



PLAT AND FIELD NOTES FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being **100.000 Acres**, more or less, of the Joseph Thompson Survey, Abstract No. 1009, and being part of a 322 Acre tract of land described in a deed to Ben R. Mittel and Peggy Mittel as recorded in Instrument No. 178392 of the Public Records of Coryell County, Texas;

BEGINNING at a bridge spike, found, at the Easternmost Northeast corner of said 322 Acre tract and at the Northwest corner of a 82.633 Acre tract of land described as TRACT ONE in a deed to Jon Lyle May and Sandra Gayle Johnson May, Trustees as recorded in Instrument No. 180995 of said public records, also being in the Southwest line of a 120 Acre tract described in a deed to Jerry M. Dyson and wife, Dora Jean Dyson as recorded in Volume 233, Page 455 of the Warranty Deed Records of Coryell County, Texas;

THENCE, S 8° 28' 09" W, with a common line of said 322 Acre tract and said 82.633 Acre tract, **1823.92 Feet**, to a ½ inch capped iron pin, set, at an old wood fence post;

THENCE, S 2° 13' 23" E, continuing with a common line of said 322 Acre tract and said 82.633 Acre tract, **8.39 Feet**, to the Southeast corner hereof, from whence a bridge spike, found, at an inner ell corner of said 322 Acre tract and at the Southwest corner of said 82.633 Acre tract, Brs. S 2° 13' 23" E, 1653.40 Feet;

THENCE, N 54° 29' 54" W, with fence line, at 1.28 Feet, pass a 3 inch pipe fence post, on line, and continuing in all **439.54 Feet**, to a 3 inch pipe fence corner post;

THENCE, S 63° 37' 22" W, with fence line, **1082.90 Feet**, to a 3 inch pipe fence post;

THENCE, S 55° 10' 09" W, crossing gate, **10.91 Feet**, to a 3 inch pipe fence corner post;

THENCE, N 18° 09' 30" W, crossing gate, **15.62 Feet**, to a ½ inch iron pin, set, at wood fence corner post;

THENCE, N 9° 13' 41" E, with fence line, **1264.37 Feet**, to a ½ inch capped iron pin, set, for an inner ell corner hereof, from whence a ½ inch iron pin, set, at fence post, Brs. N 9° 13' 41" E, 62.53 Feet;

THENCE, N 79° 14' 56" W, **942.20 Feet**, to a ½ inch capped iron pin, set, at the Southwest corner hereof and in the West line of said 322 Acre tract, also being on the East side of Coryell County Road No. 132;

THENCE, N 18° 13' 49" E, with the West line of said 322 Acre tract and along the East side of said county road, at 1818.19 Feet, pass a ½ inch capped iron pin, set, at wood fence corner post, on line, and continuing in all **1892.42 Feet**, to a ½ inch capped iron pin, set, at the Northwest corner of said 322 Acre tract, also being in the South R-O-W line of Texas F. M. Highway No. 1783;

THENCE, with the North line of said 322 Acre tract and the South R-O-W line of said highway, as follows; around a curve in a counterclockwise direction having an **arc distance of 474.37 Feet**, a radius of 1472.69 Feet, and a chord of N 89° 41' 59" E, 472.33 Feet, to a ½ inch capped iron pin, set; and **N 80° 28' 19" E, 620.66 Feet**, to the Northernmost Northeast corner of said 322 Acre tract, also being the Northwest corner of said 120 Acre tract;

THENCE, S 30° 07' 23" W, with a common line of said 322 Acre tract and said 120 Acre tract, at 1.85 Feet, pass a ½ inch capped iron pin, set, on line and continuing in all **880.86 Feet**, to a ½ inch iron pin, set, at an inner ell corner of said 322 Acre tract and at the Southwest corner of said 120 Acre tract;

THENCE, S 64° 02' 28" E, with a common line of said 322 Acre tract and said 120 Acre tract, at 95.89 Feet, pass a ½ inch iron pin, set, at fence post, 3.20 Feet, right of line, and continuing in all **1221.91 Feet**, to the **PLACE OF BEGINNING**.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from a survey made on the ground, April 28 and 30, 2014, the Records of Coryell County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North based on GPS Observations.

WITNESS MY HAND AND SEAL THIS THE 1ST DAY OF MAY, 2014.

Toby Tibbit

Registered Professional Land Surveyor No. 5496

