

By:

DATE

ALL CORNERS ARE 1/2" X 5/8" W/ AAA CAP UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°12'14"W	246.87'
L2	S8°57'15"E	127.15'
L3	S80°41'03"W	62.65'

being a 12.45 acre tract of land in Coryell County, Texas, being part of the Matthan Halbert Survey, Abstract No. 456, and W. M. Chant Survey, Abstract No. 245, the land herein described being all or a portion 200 acre tract of land acquired by J. Lee David Sheriffd, being of record in Decree Number No. 378495, Official Public Records of Coryell County, Texas (O.P.R.C.'s), and also being part of Tract B-15, Indian Mills Ranch, an addition to Coryell County, Texas, being of record in Volume 3, Page 17, Plat Records of Coryell County, Texas

NOTES

(2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMPLETION, NO PARTNER SEARCH FOR EASEMENTS OR RESERVATIONS HAS BEEN MADE BY THIS COMPANY, EXCEPTS THAT ARE AWARE OF THE COMPANY HAVE BEEN SHOWN.

FIELD NOTES for a 12.12 meter band in Copsey County, Texas, being part of the Johnson-Harris-Allen Banding No. 468, and WY. N. Dinet Survey, Abstract No. 345, the third herein described being all of a certain 2.00 acre tract of land conveyed to Isaac H. Johnson by deed of record in Document No. 279419, Original Deeds Records of Copsey County, Texas (O.D.C.P.), and also being part of Tract 18, Indian Hill Ranch, Texas, being of record in Volume 3, Page 17, Plat Records of Copsey County, Texas; said 2.00 acre tract more particularly described as follows:

BEARING N. 1/4 Sec. 17, T. 42N., R. 10E., S. 10E., sec. whereas a 144' fence run along the north line of a certain 500.33 acre tract of land conveyed to Isaac H. Johnson by deed of record in Document No. 279419, Original Deeds Records of Copsey County, Texas, being the southwest corner of Tract 18, said Indian Hill Ranch, and said Fence Creek, Ltd., being of record in Document No. 279419, Original Deeds Records of Copsey County, Texas, being the southeast corner of said Tract 18, Unit 5, 37° 52' 37" E., 212.11 feet, for the southeast corner of the tract.

THENCE N. 77° 37' 37" W., 402.13 feet, with the north line of said Tract 18, to the south line of said Tract 18, to a 1/2" iron rod with cap bearing "M.A." set on the southeast corner of Tract 17, said Indian Hills Ranch, and the southeast corner of said Tract 18, (the southwest corner of this tract).

THENCE N. 17° 12' 14" E., 1004.37 feet, with the east line of said Tract 17, and the west line of said Tract 18, to a 1/2" iron rod with cap stamped "M.A." set on the south right-of-way line of Indian Hills Ranch, at the northeast corner of Tract 17, and the northeast corner of said Tract 18, for the northeast corner of this tract.

THENCE S. 71° 52' 37" E., 482.13 feet, continuing along the south right-of-way line of said Indian Hills Drive and with the north line of said Tract 19, to a 1/2" iron nail cap stamped "MAY" east at the northwest corner of said Tract 19, for the northeast corner of this tract.

THENCE departing the south right-of-way line of said Indian Hills Drive, with the west line of said Tract 19, and the east line of said Tract 18, the following bearings and distances:

1. S. 71° 12' 14" W., 344.87 feet, to a 1/2" iron nail with cap stamped "MAY" east at an angle corner of this tract.

2. S. 71° 12' 14" W., 173.18 feet, to a 1/2" iron nail with cap stamped "MAY" east at an angle corner of this tract.

3. S. 14° 41' 03" W., 62.85 feet, to a 1/2" iron nail with cap stamped "MAY" east for an angle corner of this tract.

4. S. 17° 12' 14" W., 675.40 feet, to the POINT OF BEGINNING and containing a 12.13 acre tract of land.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

This the 9th day of March, 2021.

MIKE W. KRIEGER R.P.L.S. 4330

O.R.C.C.T. = Deed Records of Coryell County, Texas.
O.P.C.C.T. = Official Public Records of Coryell County, Texas.

! SURVEY COMPLETED 03.ATN.2021

EXHIBIT A

REQUESTED BY: JANA DIXON	TAX I.D. NO: 112900 & 112901	DIGIT. FILE: S:\Certs\601 Indian Hwa\deg\601 Indian Hwa.deg 3/9/2018 12:49 PM	FIELD CREW: CE/2F	FIELD BOOK: 1979/33-34	DRAWN BY: FJP
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