

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

Leisure Acres
Plat Cab. A, Slide 115

Robert E. Patterson, Jr.
(Block 8-11)
Doc. No. 98586



Leisure Acres Road
(Valley View Drive)

0.652 Acres
Robert E. Patterson, Jr., et ux
(0.649 acres)
Vol. 483 Page 791

point from whence
a cotton spindle set
brs. N67°18'09"E 0.27'

Robert E. Patterson, Jr., et ux
(0.649 acres)
Vol. 483 Page 791

Robert E. Patterson, Jr.
(Block 8-11)
Doc. No. 98586



Geodetic bearings derived
from GPS observations.

LINE	BEARING	HORIZ DIST
L1	N67°18'09"E	36.14'
L2	N50°33'57"E	51.27'

CURVE	RADIUS	BEARING	HORIZ DIST
C1	50.0'	N08°36'03"W	29.99'

CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	30.37'	50.00'	N9°12'13"W	29.91'

LEGEND

⊙	3/8" Iron Pin Found
⊕	2.5" Pipe Post
⊖	3.5" Pipe Post
-x-	Wire Fence
-//-	Pipe Fence
()	Record Call

PLAT OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

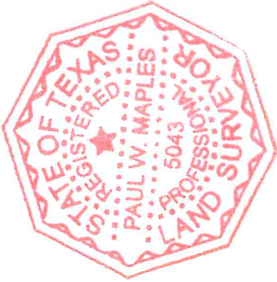
Being 0.652 acres being part of Block 8 of Leisure Acres, a subdivision recorded in Plat Cabinet A, Slide 115 of the Plat Records of Coryell County, Texas, and being the same tract of land described in a deed from Robert E. Patterson, Sr., et ux, to Robert E. Patterson, Jr., et u x, dated February 22, 1990, as recorded in Vol. 483, Page 791 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on April 30, 2019

Paul W. Maples, RPLS

Paul W. Maples, RPLS
©2019 All rights reserved.
Job No. 190406



Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

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

Being 0.652 acres being part of Block 8 of Leisure Acres, a subdivision recorded in Plat Cabinet A, Slide 115 of the Plat Records of Coryell County, Texas, and being the same tract of land described in a deed from Robert E. Patterson, Sr., et ux, to Robert E. Patterson, Jr., et ux, dated February 22, 1990, as recorded in Vol. 483, Page 791 of the Official Public Records of Coryell County, Texas; said 0.652 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found on the east line of a cul-de-sac on Leisure Acres Road for the southwest corner of said Block 8 and the northwest corner of Block 11 of said subdivision;

THENCE with the east line of said cul-de-sac 30.37 feet counterclockwise along the arc of a circular curve with a radius of 50.00 feet (long chord = North 09° 12' 13" West, 29.91 feet) to a point from whence a cotton spindle set in asphalt brs. North 67° 18' 09" East, 0.27 feet;

THENCE North 67° 18' 09" East, 36.14 feet to a 2.5 inch pipe post;

THENCE North 32° 04' 51" East, with pipe fence, 99.52 feet to a 2.5 inch pipe post;

THENCE North 50° 33' 57" East, with pipe fence, 51.27 feet to a 2.5 inch pipe post;

THENCE North 83° 35' 21" East, 81.97 feet to a 2.5 inch pipe post;

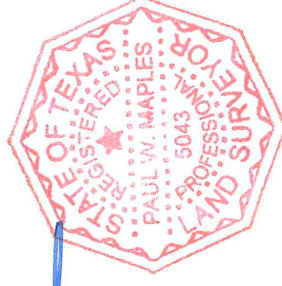
THENCE South 13° 23' 08" East, 157.80 feet to a 2.5 inch pipe;

THENCE South 73° 46' 39" West, 85.24 feet to a 2.5 inch pipe;

THENCE North 86° 44' 09" West, 98.23 feet to a 3/8 inch iron pin found;

THENCE North 87° 50' 55" West, 59.13 feet to the PLACE OF BEGINNING, as surveyed on the ground on April 30, 2019, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.


Paul W. Maples, RPLS
©2019 All rights reserved.



Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

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

Being 59.14 acres comprised of all of 11, and parts of Blocks 8, 9, and 10 of Leisure Acres, a subdivision recorded in Plat Cabinet A, Slide 115 of the Plat Records of Coryell County, Texas, and being part of a tract of land described in a deed from Robert E. Patterson, et ux, to Robert E. Patterson, Jr., dated July 12, 1996, recorded as Doc. No. 98586 of the Official Public Records of Coryell County, Texas; said 59.14 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found at a fence corner for the southwest corner of said Block 11 and the southeast corner of Block 12 of said subdivision, being on the north line of a 336.102 acre tract of land described in a deed to Manning Interests Limited, recorded as Doc. No. 110330 of said official public records;

THENCE North 13° 53' 13" East, with the west line of said Block 11, with the east line of said Block 12, and along the general course of fence, 703.26 feet to a point on the cul-de-sac of Leisure Acres Road, from whence a 3.5 inch pipe post brs. South 13° 53' 13" West, 0.42 feet;

THENCE with the southeast line of said cul-de-sac 86.78 feet counterclockwise along the arc of a circular curve with a radius of 50.00 feet (long chord = North 57° 55' 02" East, 103.10 feet) to a 3/8 inch iron pin found for the northwest corner of said Block 11 and the southwest corner of said Block 8, being the southwest corner of a 0.649 acre tract of land described in a deed to Robert E. Patterson, Jr., as recorded in Vol. 483, Page 791 of said official public records;

THENCE with the lines of said 0.649 acre tract as follows;

South 87° 50' 55" East, 59.13 feet to a 3/8 inch iron pin found;

South 86° 44' 09" East, 98.23 feet to a 2/5 inch pipe found;

North 73° 46' 39" East, 85.24 feet to a 2.5 inch pipe found;

North 13° 23' 08" West, 157.80 feet to a 2.5 inch pipe post;

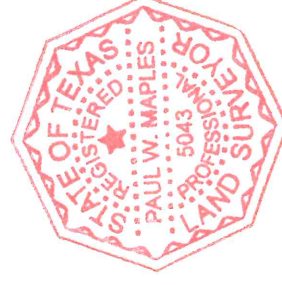
South 83° 35' 21" West, with pipe fence, 81.97 feet to a 2.5 inch pipe post;

South 50° 33' 57" West, with pipe fence, 51.27 feet to a 2.5 inch pipe post;

South 32° 04' 51" West, with pipe fence, 99.52 feet to a 2.5 inch pipe post

South 67° 18' 09" West, 36.14 feet to a point on the east line of said cul-de-sac for the northwest corner of said 0.649 acre tract, from whence a cotton spindle set brs. North 67° 18' 09" East, 0.27 feet;

THENCE with the north line of said cul-de-sac 39.60 feet counterclockwise along the arc of a circular curve with a radius of 50.00 feet (long chord = North 49° 17' 42" West, 38.57 feet) to a 3 inch pipe corner post for a southwest corner of said Block 8 and the southeast corner of Block 7 of said subdivision;



THENCE with the west line of said Block 8, with the east line of said Block 7, and along the general course of a fence as follows;

North 18° 22' 49" East, 48.09 feet to a 3/8 inch iron pin found;

North 32° 21' 41" East, 770.87 feet to a 3 inch pipe corner post found for the northwest corner of said Block 8 and a corner on the east line of said Block 7, being the southwest corner of a 217.75 acre tract of land described in a deed to Jimmy E. Smith, recorded as Doc. No. 297686 of said official public records;

THENCE South 72° 17' 46" East, with the north lines of said Blocks 8 and 9, with the south line of said 217.75 acre tract, and along the general course of a fence, 1209.42 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 13° 12' 36" West, 581.65 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 12° 28' 22" East, 103.10 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 25° 30' 03" East, 140.03 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 36° 28' 55" East, 354.17 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 06° 05' 09" East, 160.34 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 02° 01' 20" East, 473.42 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the south line of said Block 10 and the north line of said 336.102 acre tract;

THENCE North 73° 16' 14" West, with the south line of said Block 10, with the north line of said 336.102 acre tract, and along the general course of a fence, 1175.00 feet to a 3/8 inch iron pin found for the southwest corner of said Block 10 and the southeast corner of said Block 11;

THENCE North 72° 36' 50" West, with the south line of said Block 11, with the north line of said 336.102 acre tract, and along the general course of a fence, 888.57 feet to the PLACE OF BEGINNING, as surveyed on the ground on April 30, 2019, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS
©2019 All rights reserved.

