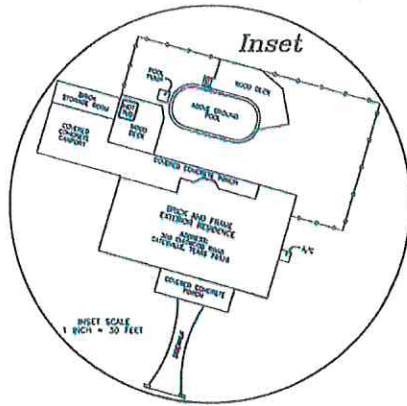


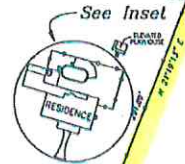
# Plat Showing Two Tracts of Land in in Coryell County, Texas.

100 0 100 200 300 Feet



16.660 Acres

3.000 Acres



## LEGEND

- 1/2" BOLT CAPPED IRON PIN SET
  - IRON PIN FOUND (VARIOUS SIZES)
  - PIPE FENCE CORNER POST
  - BOUNDARY DEED LINES
  - SOUTH CLEAR ZONE APPROACH AREA
  - WIDE FENCE LINE
  - CHAIRLINE FENCE
- ( RECORD DATA INTERFERES INSTRUMENT NO. 271135 )

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Plat and accompanying Field Notes were prepared from a survey made on the ground, June 1, 2018, the Records of Coryell County, Texas, and surveys of area properly, 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, Corners found of 19.660 Acre tract described in Instrument No. 271135 of the Public Record of Coryell County, Texas.

WITNESS MY HAND AND SEAL THIS THE 11TH DAY OF JUNE, 2018.

Toby Tibbit  
Registered Professional Land Surveyor No. 5496





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

Being 16.660 Acres, more or less, of the Bernhard Eilers Survey, Abstract No. 323, and being part of a 19.660 Acre tract described in a deed to Donald Eugene Grogan and Claire Grogan as recorded in Instrument No. 271135 of the Public Records of Coryell County, Texas;

**BEGINNING** at a ½ inch iron pin, found, at the Northernmost Northwest corner of said 19.660 Acre tract and at the Southwest corner of a 7.356 Acre tract described in a deed to John Horton as recorded in Instrument No. 196677 of said public records, also being in the East line of a 19.487 Acre tract of land described as Tract No. Two in Exhibit D of a deed to the City of Gatesville, Texas as recorded in Instrument No. 204104 of said public records;

**THENCE, S 71° 04' 38" E**, with the common line of said 19.660 Acre tract and said 7.356 Acre tract, **519.52 Feet**, to a ½ inch iron pin, found, at the Southeast corner of said 7.356 Acre tract and at the Southwest corner of a 10.007 Acre tract described in a deed to Renate Bendorf as recorded in Instrument No. 130522 of said public records;

**THENCE, S 71° 11' 16" E**, with the common line of said 19.660 Acre tract and said 10.007 Acre tract, **357.41 Feet**, to a ½ inch capped iron pin, found, at the Northeast corner of said 19.660 Acre tract and at the Northwest corner of a 8.290 Acre tract of land described in a deed to Jeffrey Lewis Lloyd and wife, Jessica N. Lloyd as recorded in Instrument No. 306747 of said public records, from whence a ¾ inch iron pin, found, at an inner ell corner of said 8.290 Acre tract and at the Southeast corner of said 10.007 Acre tract, **Brs. S 71° 11' 16" E, 326.98 Feet**;

**THENCE, S 21° 04' 25" W**, with an East line of said 19.660 Acre tract, at **431.42 Feet**, pass a ½ inch iron pin, found, at the Southwest corner of said 8.290 Acre tract and at the Northwest corner of a 8.968 Acre tract described in a deed to Jeffrey Lewis Lloyd and wife, Jessica N. Lloyd as recorded in Instrument No. 305085 of said public records, on line, and continuing in all **1247.88 Feet**, to a ¾ inch iron pin, found, at the Southernmost Southeast corner of said 19.660 Acre tract and at the Southwest corner of a tract of land being the residue of a 9.986 Acre tract of land described in a deed to David M. Dilley and Shirley M. Dilley as recorded in Volume 566, Page 636 of said public records, also being in the North line of Chitwood Road, a 50 Ft. Right of Way conveyed to the County of Coryell and the City of Gatesville as recorded in Volume 259, Page 320 of the Deed Records of Coryell County, Texas;

**THENCE, N 72° 32' 17" W**, with the South line of said 19.660 Acre tract and the North line of said Chitwood Road and said 50 Ft. Right of Way, **150.06 Feet**, to a ¾ inch iron pin, found, at the Southeast corner of a 3.000 Acre tract of land surveyed by me this same date;

**THENCE, N 21° 19' 13" E**, with the East line of said 3.000 Acre tract, at **291.89 Feet**, pass the end of fence, on line, and continuing in all **468.90 Feet**, to the calculated Northeast corner of said 3.000 Acre tract;

**THENCE, N 72° 32' 17" W**, with the North line of said 3.000 Acre tract, **282.36 Feet**, to the calculated Northwest corner of said 3.000 Acre tract;

**THENCE, S 20° 34' 49" W**, with the West line of said 3.000 Acre tract, at **192.89 Feet**, pass the start of fence, on line, and continuing in all **468.53 Feet**, to the calculated Southwest corner of said 3.000 Acre tract, in the South line of said 19.660 Acre tract and in the North line of said Chitwood Road and said 50 Ft. Right of Way, from whence a 3 inch pipe fence corner post, for reference, **Brs. S 20° 34' 49" W, 0.86 Feet**;

**THENCE, N 72° 32' 17" W**, with the South line of said 19.660 Acre tract and the North line of said Chitwood Road and said 50 Ft. Right of Way, **121.39 Feet**, to a ½ inch capped iron pin, found, at the Southwest corner of said 19.660 Acre tract and at the Southeast corner of a tract of land being the residue of a 34.036 Acre tract of land described in a deed to Bobby E. Berry and Rebecca L. Berry as recorded in Instrument No. 128165 of said public records;

**THENCE, N 13° 48' 27" E**, with a West line of said 19.660 Acre tract, **440.04 Feet**, to a ¾ inch iron pin, found, at the Northeast corner of said tract of land being the residue of 34.036 Acres and at the Southeast corner of said 19.487 Acre tract;

**THENCE, N 2° 26' 05" E**, with a common line of said 19.660 Acre tract and said 19.487 Acre tract, **857.24 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, June 1, 2018, 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, Corners found of said 19.660 Acre tract.

WITNESS MY HAND AND SEAL THIS THE 11<sup>TH</sup> DAY OF JUNE, 2018.

Toby Tibbit  
Registered Professional Land Surveyor No. 5496

