



LEGAL DESCRIPTION

BEING a tract of land out of the Tobias Kelly Survey, Abstract No. 591, Coryell County, Texas and being part of a remainder of a called 195.69 acre tract of land described in deed to HWY 1996 Home Place, LLC recorded in Instrument No. 289607 of the Deed Records, Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the east line of Farm-to-Market Road No. 1996 (a variable width right-of-way) for the southwest corner of said remainder of the 195.69 acre tract and being the southwest corner of this tract at the beginning of a curve to the right having a central angle of 1°13'14", a radius of 5689.58 feet, and a chord bearing and distance of North 20°15'13" East, 121.21 feet; (Grid Coordinates: N:10479624.72, E:3175514.68)

THENCE with said east right-of-way line of F.M. 1996, the following courses and distances:

In a northeasterly direction with said curve to the right, an arc distance of 121.21 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 21°03'30" East, a distance of 182.88 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the westernmost northwest corner of this tract from which a 1/2" iron rod found for the southwest corner of a called 1.53 acre tract of land described in deed to Jack Richard Morris recorded in Instrument No. 355134 of said Deed Records bears North 21°03'15" East, 803.88 feet;

THENCE departing said east right-of-way line of F.M. 1996, over and across said remainder of the 195.69 acre tract, the following courses and distances:

South 73°59'26" East, a distance of 1040.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 9°05'47" East, a distance of 658.54 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northernmost northwest corner of this tract;
South 72°56'52" East, a distance of 963.66 feet to a mag nail with "H&P SURVEYING PROPERTY CORNER" washer set in a 6" wood post for the northeast corner of this tract;
South 17°59'31" West, a distance of 939.83 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the south line of said remainder of the 195.69 acre tract for the southeast corner of this tract;

THENCE with said south line of the remainder of the 195.69 acre tract, North 73°59'26" West, a distance of 1917.18 feet to the **POINT OF BEGINNING** containing 26.8022 acres or 1,167,505 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.

SURVEYOR'S CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: June 16, 2023

Mitchell Cude
Registered Professional
Land Surveyor No. 6827
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TSPS LAND TITLE SURVEY
26.8022 ACRES
TOBIAS KELLY SURVEY, ABSTRACT NO. 591
CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 300'	BRA	MTC	70393	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC