

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Being 23.48 acres of the Jesse Clift Survey, Abst. No. 154 in Coryell County, Texas, and being part of a part of a 100.019 acre tract of land described in a deed from Diana Blakley to Joshua W. Kirk, dated February 24, 2017, recorded as Doc. No. 295648 of the Official Public Records of Coryell County, Texas, and being part of a 67.29 acre tract of land described in a deed from Kally Hayden Blakley to Josh W. Kirk, et ux, dated February 21, 2019, recorded as Doc. No. 314288 of said official public records, and being part of a 306.72 acre tract of land described in a deed of trust executed by Josh W. Kirk, et ux, recorded as Doc. No. 326187 of said official public records; said 23.48 acres being more particularly described as follows;

BEGINNING at a 3 inch pipe corner post for an inner ell corner of said 67.29 acre tract and said 306.72 acre tract, being the southeast corner of a 50 acre tract of land described as Tract Two in a deed to 4A Cowhouse Ranch, LP, recorded as Doc. No. 272053 of said official public records;

THENCE South 03° 48' 50" East, 823.22 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the north line of Private Road 1391 described as an 8.29 acre tract of land in a declaration of reciprocal easement and road maintenance agreement, recorded as Doc. No. 325127 of said official public records;

THENCE North 85° 47' 03" West, with the north line of Private Road 1391, 1453.55 feet to a 3/8 inch iron pin with cap marked "SHOCKLEY" found for an inner ell corner of said 100.019 acre tract and said 306.72 acre tract;

THENCE North 35° 13' 57" East, with the west lines of said 306.72 acre tract, at 464.13 feet passing a 3/8 inch iron pin with cap marked "SHOCKLEY" found for a northwest corner of said 100.019 acre tract and the southwest corner of said 67.29 acre tract, continuing for a total distance of 1183.71 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the westernmost northwest corner of said 67.29 acre tract and said 306.72 acre tract, being on the south line of said 50 acre tract;

THENCE South 70° 29' 06" East, with the north lines of said 67.29 acre tract and said 306.72 acre tract and the fenced south line of said 50 acre tract, 755.37 feet to the PLACE OF BEGINNING.

STATE OF TEXAS
REGISTERED
★
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B

Tract 2:

Being 8.29 acres of the Jesse Clift Survey, Abst. No. 154 in Coryell County, Texas, being a 60 foot wide private roadway across all of the following tracts of land described in deeds to Josh (or Joshua) W. Kirk, et ux, and recorded in the Official Public Records of Coryell County, Texas (OPRCC) as follows:

0.684 acre tract of land described as Tract One recorded in Doc. No. 302031 OPRCC

2.53 acre tract of land described as Tract Two recorded in Doc. No. 302031 OPRCC

139.00 acre tract of land described in Doc. No. 312671 OPRCC

67.29 acre tract of land described in Doc. No. 314288 OPRCC;

100.019 acre tract described in Doc. No. 295648 OPRCC;

said 8.29 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found with cap marked "MAPLES RPLS 5043" found for the northwest corner of said 0.684 acre tract and the southwest corner of a 50.00 acre tract of land described in a deed to Kathy Blakley, recorded as Doc. No. 312668 of said official public records;

THENCE South 70° 44' 30" East, with the south line of said 50.00 acre tract, at 372.98 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the northeast corner of said 0.684 acre tract, continuing for a total distance of 1538.11 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the southeast corner of said 50.00 acre tract and the northwest corner of said 2.53 acre tract;

THENCE South 70° 44' 30" East, with the north line of said 2.53 acre tract, 1294.59 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the northeast corner of said 2.53 acre tract and an inner ell corner of said 100.019 acre tract;

THENCE South 85° 47' 03" East, at 1453.55 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, at 2064.04 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing for a total distance of 2445.72 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 71° 14' 43" East, 560.00 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at the beginning of a cul-de-sac, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the northeast corner of said 139.00 acre tract brs. North 64° 42' 44" East, 2017.59 feet;

THENCE with said cul-de-sac 314.16 feet clockwise along the arc of a circular curve with a radius of 60.00 feet (long chord = South 18° 45' 17" West, 60.00 feet) to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 71° 14' 43" West, 552.35 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

EXHIBIT B (continued)

THENCE North 85° 47' 03" West, at 441.55 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, at 17.47 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing for a total distance of 2446.00 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 70° 44' 30" West, 2840.17 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the east line of said County Road 139 and the west line of said 0.684 acre tract;

THENCE North 18° 50' 09" East, with the east line of said County Road 139 and the west line of said 0.684 acre tract, 60.00 feet to the PLACE OF BEGINNING.

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for
Coryell County, Texas do hereby certify that
this instrument was filed for record in the
volume and page of the Coryell County Public
Records and of the time and date as stamped
hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 315 O'CLOCK P M

JUN 09 2020

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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46.00