

Maples & Associates, Inc.

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

Being 33.06 acres of the Jesse Clift Survey, Abst. No. 154 in Coryell County, Texas, and being part of a 104.5 acre tract of land described as Tract Two in a deed from Joe Howard Blakley, et ux, to Joe Howard Blakley, II, dated October 6, 2004, recorded as Doc. No. 175671 of the Official Public Records of Coryell County, Texas; said 33.06 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found in a fence on the north line of said 104.5 acre tract for the westernmost northwest corner of a 67.29 acre tract of land described in a deed to Josh Kirk, et ux, recorded as Doc. No. 314288 of said official public records, and being on the south line 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, from whence a 3 inch pipe corner post for the northeast corner of said 104.5 acre tract and the southeast corner of said 50 acre tract brs. South 70° 29' 06" East, 755.37 feet;

THENCE South 35° 13' 58" West, with the west line of said 67.29 acre tract, at 719.58 feet passing a 3/8 inch iron pin with cap marked "SHOCKLEY" found for the southwest corner of said 67.29 acre tract and a northwesterly corner of a 100.019 acre tract of land described in a deed to Joshua W. Kirk, et ux, recorded as Doc. No. 295648 of said official public records, continuing with a west line of said 100.019 acre tract for a total distance of 1183.72 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found 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 70° 44' 30" West, with the north line of said Private Road 1391, 1294.59 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found at a fence corner on the west line of said 104.50 acre tract for the southeast 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 North 19° 20' 33" East, with the east line of said 50.00 acre tract and along the general course of a fence, 825.22 feet to a point from whence a 3/8 inch iron pin with cap marked "SHOCKLEY" found brs. North 19° 20' 33" East, 119.26 feet, and a 3 inch pipe post brs. North 67° 51' 38" West, 0.50 feet;

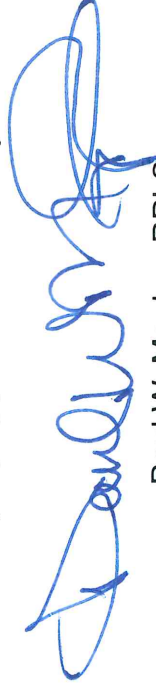
THENCE South 67° 51' 38" East, 649.86 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 07° 18' 09" East, 199.10 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 86° 12' 24" East, 127.81 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 39° 14' 54" East, 112.99 feet to a 3 inch pipe post on the north line of said 104.50 acre tract and the south line of said 50 acre tract;

THENCE South 70° 22' 09" East, with the north line of said 104.50 acre tract, with the south line of said 50 acre tract, and along the general course of a fence, 855.13 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 20, 2020, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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