

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 all of a called 0.242 acre tract of land described in deed to HWY 1996 Home Place, LLC recorded in Instrument No. 296108 of said Deed Records and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the east line of Farm-to-Market Road No. 1996 (a variable width right-of-way) for the northwest corner of a called 4.848 acre tract described in deed Dorothy L. Byrd and Edward C. Byrd recorded in Instrument No. 269024 of said Deed Records; (Grid Coordinates: N:10481499.03, E:3176356.33)

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

North 29°54'38" East, a distance of 135.72 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the beginning of a curve to the left having a central angle of 8°00'07", a radius of 1472.50 feet, and chord bearing and distance of North 25°54'35" East, 205.48 feet;

In a northeasterly direction with said curve to the left, an arc distance of 205.65 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northwest corner of said remainder of the 195.69 acre tract and being the northwest corner of this tract;

THENCE departing said east right-of-way line and with the north line of said remainder of the 195.69 acre tract, South 72°45'59" East, a distance of 3452.53 feet to a 5/8" iron rod found in concrete in the west line of a called 1003.4 acre tract of land described in deed to David S. Barnes recorded in Instrument No. 184779 of said Deed Records for the northeast corner of said remainder of the 195.69 acre tract and being the northeast corner of this tract;

THENCE with said west line of the 1003.4 acre tract, South 16°41'01" West, a distance of 2294.30 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of said remainder of the 195.69 acre tract and being the southeast corner of this tract;

THENCE with the south line of said remainder of the 195.69 acre tract, North 73°59'26" West, a distance of 1867.58 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southernmost southwest corner of this tract;

THENCE departing said south line of the remainder of the 195.69 acre tract, over and across said remainder of the 195.69 acre tract, the following courses and distances:

North 17°59'31" East, a distance of 939.83 feet to a mag nail w/ "H&P Surveying Property Corner" washer set in a 6" wood corner post for corner;

North 72°56'52" West, a distance of 963.66 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

North 29°39'40" West, a distance of 508.63 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

North 77°22'26" West, a distance of 42.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

North 66°06'15" West, a distance of 13.50 feet to a 1/2" iron rod with plastic cap stamped "GOODSON 4330" found for the northeast 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;

THENCE with the north line of said 1.53 acre tract, North 81°16'59" West, a distance of 456.96 feet to a point for corner in said east right-of-way line of F.M. 1996 at the beginning of a curve to the right having a central angle of 4°16'12", a radius of 2824.32 feet, and a chord bearing and distance of North 26°21'20" East, 210.43 feet from which a 1/2" iron rod found for reference bears South 81°16'59" East, 5.50 feet;

THENCE with said east right-of-way line, in a north easterly direction with said curve to the right, an arc distance of 210.48 feet to a 1/2" iron rod found for the southwest corner of said 4.848 acre tract;

THENCE with the south line of said 4.848 acre tract, the following courses and distances:

South 77°09'42" East, a distance of 167.50 feet to a 1/2" iron rod found for corner;
South 77°40'25" East, a distance of 79.56 feet to a 1/2" iron rod found for corner;
South 60°00'44" East, a distance of 59.87 feet to a 1/2" iron rod found for corner;
South 46°19'05" East, a distance of 84.23 feet to a 1/2" iron rod with a plastic cap stamped "1519 SURVEYING" found for the southeast corner of said 0.242 acre tract;
South 68°25'43" East, a distance of 137.61 feet to a 3/8" iron rod found for the southeast corner of said 4.848 acre tract;

THENCE with the east line of said 4.848 acre tract, the following courses and distances:

North 10°15'11" East, a distance of 416.51 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
North 1°22'02" West, a distance of 22.98 feet to a point for corner under a 24" fallen tree;
North 2°43'12" West, a distance of 88.79 feet to a 3/8" iron rod found for the northeast corner of said 4.848 acre tract;

THENCE with the north line of said 4.848 acre tract, the following courses and distances:

North 81°06'14" West, a distance of 160.62 feet to a 3/8" iron rod found for corner;
North 31°56'21" West, a distance of 186.87 feet to the **POINT OF BEGINNING** and containing 144.2753 acres or 6,284,634 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.