

Maples & Associates, Inc.
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P.O. Box 893
Lampasas, TX 76550
(512) 556-2078
Firm No. 10097700
www.maplesinc.com

June 10, 2020

Job No. 191112-9b

Kim Hill

For professional services rendered

Plat and legal description for Tract 9b: \$ 800.00

Being 3.00 acres and 0.15 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.

Sales Tax (8¼%) \$ 66.00

Total \$ 866.00

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

Being 3.00 acres of the Jesse Cliff 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 3.00 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the fenced north line of said 104.5 acre tract and being on the south line of a 362.237 acre tract of land described in a deed to Eugene Edward Norwood, et ux, recorded as Doc. No. 338026 of said official public records, being the northwest corner of a 0.531 acre tract of land described in a deed to Kimberly Anne Hill, recorded as Doc. No. 329553 of said official public records;

THENCE with the west line of said 0.531 acre tract as follows;

South 23° 04' 00" West, 39.21 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

South 06° 19' 28" East, 131.88 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the southwest corner of said 0.531 acre tract and the northernmost northwest corner of a 33.06 acre tract of land described in a deed to Kim Hill, recorded as Doc. No. 327759 of said official public records;

THENCE South 07° 18' 09" West, with a west line of said 33.06 acre tract, 199.10 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for an inner ell corner of said 33.06 acre tract;

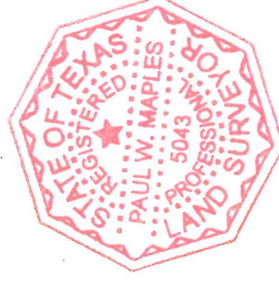
THENCE North 67° 51' 03" West, with a north line of said 33.06 acre tract, 445.12 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 25° 13' 31" East, 336.02 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence on the occupied north line of said 104.5 acre tract and the south line of said 362.237 acre tract;

THENCE South 70° 02' 54" East, with the north line of said 104.50 acre tract, with the south line of said 362.237 acre tract, and along the general course of a fence, 314.06 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 7, 2020, and June 7, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 0.15 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 0.15 acres being more particularly described as follows;

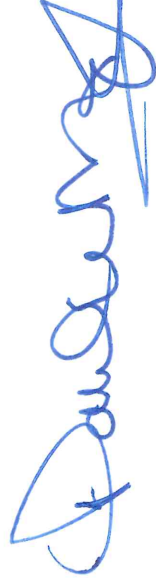
BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the fenced north line of said 104.5 acre tract and being on the south line of a 362.237 acre tract of land described in a deed to Eugene Edward Norwood, et ux, recorded as Doc. No. 338026 of said official public records, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the northwest corner of a 0.531 acre tract of land described in a deed to Kimberly Anne Hill, recorded as Doc. No. 329553 of said official public records brs. South 70° 02' 54" East, 314.06 feet;

THENCE South 25° 13' 31" West, 29.96 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

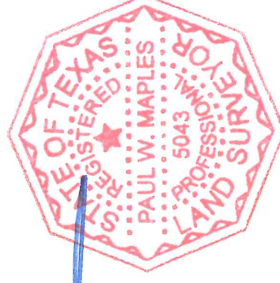
THENCE North 70° 45' 29" West, 214.61 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 40° 20' 16" East, 34.73 feet to a 3 inch pipe corner post on the occupied north line of said 104.5 acre tract and being a southwesterly corner of said 362.237 acre tract;

THENCE South 70° 01' 47" East, with the occupied north line of said 104.5 acre tract, with the south line of said 362.237 acre tract, and along the general course of a fence, 205.25 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 7, 2020, and June 7, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

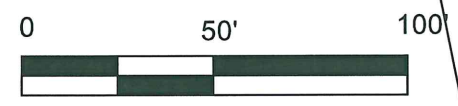


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Kathy Blakley
(50.00 acres)
Doc. No. 312668

Joe Howard Blakley, II
(Tract Three - 100 acres)
Doc. No. 175671
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LEGEND	
○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
⊕	3" Pipe Post
-x-	Wire Fence
⊞	Water Meter
()	Record Calls

Geodetic bearings derived from GPS observations.

LINE	BEARING	HORIZ DIST
L1	S23°04'00"W	39.21'
L2	N40°20'16"E	34.73'

Eugene Edward Norwood, et al
(362.237 acres)
Doc. No. 338026

S70°01'47"E 205.25'
Joe Howard Blakley, II
(Tract Two - 104.5 acres) **0.15 Acres**
Doc. No. 175671
N70°45'29"W 214.61'

Joe Howard Blakley, II
(Tract Two - 104.5 acres)
Doc. No. 175671

S70°02'54"E 314.06'

3.00 Acres
Joe Howard Blakley, II
(Tract Two - 104.5 acres)
Doc. No. 175671

Kimberly Anne Hill
(0.531 acres)
Doc. No. 329553

Kim Hill
(33.06 acres)
Doc. No. 327759

N67°51'03"W 445.12'

Kim Hill
(33.06 acres)
Doc. No. 327759

BOUNDARY SURVEY

Being 3.00 acres and 0.15 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.

Legal descriptions of even survey date herewith of the tracts shown hereon accompany this plat.

Surveyed on the ground on August 7, 2020 and June 7, 2021.



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Surveyor:
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