a corner of this tract
- S 81 deg. 43 min. 15 sec. E. 394.30 feet to a point for a corner of this tract
- Easterly along the arc of a 01 deg. 58 min. 31 sec. curve to the right with a radius of 2900.64 feet, a central angle of 01 deg. 52 min. 48 sec., a chord of S. 80 deg. 46 min. 51 sec. E. 95.17 feet and an arc length of 95.18 feet to a found 3/8" iron rod at the northwest corner of a certain 20.382 acres tract described in Volume 2431, Page 373 of said Official Public Records for a corner of this tract
- S 79 deg. 35 min. 16 sec. E. 296.58 feet to a found 60D nail for a corner of this and said 20.382 acres tract
- Southeasterly along the arc of a 09 deg. 36 min. 04 sec. curve to the right with a radius of 596.77 feet, a central angle of 34 deg. 54 min. 28 sec., a chord of S. 65 deg. 09 min. 58 sec. E. 357.99 feet and an arc length of 363.59 feet to a point for a corner of this and said 20.382 acres tract
- S 49 deg. 23 min. 37 sec. E. 153.57 feet to a point for a corner of this and said 20.382 acres tract
- Southeasterly along the arc of a 11 deg. 47 min. 41 sec. curve to the left with a radius of 485.77 feet, a central angle of 21 deg. 22 min. 52 sec., a chord of S. 36 deg. 50 min. 41 sec. E. 180.23 feet and an arc length of 181.28 feet to a point for a corner of this and said 20.382 acres tract
- S 64 deg. 46 min. 08 sec. E. 55.10 feet to a point for a corner of this and said 20.382 acres tract
- Southeasterly along the arc of a 07 deg. 37 min. 33 sec. curve to the right with a radius of 751.35 feet, a central angle of 12 deg. 20 min. 16 sec., a chord of S. 62 deg. 13 min. 02 sec. E. 161.48 feet and an arc length of 161.79 feet to a point for a corner of this and said 20.382 acres tract
- S 56 deg. 38 min. 15 sec. E. 240.31 feet to a found 60D nail for a corner of this and said 20.382 acres tract
- Southeasterly along the arc of a 09 deg. 25 min. 24 sec. curve to the right with a radius of 608.02 feet, a central angle of 34 deg. 05 min. 25 sec., a chord of S. 42 deg. 02 min. 14 sec. E. 356.45 feet and an arc length of 361.76 feet to a found 1/2" iron rod for a corner of this and said 20.382 acres tract
- S 26 deg. 15 min. 33 sec. E. 617.29 feet to a point for a corner of this and said 20.382 acres tract
- Southeasterly along the arc of a 10 deg. 39 min. 02 sec. curve to the left with a radius of 537.96 feet, a central angle of 22 deg. 04 min. 31 sec., a chord of S. 34 deg. 18 min. 52 sec. E. 205.99 feet and an arc length of 207.27 feet to a point for a corner of this and said 20.382 acres tract
- S 42 deg. 19 min. 49 sec. E. 97.21 feet to a point for a corner of this and said 20.382 acres tract
- Southeasterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 26 deg. 41 min. 17 sec., a chord of S. 33 deg. 31 min. 57 sec. E. 280.63 feet and an arc length of 283.18 feet to a point for a corner of this and said 20.382 acres tract
- S 24 deg. 41 min. 36 sec. E. 50.00 feet to a point for a corner of this and said 20.382 acres tract
- S 36 deg. 21 min. 55 sec. E. 76.88 feet to a found 1/2" iron rod at the southwest corner of said 20.382 acres tract and at the northwest corner of a certain 32.211 acres tract (Tract 2) described in said Volume 2350, Page 27 for a corner of this tract
- S 20 deg. 24 min. 43 sec. E. 252.71 feet to a point for a corner of this and said 32.211 acres tract
- Southeasterly along the arc of a 22 deg. 46 min. 59 sec. curve to the left with a radius of 251.48 feet, a central angle of 36 deg. 56 min. 44 sec., a chord of S. 42 deg. 10 min. 23 sec. E. 159.37 feet and an arc length of 162.16 feet to a point for a corner of this and said 32.211 acres tract
- S 60 deg. 38 min. 24 sec. E. 130.00 feet to a point for a corner of this and said 32.211 acres tract
- Southeasterly along the arc of a 02 deg. 01 min. 29 sec. curve to the left with a radius of 2829.79 feet, a central angle of 04 deg. 20 min. 02 sec., a chord of S. 62 deg. 48 min. 24 sec. E. 214.00 feet and an arc length of 214.05 feet to a point for a corner of this and said 32.211 acres tract
- Southeasterly along the arc of a 05 deg. 59 min. 20 sec. curve to the right with a radius of 956.70 feet, a central angle of 13 deg. 25 min. 40 sec., a chord of S. 58 deg. 14 min. 26 sec. E. 223.70 feet and an arc length of 224.21 feet to a point for a corner of this and said 32.211 acres tract
- S 51 deg. 30 min. 24 sec. E. 376.91 feet to a point for a corner of this and said 32.211 acres tract
- Southeasterly along the arc of a 07 deg. 37 min. 39 sec. curve to the right with a radius of 751.17 feet, a central angle of 15 deg. 32 min. 11 sec., a chord of S. 43 deg. 44 min. 54 sec. E. 203.07 feet and an arc length of 203.69 feet to a point for a corner of this and said 32.211 acres tract
- Southeasterly along the arc of a 08 deg. 41 min. 17 sec. curve to the left with a radius of 659.47 feet, a central angle of 15 deg. 14 min. 11 sec., a chord of S. 33 deg. 36 min. 26 sec. E. 174.85 feet and an arc length of 175.37 feet to a point for a corner of this and said 32.211 acres tract
- S 52 deg. 54 min. 30 sec. E. 223.36 feet to a point for a corner of this and said 32.211 acres tract
- Easterly along the arc of a 15 deg. 18 min. 56 sec. curve to the left with a radius of 374.10 feet, a central angle of 34 deg. 06 min. 44 sec., a chord of S. 73 deg. 40 min. 09 sec. E. 219.45 feet and an arc length of 222.73 feet to a point for a corner of this and said 32.211 acres tract
- N 89 deg. 14 min. 35 sec. E. 257.16 feet to a point for a corner of this and said 32.211 acres tract
- N 89 deg. 02 min. 04 sec. E. 460.31 feet to a 3" steel post at the southeast corner of said 32.211 acres tract and at the southwest corner of a certain 9.900 acres tract described in Volume 2357, Page 14 of said Official Public Records for a corner of this tract
- N 89 deg. 00 min. 48 sec. E. 3.49 feet to a found 60D nail for a corner of this and said 9.900 acres tract
- Easterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 17 deg. 22 min. 50 sec., a chord of S. 82 deg. 31 min. 29 sec. E. 183.72 feet and an arc length of 184.42 feet to a found 60D nail at a southerly corner of said 9.900 acres tract and at the northwest corner of said 0.966 acre tract for a corner of this tract
- Southeasterly along the arc of a 09 deg. 25 min. 27 sec. curve to the right with a radius of 607.96 feet, a central angle of 32 deg. 55 min. 00 sec., a chord of S. 57 deg. 02 min. 57 sec. E. 344.49 feet and an arc length of 349.28 feet to the place of beginning



4-25-25

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

EXHIBIT "C"
F.M. HIGHWAY NO. 4

25.255 ACRES

PLAT DATE: 4/25/25

DWG: 24952D

FN250451

SHEET: 7 OF 7

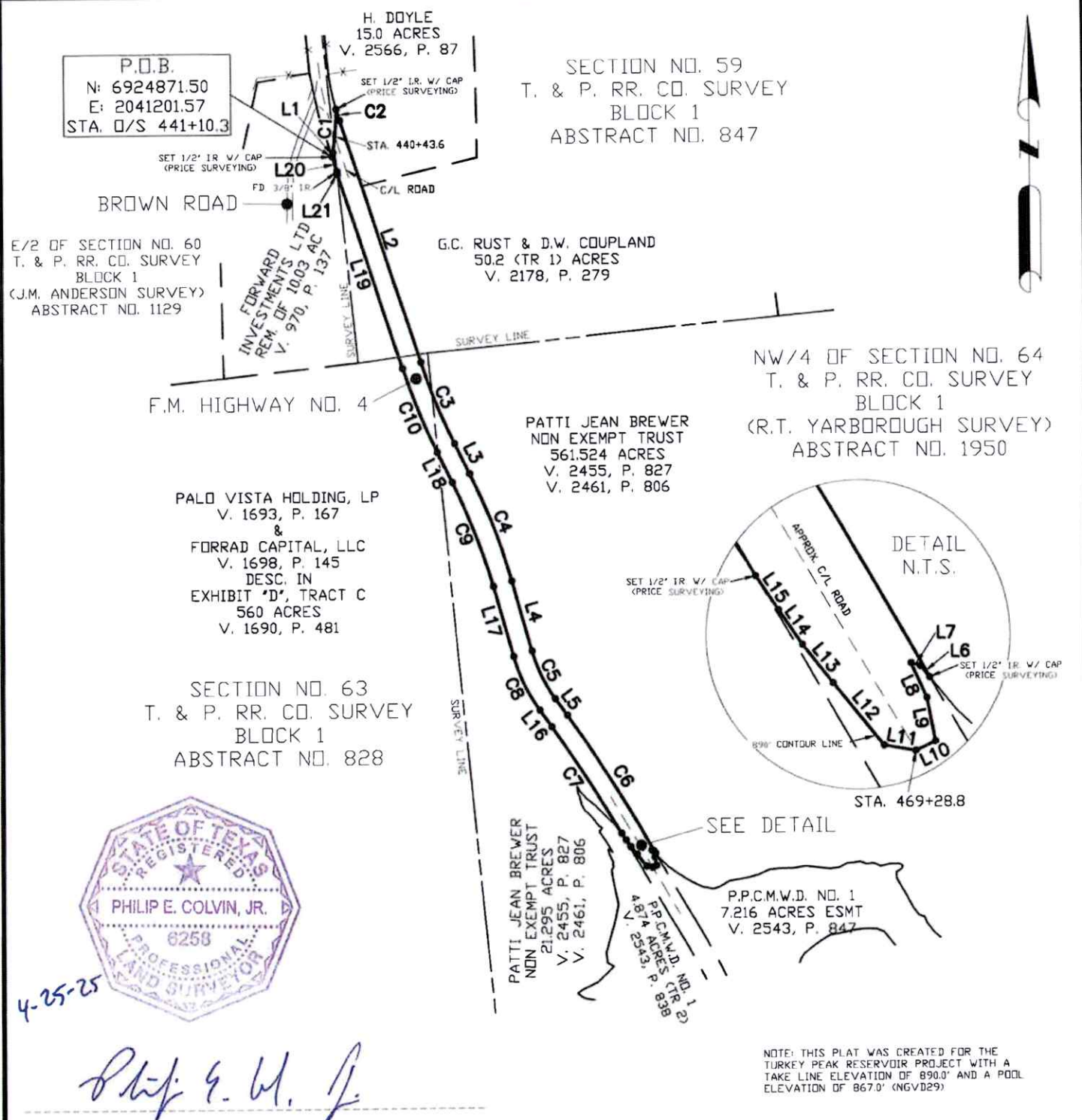
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

DRAWN BY: BJB 4/18/25

APPROVED BY: PC 4/24/25

Exhibit D



4-25-25

Philip E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
I CERTIFY THAT THIS PLAT IS PREPARED FROM FIELD
NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

EXHIBIT "D"

F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

SCALE: 1" = 500 FEET

4.596 ACRES

PLAT DATE: 4/25/25

DWG: 24952G

FN250462

SHEET: 1 OF 3

DRAWN BY: BJB 4/24/25

APPROVED BY: PC 4/25/25

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°57'44"	961.00'	9°19'56"	N 04°35'51" E	156.35'	156.52'
C2	5°56'15"	965.00'	2°33'16"	S 17°04'10" E	43.02'	43.02'
C3	2°31'14"	2273.08'	7°59'25"	S 22°20'30" E	316.74'	317.00'
C4	2°27'08"	2336.61'	10°10'24"	S 21°15'00" E	414.34'	414.89'
C5	10°21'40"	552.99'	19°54'52"	S 26°07'14" E	191.24'	192.20'
C6	0°59'16"	5800.62'	5°48'55"	S 32°35'43" E	588.47'	588.73'
C7	1°00'46"	5657.55'	4°38'33"	N 33°11'41" W	458.27'	458.40'
C8	9°11'49"	622.99'	19°54'52"	N 26°07'14" W	215.45'	216.53'
C9	2°31'40"	2266.61'	10°10'24"	N 21°15'00" W	401.93'	402.46'
C10	2°26'43"	2343.08'	7°59'25"	N 22°20'30" W	326.49'	326.76'

LINE	BEARING	DISTANCE
L1	N 09°15'49" E	15.63'
L2	S 18°20'47" E	919.88'
L3	S 26°20'12" E	121.30'
L4	S 16°09'48" E	262.22'
L5	S 36°04'41" E	74.37'
L6	N 40°06'45" W	10.10'
L7	N 71°34'11" W	7.03'
L8	S 24°35'07" E	26.85'
L9	S 11°01'41" E	31.10'
L10	S 65°11'10" W	15.47'
L11	N 80°11'52" W	22.68'
L12	N 39°15'49" W	56.74'
L13	N 38°35'50" W	34.62'
L14	N 34°56'02" W	29.59'
L15	N 33°58'26" W	28.62'
L16	N 36°04'41" W	74.03'
L17	N 16°09'48" W	262.22'
L18	N 26°20'12" W	121.30'
L19	N 18°20'47" W	738.44'
L20	N 05°55'01" W	11.65'
L21	N 18°04'38" W	55.25'



4-25-25

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

EXHIBIT "D" F.M. HIGHWAY NO. 4

4.596 ACRES

PLAT DATE: 4/25/25

DWG: 24952G

FN250462

SHEET: 2 OF 3

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

DRAWN BY:	BJB	4/24/25
APPROVED BY:	PC	4/25/25

LEGAL DESCRIPTION

Of a 4 596 acres tract of land, being a portion of F.M. Highway No. 4 out of the following surveys in Palo Pinto County, Texas:

- Section No. 59, T. & P. RR. Co. Survey, Block 1, Abstract No. 847
- East 1/2 of Section No. 60, T. & P. RR. Co. Survey, Block 1 (J.M. Anderson Survey), Abstract No. 1129
- Section No. 63, T. & P. RR. Co. Survey, Block 1, Abstract No. 828
- Northwest 1/4 of Section No. 64, T. & P. RR. Co. Survey, Block 1 (R.T. Yarborough Survey), Abstract No. 1950

and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) (N: 6924871 50, E: 2041201 57) in the west right of way line of said F.M. Highway No. 4 and in the east line of a certain 10.03 acre tract described in Volume 970, Page 137 of the Official Public Records for the northwest and beginning corner of this tract. Whence a found 3/8" iron rod at the southeast corner of said J.M. Anderson Survey bears S. 06 deg. 48 min. 28 sec. E. 748.59 feet

Thence over and across said F.M. Highway No. 4 the following courses and distance:

- N. 09 deg. 15 min. 49 sec. E. 15.63 feet
- Northerly along the arc of a 05 deg. 57 min. 44 sec. curve to the left with a radius of 961.00 feet, a central angle of 09 deg. 19 min. 56 sec., a chord of N. 04 deg. 35 min. 51 sec. E. 156.35 feet and an arc length of 156.52 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said F.M. Highway No. 4 and in the west line of a certain 15.0 acres tract described in Volume 2566, Page 87 of said Official Public Records for the northeast corner of this tract

Thence along the east right of way line of said F.M. Highway No. 4 and with the west line of said 15.0 acres tract and with the west line of a certain 50.2 acres tract (Tract 1) described in Volume 2178, Page 279 of said Official Public Records and with the west line of a certain 561.524 acres tract described in Volume 2455, Page 827 of said Official Public Records the following courses and distances:

- Southerly along the arc of a 05 deg. 56 min. 15 sec. curve to the left with a radius of 965.00 feet, a central angle of 02 deg. 33 min. 16 sec., a chord of S. 17 deg. 04 min. 10 sec. E. 43.02 feet and an arc length of 43.02 feet to a point
- S. 18 deg. 20 min. 47 sec. E. 919.88 feet to a point
- Southerly along the arc of a 02 deg. 31 min. 14 sec. curve to the left with a radius of 2273.08 feet, a central angle of 07 deg. 59 min. 25 sec., a chord of S. 22 deg. 20 min. 30 sec. E. 316.74 feet and an arc length of 317.00 feet to a point
- S. 26 deg. 20 min. 12 sec. E. 121.30 feet to a point
- Southerly along the arc of a 02 deg. 27 min. 08 sec. curve to the right with a radius of 2336.61 feet, a central angle of 10 deg. 10 min. 24 sec., a chord of S. 21 deg. 15 min. 00 sec. E. 414.34 feet and an arc length of 414.89 feet to a point
- S. 16 deg. 09 min. 48 sec. E. 262.22 feet to a point
- Southerly along the arc of a 10 deg. 21 min. 40 sec. curve to the left with a radius of 552.99 feet, a central angle of 19 deg. 54 min. 52 sec., a chord of S. 26 deg. 07 min. 14 sec. E. 191.24 feet and an arc length of 192.20 feet to a point
- S. 36 deg. 04 min. 41 sec. E. 74.37 feet to a point
- Southerly along the arc of a 00 deg. 59 min. 16 sec. curve to the right with a radius of 5800.62 feet, a central angle of 05 deg. 48 min. 55 sec., a chord of S. 32 deg. 35 min. 43 sec. E. 588.47 feet and an arc length of 588.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the 890 foot contour line for the southeast corner of this tract

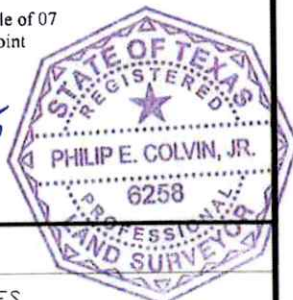
Thence over and across said F.M. Highway No. 4 and with said 890 foot contour line the following courses and distances:

- N. 40 deg. 06 min. 45 sec. W. 10.10 feet
- N. 71 deg. 34 min. 11 sec. W. 7.03 feet
- S. 24 deg. 35 min. 07 sec. E. 26.85 feet
- S. 11 deg. 01 min. 41 sec. E. 31.10 feet
- S. 65 deg. 11 min. 10 sec. W. 15.47 feet
- N. 80 deg. 11 min. 52 sec. W. 22.68 feet
- N. 39 deg. 15 min. 49 sec. W. 56.74 feet
- N. 38 deg. 35 min. 50 sec. W. 34.62 feet
- N. 34 deg. 56 min. 02 sec. W. 29.59 feet
- N. 33 deg. 58 min. 26 sec. W. 28.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of said F.M. Highway No. 4 and in the east line of a certain 21.295 acres tract described in said Volume 2455, Page 827 for a corner of this tract

Thence along the west right of way line of said F.M. Highway No. 4 the following courses and distances:

- Northerly along the arc of a 01 deg. 00 min. 46 sec. curve to the left with a radius of 5657.55 feet, a central angle of 04 deg. 38 min. 33 sec., a chord of N. 33 deg. 11 min. 41 sec. W. 458.27 feet and an arc length of 458.40 feet to a point
- N. 36 deg. 04 min. 41 sec. W. 74.03 feet to a point
- Northerly along the arc of a 09 deg. 11 min. 49 sec. curve to the right with a radius of 622.99 feet, a central angle of 19 deg. 54 min. 52 sec., a chord of N. 26 deg. 07 min. 14 sec. W. 215.45 feet and an arc length of 216.53 feet to a point
- N. 16 deg. 09 min. 48 sec. W. 262.22 feet to a point
- Northerly along the arc of a 02 deg. 31 min. 40 sec. curve to the left with a radius of 2266.61 feet, a central angle of 10 deg. 10 min. 24 sec., a chord of N. 21 deg. 15 min. 00 sec. W. 401.93 feet and an arc length of 402.46 feet to a point
- N. 26 deg. 20 min. 12 sec. W. 121.30 feet to a point
- Northerly along the arc of a 02 deg. 26 min. 43 sec. curve to the right with a radius of 2343.08 feet, a central angle of 07 deg. 59 min. 25 sec., a chord of N. 22 deg. 20 min. 30 sec. W. 326.49 feet and an arc length of 326.76 feet to a point
- N. 18 deg. 20 min. 47 sec. W. 738.44 feet to a point in the east line of said 10.03 acres tract
- N. 05 deg. 55 min. 01 sec. W. 11.65 feet to a found 3/8" iron rod for a corner of this and said 10.03 acres tract
- N. 18 deg. 04 min. 38 sec. W. 55.25 feet to the place of beginning

4-25-25



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT			EXHIBIT "D" F.M. HIGHWAY NO. 4		4.596 ACRES
NOTE: ALL DISTANCES ARE SURFACE DISTANCES NOTE: COMBINED SCALE FACTOR: 0.99985078 NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED			PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841		PLAT DATE: 4/25/25
DRAWN BY:	BJB	4/24/25	PALO PINTO COUNTY MUNICIPAL WATER DISTRICT NO. 1		DWG: 24952G
APPROVED BY:	PC	4/25/25			FN250462 SHEET: 3 OF 3

Exhibit E

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°56'15"	965.00'	10°48'03"	S 10°23'30" E	181.64'	181.91'
C2	5°57'44"	961.00'	9°19'56"	S 04°35'51" W	156.35'	156.52'

LINE	BEARING	DISTANCE
L1	N 18°04'38" W	158.42'
L2	N 11°35'28" W	155.88'
L3	N 10°55'48" W	13.83'
L4	N 05°07'16" W	559.07'
L5	N 05°08'03" W	419.41'
L6	N 05°17'00" W	326.65'
L7	N 06°07'52" W	347.47'
L8	N 83°52'08" E	70.00'
L9	S 06°07'52" E	347.99'
L10	S 05°17'00" E	342.76'
L11	S 05°00'23" E	936.01'
L12	S 09°15'49" W	15.63'

E/2 OF SECTION NO. 60
T. & P. RR. CO. SURVEY
BLOCK 1
(J.M. ANDERSON SURVEY)
ABSTRACT NO. 1129

K.B. HENDRICK
90 ACRES (TR 1)
V. 1286, P. 906

C.B. ETHERIDGE
1911 ACRES
V. 2172, P. 593

C.L. MCGLAUN & E.A. MCGLAUN
43,511 ACRES (TR 1)
V. 2360 P. 526

C.L. MCGLAUN &
E.A. MCGLAUN
REM. OF 10,000 ACRES (TR 2)
V. 2360 P. 526

PATTI JEAN BREWER
NON EXEMPT TRUST
561.524 ACRES
V. 2455, P. 827
V. 2461, P. 806

R.L. PEUGH, JR., &
C.D. PEUGH
4,210 ACRES
V. 1412, P. 793

SECTION NO. 59
T. & P. RR. CO. SURVEY
BLOCK 1
ABSTRACT NO. 847

G.C. RUST & D.W. COUPLAND
50.2 (TR 1) ACRES
V. 2178, P. 279

H. DOYLE
150 ACRES
V. 2566, P. 87

P.O.B.
N: 6924871.50
E: 2041201.57
STA. O/S 441+10.3

FORWARD
INVESTMENTS LTD
REM. OF 10,000 AC
V. 970, P. 137



4-25-25

Philip E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
I CERTIFY THAT THIS PLAT IS PREPARED FROM FIELD
NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



NOTE: THIS PLAT WAS CREATED FOR THE
TURKEY PEAK RESERVOIR PROJECT WITH A
TAKE LINE ELEVATION OF 890.0' AND A POOL
ELEVATION OF 867.0' (NGVD29)

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS
OTHERWISE NOTED

EXHIBIT "E"
F.M. HIGHWAY NO. 4

SCALE: 1" = 500 FEET

3.012 ACRES

PLAT DATE: 4/25/25

DWG: 24952F

FN250461

SHEET: 1 OF 2

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

DRAWN BY:	BJB	4/24/25
APPROVED BY:	PC	4/24/25

LEGAL DESCRIPTION

Of a 3.012 acres tract of land, being a portion of F.M. Highway No. 4 out of Section No. 59, T. & P. RR. Co. Survey, Block 1, Abstract No. 847, and the East 1/2 of Section No. 60, T. & P. RR. Co. Survey, Block 1 (J.M. Anderson Survey), Abstract No. 1129, Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) (N: 6924871.50, E: 2041201.57) in the west right of way line of said F.M. Highway No. 4 and in the east line of a certain 10.03 acre tract described in Volume 970, Page 137 of the Official Public Records for the southwest and beginning corner of this tract. Whence a found 3/8" iron rod at the southeast corner of said J.M. Anderson Survey, the same being the southeast corner of said 10.03 acres tract, bears S. 06 deg. 48 min. 28 sec. E. 748.59 feet.

Thence northerly along the west right of way line of said F.M. Highway No. 4 the following courses and distances:

- N. 18 deg. 04 min. 38 sec. W. 158.42 feet to a point for a corner of this and said 10.03 acres tract
- N. 11 deg. 35 min. 28 sec. W. 155.88 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 10.03 acres tract and at the most easterly southeast corner of a certain 10.000 acres tract (Tract 2) described in Volume 2360, Page 526 of said Official Public Records for a corner of this tract
- N. 10 deg. 55 min. 48 sec. W. 13.83 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 10.000 acres tract
- N. 05 deg. 07 min. 16 sec. W. 559.07 feet to a found 3/8" iron rod at the most easterly northeast corner of a certain 43.511 acres tract (Tract 1) described in said Volume 2360, Page 526 and at the southeast corner of a certain 1.911 acres tract described in Volume 2172, Page 593 of said Official Public Records for a corner of this tract
- N. 05 deg. 08 min. 03 sec. W. 419.41 feet to a 2" steel post at the northeast corner of said 1.911 acres tract and at the southeast corner of a certain 90 acres tract (Tract 1) described in Volume 1286, Page 906 of said Official Public Records for a corner of this tract
- N. 05 deg. 17 min. 00 sec. W. 326.65 feet to a point for a corner of this and said 90 acres tract
- N. 06 deg. 07 min. 52 sec. W. 347.47 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 90 acres tract for the northwest corner of this tract

Thence N. 83 deg. 52 min. 08 sec. E. 70.00 feet over and across said F.M. Highway No. 4 to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said F.M. Highway No. 4 and in the west line of a certain 561.524 acres tract described in Volume 2455, Page 827 of said Official Public Records for the northeast corner of this tract.

Thence along the east right of way line of said F.M. Highway No. 4 the following courses and distances:

- S. 06 deg. 07 min. 52 sec. E. 347.99 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 561.524 acres tract
- S. 05 deg. 17 min. 00 sec. E. 342.76 feet to a found "MAG" nail in the approximate centerline of Ward Mountain Road (paved) and at a corner of said 561.524 acres tract and at the northwest corner of a certain 4.210 acres tract described in Volume 1412, Page 493 of said Official Public Records for a corner of this tract
- S. 05 deg. 00 min. 23 sec. E. 936.01 feet to a point in the west line of a certain 15.0 acres tract described in Volume 2566, Page 87 of said Official Public Records for a corner of this tract
- Southerly along the arc of a 05 deg. 56 min. 15 sec. curve to the left with a radius of 965.00 feet, a central angle of 10 deg. 48 min. 03 sec., a chord of S. 10 deg. 23 min. 30 sec. E. 181.64 feet and an arc length of 181.91 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 15.0 acres tract for the southeast corner of this tract

Thence over and across said F.M. Highway No. 4 the following courses and distances:

- Southerly along the arc of a 05 deg. 57 min. 44 sec. curve to the right with a radius of 961.00 feet, a central angle of 09 deg. 19 min. 56 sec., a chord of S. 04 deg. 35 min. 51 sec. W. 156.35 feet and an arc length of 156.52 feet to a point for a corner of this tract
- S. 09 deg. 15 min. 49 sec. W. 15.63 feet to the place of beginning



4-25-25

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: COMBINED SCALE FACTOR: 0.99985078

NOTE: ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

EXHIBIT "E" F.M. HIGHWAY NO. 4

PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PALO PINTO COUNTY
MUNICIPAL WATER
DISTRICT NO. 1

3.012 ACRES

PLAT DATE: 4/25/25

DWG: 24952F

FN250461

SHEET: 2 OF 2

DRAWN BY: BJB 4/24/25

APPROVED BY: PC 4/24/25

Activity	Frequency	Year									
		1	2	3	4	5	6	7	8	9	10
Crack Sealing	3 years			\$17,687			\$19,896			\$22,380	
Pothole patching	Annually			\$20,340	\$21,154	\$22,000	\$22,880	\$23,795	\$24,747	\$25,737	\$26,767
Surface Sealing	7 years								\$215,194		
Striping	5 years					\$309,917					
Shoulder grading/clearing	As Needed										
Drainage Maintenance	As Needed										
Pavement markers	As Needed										
Vegetation maintenance	As Needed										
Mill and Overlay	As Needed										
Litter Pickup	As Needed										

Palo Pinto County

Annual Sub-Total	\$0	\$0	\$38,028	\$21,154	\$331,917	\$42,776	\$23,795	\$239,941	\$48,117	\$26,767
Annual Payment	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$0
Balance	PV	\$82,000	\$167,280	\$255,971	\$308,661	\$381,007	\$133,054	\$175,889	\$240,177	\$82,246
	Exp	\$0	\$0	\$38,028	\$21,154	\$331,917	\$42,776	\$23,795	\$239,941	\$48,117
	FV	\$85,280	\$173,971	\$226,661	\$299,007	\$51,054	\$93,889	\$158,177	\$246	\$35,494
										\$9,076