

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528

Cell 817-233-3846

FIELD NOTES FOR: Jimmie Cummings

Dated: April 2, 2018.

All that certain tract or parcel of land containing 31.303 acres of land and located in Coryell County, Texas out of the Spencer Rice Survey Abstract No. 865, the Isom Parmer Survey Abstract No. 811, the A. B. C. Perkins Survey Abstract No. 1433 and being a portion of a so-called 260.364 acres tract of land conveyed to Jimmie Cummings by deed recorded in the Deed Records of Coryell County, Texas Document No. 274190, same being a part of the Town of Ireland as shown on plat recorded in Volume 57, Page 558 (D.R.C.C.T.) and Plat Cabinet B-Slide 449 in the Plat Records of Coryell County, Texas and being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 5/8" dia. capped iron pin found at a fence corner for the most southerly southwest corner of said Cummings 260.364 acres tract in the east line of County Road 188 and being the southwest corner of this tract and the southwest corner of Block 13 in said Ireland Addition. From which a 3" dia. pipe fence corner post bears N34-00E 0.25'.

THENCE North 23 deg. 51 min. 25 sec. West along the fenced east line of said CR 188, the west line of said 260.364 acres tract and the west line of said Blocks 13 and 14 a distance of 727.47 feet to a 5/8" dia. iron pin found at a fence corner for the southwest corner of said Block 15, an ell corner in said 260.364 acres tract and also being the southwest corner of the land or lots conveyed to Tonya M. Pike etvir, by deed recorded in the (D.R.C.C.T.), Document No. 251595 (Lots 13 thru 24 - Block 15 - Ireland Addition). From which a 3/8" dia. iron pin found at a fence corner for the southeast corner of a so-called 4.504 acres tract of land conveyed to A. Nolan Pike etux, by deed recorded in the (D.R.C.C.T.), Document No. 131429, bears S 53-04-43 W 30.72 feet and a 5" dia. pipe fence corner post bears N57-28E 0.49'.

THENCE North 65 deg. 31 min. 59 sec. East along a new fence and the south line of said Pike Lot 24 and Block 15 a distance of 140.00 feet to a 5/8" dia. iron pin found at fence corner for the southeast corner of said Pike Lot 24 and being an ell corner in said 260.364 acres tract. From which a 5" dia. pipe fence corner post bears S65-21W 0.39'.

THENCE North 24 deg. 28 min. 01 sec. West along a new fence and the east line of said Pike Lots a distance of 300.00 feet to a 5/8" dia. iron pin found at a fence corner for the northeast corner of said Pike Lot 13, an ell corner in said 260.364 acres tract, the northwest corner of this tract and also being the north line of said Block 15. From which a 5" dia. pipe fence corner post bears S26-22W 0.52'.

THENCE North 65 deg. 31 min. 59 sec. East along the un-fenced north lines of Blocks 15, 10 and 3 in said Ireland Addition and severing said 260.364 acres tract, a distance of 932.97 feet to a 5/8" dia. capped iron pin set in a new fence for the southeast corner of this tract, same being in the west line of a 190.316 acres tract of land conveyed to James C. Canales etux, by deed recorded in the (D.R.C.C.T.), Document No. 294159.

THENCE South 24 deg. 31 min. 54 sec. East along a new fence along the west line of said Canales Tract a distance of 498.85 feet to a 5/8" dia. capped iron pin found at a fence corner for a corner in said Canales Tract. From which a 3" dia. pipe fence corner post bears N75-19W 0.06'.

THENCE North 77 deg. 57 min. 36 sec. East along a new fence along the west line of said Canales Tract a distance of 440.72 feet to a 5/8" dia. capped iron pin found at a fence corner for an ell corner in said Canales Tract and the easterly northeast corner of this tract. From which a 3" dia. pipe fence corner post bears N83-17E 0.30'.

THENCE South 14 deg. 17 min. 46 sec. East along a new fence along the west line of said Canales Tract a distance of 512.32 feet to a 5/8" dia. capped iron pin found at a fence corner for a corner in said Canales Tract. From which a 3" dia. pipe fence corner post bears N56-14E 0.20'.

THENCE South 43 deg. 24 min. 18 sec. East along a new fence along the west line of said Canales Tract a distance of 298.37 feet to a 5/8" dia. capped iron pin found at a fence corner in the north line of said County Road 188, for the southerly southwest corner of said Canales Tract in the original southeast line of said 260.364 acres tract and also being the southeast corner of this tract. From which a 3" dia. pipe fence corner post bears N02-57W 0.29'.

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THENCE South 65 deg. 34 min. 01 sec. West along a new high fence along the north line of said road and being the southeast line of said 260.364 acres tract, a distance of 434.41 feet to a 5/8" dia. capped iron pin found at corner of a rock mound and fence corner for an ell corner in said 260.34 acres tract and this tract. From which a 3" dia. pipe high fence corner post bears N56-39E 0.71'.

THENCE North 24 deg. 39 min. 26 sec. West along an old fence a distance of 412.66 feet to a 5/8" dia. iron pin found in rock mound at a fence corner for an ell corner in said 260.364 acres tract. From which a 3" dia. pipe high fence corner post bears N53-10E 1.99'.

THENCE South 65 deg. 26 min. 51 sec. West along a new fence and partially along the north lines of Lots 2 and 23 in said Block 1, Ireland Addition a distance of 359.13 feet to a 5" dia. pipe fence corner post for an ell corner in said 260.364 acres tract and being on or near the northwest corner of said Lot 23.

THENCE South 23 deg. 19 min. 15 sec. East along a new fence and the occupied west lines of said Lot 23 and Lot 24, a distance of 53.86 feet to a 3" dia. pipe fence corner post for an ell corner in said 260.364 acres tract and being on or near the southwest corner of said Lot 24 and said Block 1.

THENCE South 65 deg. 04 min. 30 sec. West along a new fence and the westerly south line of said 260.364 acres tract and the occupied south lines of said Blocks 12 and 13, a distance of 722.08 feet to the **PLACE OF BEGINNING** and containing **31.303 acres of land. Of which 30.187 acres lies in said Rice Survey, 0.636 acres lies in said Perkins Survey and 0.480 acres lies in said Parmer Survey.**

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown.

Surveyed on the ground March 29, 2018.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor

