



LEGEND

SCIP Set 5/8" dia. capped iron pin RPLS 4327
FCIP Found capped iron pin
FIP Found iron pin
X Fence Line
P Overhead Electric Line
PP Power Pole
WM Water Meter
GM Gas Meter
P.O.B. Point Of Beginning

All bearings are based on Geodetic (True) North and were derived from GPS observations made during this survey.

1 INCH = 200 FEET

HAINES SURVEYING CO.
P. O. BOX 1031
GATESVILLE, TEXAS 76528
817-233-3846



Plat showing two tracts of land totalling 36.433 acres of land located near the community of Pearl, Coryell County, Texas out of the Hugh McCrory Survey Abstract No. 704 and being all of a so-called 36.423 acres tract of land conveyed to Jeff A. Moseley etux, Jacqueline B. Moseley, by deed recorded in the Deed Records of Coryell County, Texas Document No. 219336, Exhibit "A", Tract Two.

Surveyed on the ground June 14, 2021.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor No. 4327

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528
Cell 817-233-3846

FIELD NOTES FOR: Jeff & Jacqueline Moseley

Dated: June 18, 2021

All that certain 18.833 acres tract or parcel of land located near the community of Pearl, in Coryell County, Texas out of the Hugh McCrory Survey Abstract No. 704 and being a portion of a so-called 36.423 acres tract of land conveyed to Jeff A. Moseley etux, Jacqueline B. Moseley, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 219336, Exhibit "A", Tract Two and being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 5/8" dia. capped iron pin RPLS 4327, set on the east right of way of FM 1690 and the west line of said Moseley 36.423 acres tract, 1.2' northwest of a fence, for the southwest corner of this tract. Said corner being North 19 deg. 35 min. 49 sec. East a distance of 723.35 feet from a 3/8" dia. iron pin found at a fence corner for a corner in said FM 1690 right of way and the westerly southwest corner of said Moseley 36.423 acres tract and also from which a 3/8" dia. iron pin found for a corner in said FM 1690 right of way and a corner in the west line of said Moseley 36.423 acres tract bears N19-35-49E 293.97'.

THENCE North 19 deg. 35 min. 49 sec. East along the east right of way of said FM 1690 and the west line of said Moseley 36.423 acres tract, a distance of 293.97 feet (Moseley total deed call N18-25-56E 1016.89') to a 3/8" dia. iron pin found at a fence corner for a corner in said FM 1690 right of way, same being a corner of said Moseley Tract. From which an 8" dia. cedar corner post bears, S21-08E 1.75'.

THENCE North 25 deg. 17 min. 44 sec. East along the east right of way of said FM 1690 right of way and the west line of said Moseley 36.423 acres tract, a distance of 100.52 feet (Moseley deed call N24-08-34E 100.50') to a 3/8" dia. iron pin found at a fence corner for a corner in said FM 1690 right of way and a corner in said Moseley 36.423 acres tract. From which an 8" dia. cedar corner post bears, S07-41E 2.0'.

THENCE North 19 deg. 38 min. 56 sec. East along the east right of way of said FM 1690 and the west line of said Moseley 36.423 acres tract, a distance of 452.81 feet (Moseley total deed call N18-25-56E 452.92') to a 3/8" dia. iron pin found at a fence corner for a corner for the northwest corner of said Moseley Tract on the north line of said McCrory Survey, same being the westerly southwest corner of a so-called 41.215 acres tract of land conveyed to Jason W. Spivey, by deed recorded in the (D.R.C.C.T.) Document No. 330043. From which an 8" dia. cedar corner post bears, S59-45E 0.48'.

THENCE South 72 deg. 35 min. 55 sec. East along the fenced north line of said Moseley Tract and said McCrory Survey, same being the westerly south line of said Spivey Tract and the occupied south line of the Richard W. Wade Survey Abstract No. 1064, a distance of 942.85 feet (Moseley deed call S73-45-50E 942.86') (Spivey deed call S71-00E 958.33') to a 3/8" dia. iron pin found at a fence corner for the northeast corner of said Moseley 36.423 acres tract, same being an ell corner in said Spivey Tract. From which a 10" dia. cedar corner post bears, S10-07E 0.38'.

THENCE South 17 deg. 42 min. 12 sec. West along the fenced east line of said Moseley 36.423 acres tract and the southerly west line of said Spivey Tract, a distance of 860.89 feet (Moseley total deed call S16-31-25W 1633.23') (Spivey total deed call S19-00W 1652.78') to a 5/8" dia. capped iron pin RPLS 4327, set in said fence for the southeast corner of this tract. From which a 3/8" dia. iron pin found at a fence corner for the southeast corner of said Moseley 36.423 acres tract and the southerly southwest corner in said Spivey Tract bears, S17-42-12W 772.54'.

THENCE North 71 deg. 43 min. 01 sec. West along the un-fenced south line of this tract severing said Moseley 36.423 acres tract, a distance of 981.26 feet to the **PLACE OF BEGINNING and containing 18.833 acres of land and shown as Tract Two on attached plat.**

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 June 14, 2021.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor No. 4327

