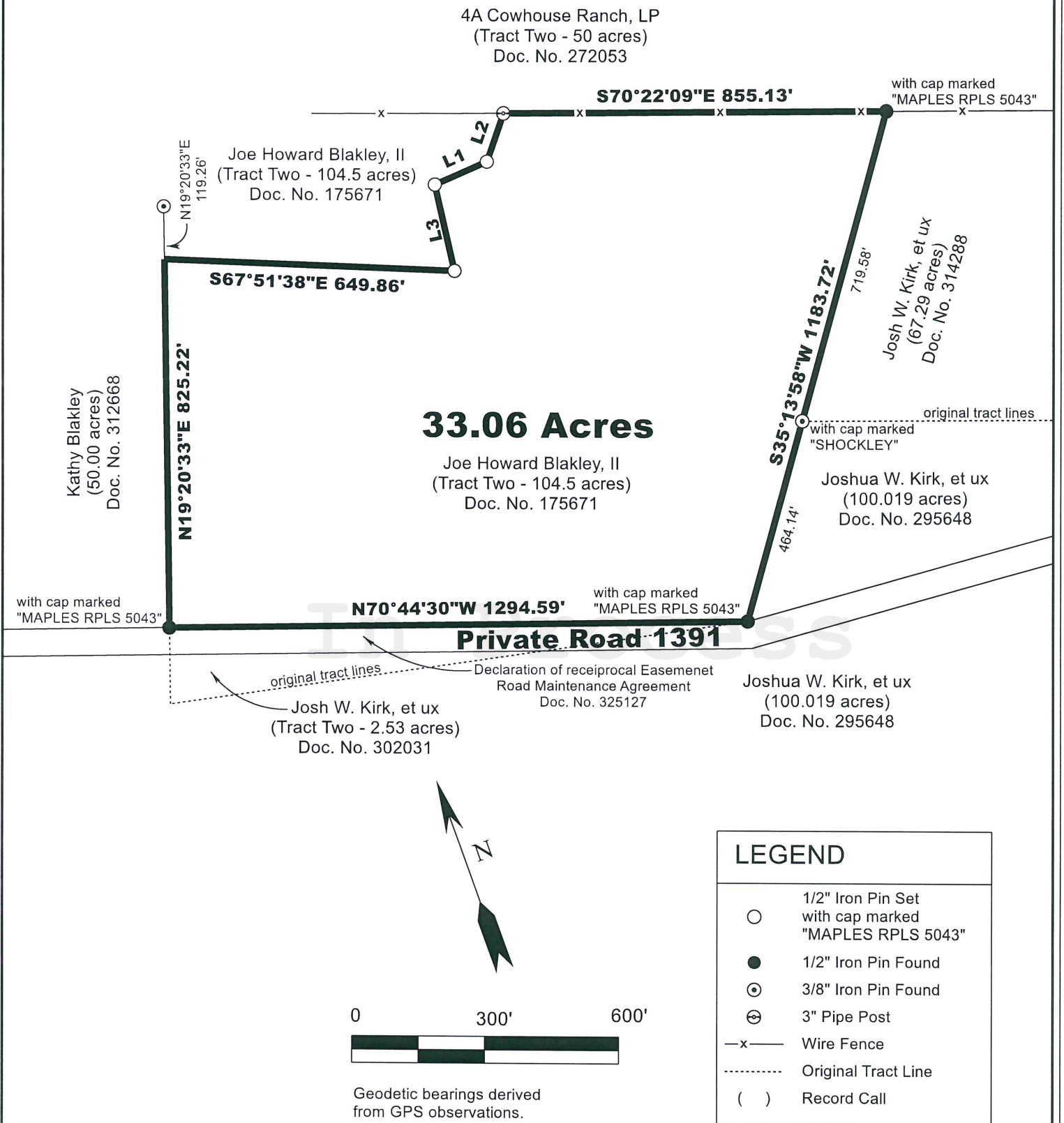


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LAND TITLE SURVEY

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.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on May 20, 2020.

This survey complies with the Professional and Technical Standards (Sections 663.13 - 663.21) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

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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;

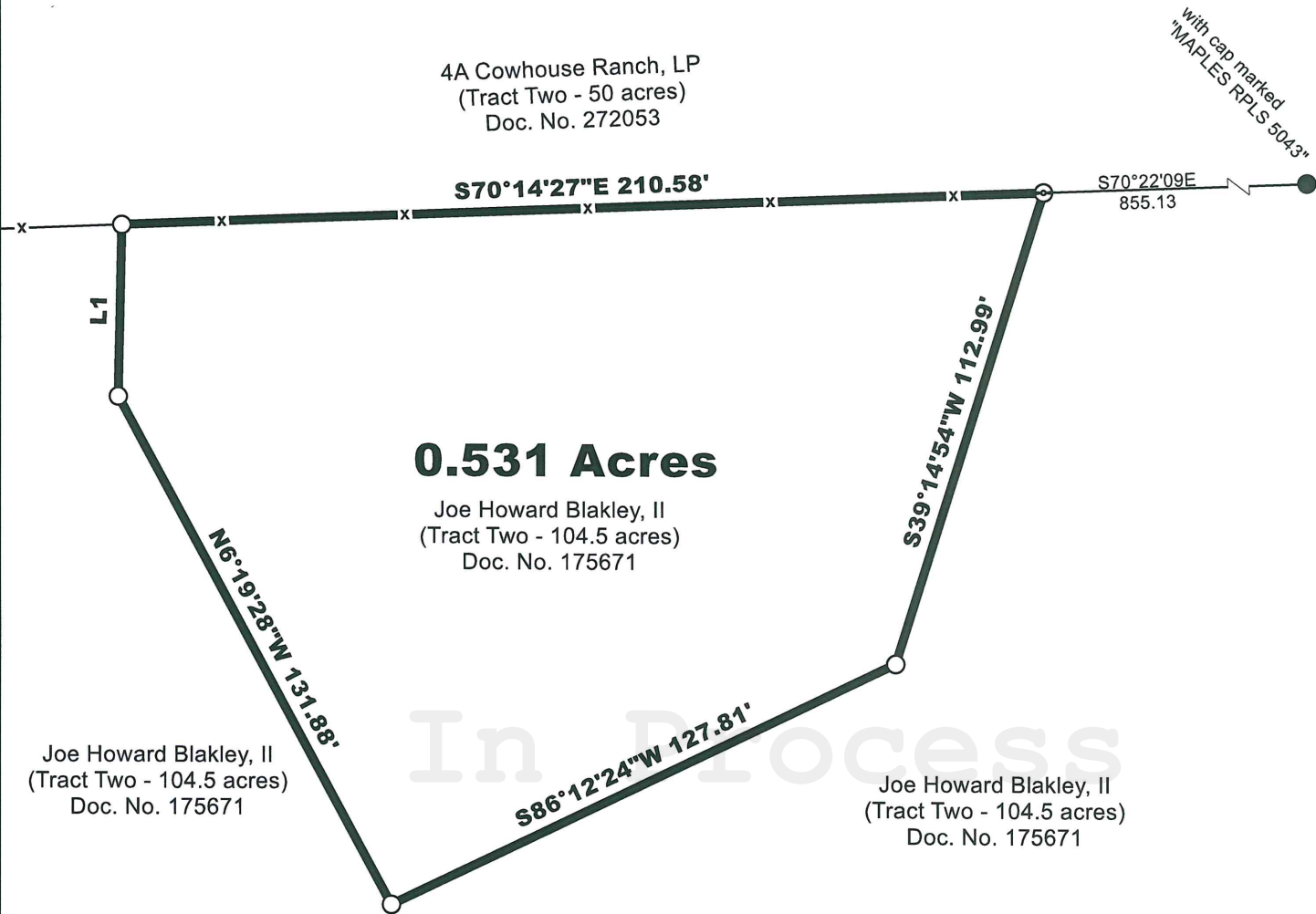
THENCE South 70° 22' 09" East, with the north line of said 104.50 acre tract, with the south line of said 50 acre tract, and along the general course of a fence, 855.13 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 20, 2020, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying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

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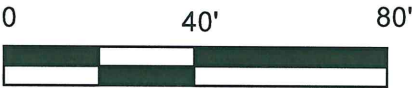


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In Process



Geodetic bearings derived from GPS observations.

LINE	BEARING	HORIZ DIST
L1	N23°04'00"E	39.21'

LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	1/2" Iron Pin Found
	3" Pipe Post
	Wire Fence
	Record Call

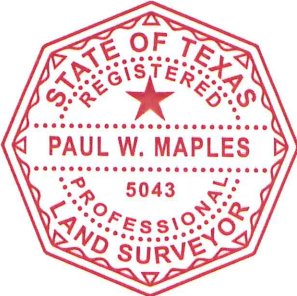
BOUNDARY SURVEY

Being 0.531 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.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on August 7, 2020.

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

Being 0.531 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 0.531 acres being more particularly described as follows;

BEGINNING at a 3 inch pipe fence post on the fenced north line of said 104.5 acre tract 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 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found 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 brs. South 70° 22' 08" East, 855.13 feet ;

THENCE South 39° 14' 54" West, 112.99 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

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

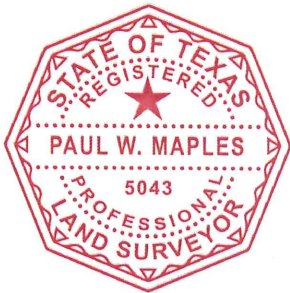
THENCE North 6° 19' 28" West, 131.88 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 23° 04' 00" East, 39.21 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 occupied south line of said 50 acre tract;

THENCE South 70° 14' 27" 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, 210.58 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 7, 2020, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



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

Being 3.00 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 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.

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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;

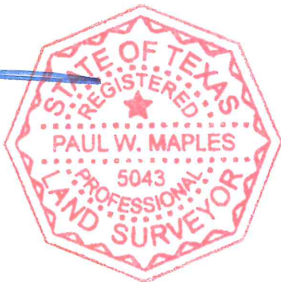
THENCE South 25° 13' 31" West, 29.96 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

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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- 1/2" Iron Pin Set
with cap marked
"MAPLES RPLS 5043"
- ⊗ 3" Pipe Post
- Wire Fence
- ⊞ Water Meter
- () Record Calls

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

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.

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

STATE OF TEXAS
REGISTERED
★
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

Surveyor:
Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550
Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500

