

EUGENE ANGERMANN
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THE STATE OF TEXAS: 250.01 ACRES
COUNTY OF CORYELL: W. J. WELLS SURVEY, A-1069

All that certain 250.01 acres out of the W. J. Wells Survey, A-1069, Coryell County, Texas, being the Westerly 250.01 acres of a 587.01 acre tract described in deed dated January 1, 1991, from Clovis Paul Downing and Dorothy Winningham Downing, to Ronald Gene Gibson and Clova Joyce Downing Gibson, recorded in Volume 495, Page 599, Deed Records of Coryell County, Texas, and the 250.01 acres being described as follows:

BEGINNING at a 3/8" iron rod set at corner post, being the Northerly NWC of said 587.01 acre tract, for Northerly NWC of this tract;

THENCE S. 71° 41' 58" E. with fence and South line of the Knox G. Lovejoy tract described in deed recorded in Volume 355, Page 604, Deed Records of Coryell County, Texas, 1433.18 feet to a 3/8" iron rod set in North line of the said 587.01 acre tract, for NEC of this tract;

THENCE S. 18° 14' 24" W. across pasture, at 5695.11 feet, set 3/8" iron rod in North side of Harmon Road, a total distance of 5753.61 feet to a 3/8" iron rod set in center of said road, for South line of the 587.01 acres and SEC of this tract;

THENCE with center of Harmon Road, as follows:

N. 42° 48' 21" W. 1203.33 feet; Along a curve to the left, having a radius of 2864.79 feet, an arc distance of 722.15 feet (long chord bears N. 50° 01' 40" W. 720.24 feet; and N. 57° 14' 57" W. 794.40 feet to a found concrete nail in center of road, being SWC of the said 587.01 acres and SWC of this tract;

THENCE with East line of the Joe and Norma Lockhart tract, described in deed recorded in Volume 452, Page 274, Deed Records of Coryell County, Texas, as follows: N. 18° 58' 11" E. at 51.33 feet, set 3/8" iron rod, and with fence, a total distance of 1131.86 feet to a 6" post at angle in fence; and N. 18° 38' 54" E. with fence, 1768.15 feet to a 3/8" iron rod set at fence corner, being Westerly NWC of said 587.01 acre tract, for Westerly NWC of this tract;

THENCE S. 71° 42' 53" E. with fence and South line of the Kevin Gilbert and Tammy Gilbert 103.38 acre tract described in deed recorded as Instrument No. 238866, Coryell County Public Records, 988.40 feet to a 1/2" iron rod found at fence corner, being inner corner of the 587.01 acres and inner corner of this tract;

THENCE N. 19° 35' 06" E. with fence, East line of said Gilbert 103.38 acres and with East line of the Gary Kafer 8 acre tract, less 1 acre, described in deed recorded as Instrument No. 235922, Coryell County Public Records, 1808.26 feet to the place of beginning, containing 250.01 acres.

GPS BEARINGS

Surveyed on the ground, May 8, 2012


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Gary Kafer, 8 acres
less 1 acre, Deed,
Inst. No. 235922,
Coryell County
Public Records.

Knox G. Lovejoy tract, Deed,
Volume 355, Page 604, Deed Records,
Coryell County, Texas.

John O. Leasman and
Phyllis D. Leasman,
to
Kevin Gilbert and
Tammy Gilbert,
Deed dated July 29, 2010,
Inst. No. 238866,
Coryell County
Public Records.
103.38 acres

SCALE: 1" = 500'
GPS BEARINGS

