

27.01 ACRES

BEING 27.01 acres of land out of the Charles Griffin Survey, Abstract No. 406, Coryell County, Texas, and being a part of that tract described in a Substitute Trustee's Deed to First State Bank Central Texas dated January 4, 2018 and recorded as Document No. 303537 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin with no cap found for the northeast corner of said First State Bank Central Texas tract and this tract;

THENCE: with the east line of said First State Bank Central Texas tract the following courses and distances:

1. S 16° 43' 42" W 69.46 feet to a pipe fence post found,
2. S 18° 26' 58" E 282.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the most easterly corner of this tract;

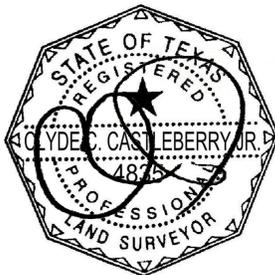
THENCE: across said First State Bank Central Texas Tract the following courses and distances:

1. S 27° 41' 12" W 104.34 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
2. S 27° 41' 12" W 125.07 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
3. S 58° 31' 42" W 306.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
4. S 81° 43' 06" W 117.44 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
5. N 87° 33' 42" W 425.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
6. N 78° 07' 23" W 111.71 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
7. N 73° 50' 50" W 366.89 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
8. N 49° 45' 48" W 412.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
9. N 72° 54' 38" W 155.95 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the approximate center of Mariott Road,
10. N 88° 18' 01" W 286.28 feet to a 1/2" iron pin with no cap found in the approximate center of Marriot Road, being in the north line of said First State Bank Bank Central Texas and being the most westerly corner of this tract;

THENCE: with the north line of said First State Bank Central Texas tract the following courses and distances:

1. N 70° 35' 20" E 1412.28 feet to a pipe fence post found,
2. S 73° 05' 38" E 751.70 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



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