

Maples & Associates, Inc.

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LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 19.71 acres of the Jacob N. Grubb Survey, Abst. No. 444, and 6.05 acres of the John Heyser Survey, Abst. No. 495 in Coryell County, Texas, and being part of a 113 acre tract of land described as Second Tract in a deed from John Walter Reed to Sarah E. Reed, dated September 23, 1998, recorded as Doc. No. 117393 of the Official Public Records of Coryell County, Texas; said 19.71 acres being more particularly described as follows;

BEGINNING at a magnetized nail set at a fence corner for the northwest corner of a 1.875 acre tract of land described in a deed to Larry D. Carnes, et ux, recorded as Doc. No. 130527 of said official public records, being on the west line of said 113 acre tract and the east line of a 214.53 acre tract of land described in a deed to Bruce Thoms, recorded as Doc. No. 151959 of said official public records;

THENCE North 17° 51' 47" East, with the west line of said 113 acre tract, with the east line of said 214.53 acre tract, and along the general course of a fence, 823.18 feet to a 3.5 inch pipe corner post found for the northernmost northeast corner of said 214.53 acre tract, being a corner on the south line of a 34.31 acre tract of land described in a deed to Shane Douglas Kielytyka, et ux, recorded as Doc. No. 240253 of said official public records;

THENCE with the south line of said 34.31 acre tract, and along the general course of a fence as follows;

South 71° 30' 04" East, 376.39 feet to a 1/2 inch iron pin found at a fence corner;

North 83° 43' 29" East, 536.98 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of said 34.31 acre tract and the west corner of a 3.50 acre tract of land described in a deed to Lauren Shelton, et vir, recorded as Doc. No. 256799 of said official public records;

THENCE South 46° 14' 01" East, with the southwest line of said 3.50 acre tract, 120.37 feet to a 1/2 inch iron pin found on the west line of Moccasin Bend Road for the south corner of said 3.50 acre tract;

THENCE with fence on the west line of said Moccasin Bend Road as follows;

South 31° 16' 21" West, 19.99 feet to a 4.5 inch pipe corner post;
South 19° 03' 23" West, 523.14 feet to a 4.5 inch pipe corner post;
South 18° 06' 45" West, 370.71 feet to a 1/2 inch iron pin set;

THENCE North 84° 50' 43" West, 643.48 feet to a 1/2 inch iron pin set on the east line of said 1.875 acre tract;

THENCE North 09° 08' 51" East, with the east line of said 1.875 acre tract and along the general course of a fence, 78.81 feet to a 3.5 inch pipe corner post for the northeast corner of said 1.875 acre tract;

THENCE North 73° 47' 21" West, with the north line of said 1.875 acre tract and along the general course of a fence, 317.99 feet to the PLACE OF BEGINNING, as surveyed on the ground on November 7, 2012, and May 23, 2014, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS
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