

Maples & Associates, Inc.

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

Being 18.51 acres of the Josephine Milhorn Survey, Abst. No. 682 in Coryell County, Texas, and being part of a 109 acre tract of land described as Tract Three in a deed from Alford Family Trust to Sherilyn Rae Havens, et al, recorded as Doc. No. 328484 of the Official Public Records of Coryell County, Texas; said 18.51 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner on the west line of County Road 131 for the occupied northeast corner of said 109 acre tract and the southeast corner of a 347 acre tract of land described as Tract One in said deed to Havens, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the northeast corner of said 347 acre tract brs. North 18° 44' 51" East, 1789.96 feet;

THENCE South 18° 49' 32" West, with the fenced west line of said County Road 131 and the occupied east line of said 109 acret ract, 782.60 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 71° 34' 52" West, 1036.00 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

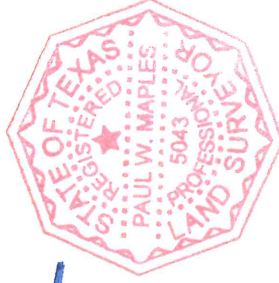
THENCE North 18° 52' 28" East, 775.90 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the occupied north line of said 109 acre tract and the occupied south line of said 347 acre tract;

THENCE with fence on the occupied north line of said 109 acre tract an the occupied south line of said 347 acre tract as follows;

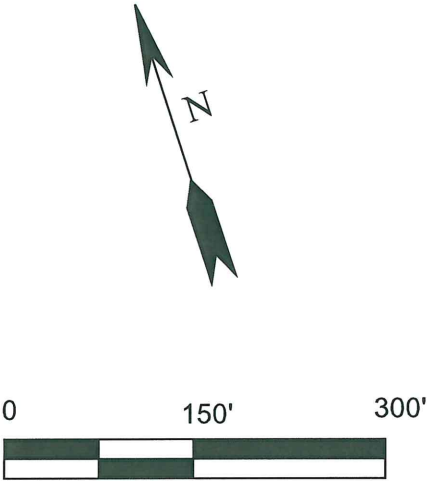
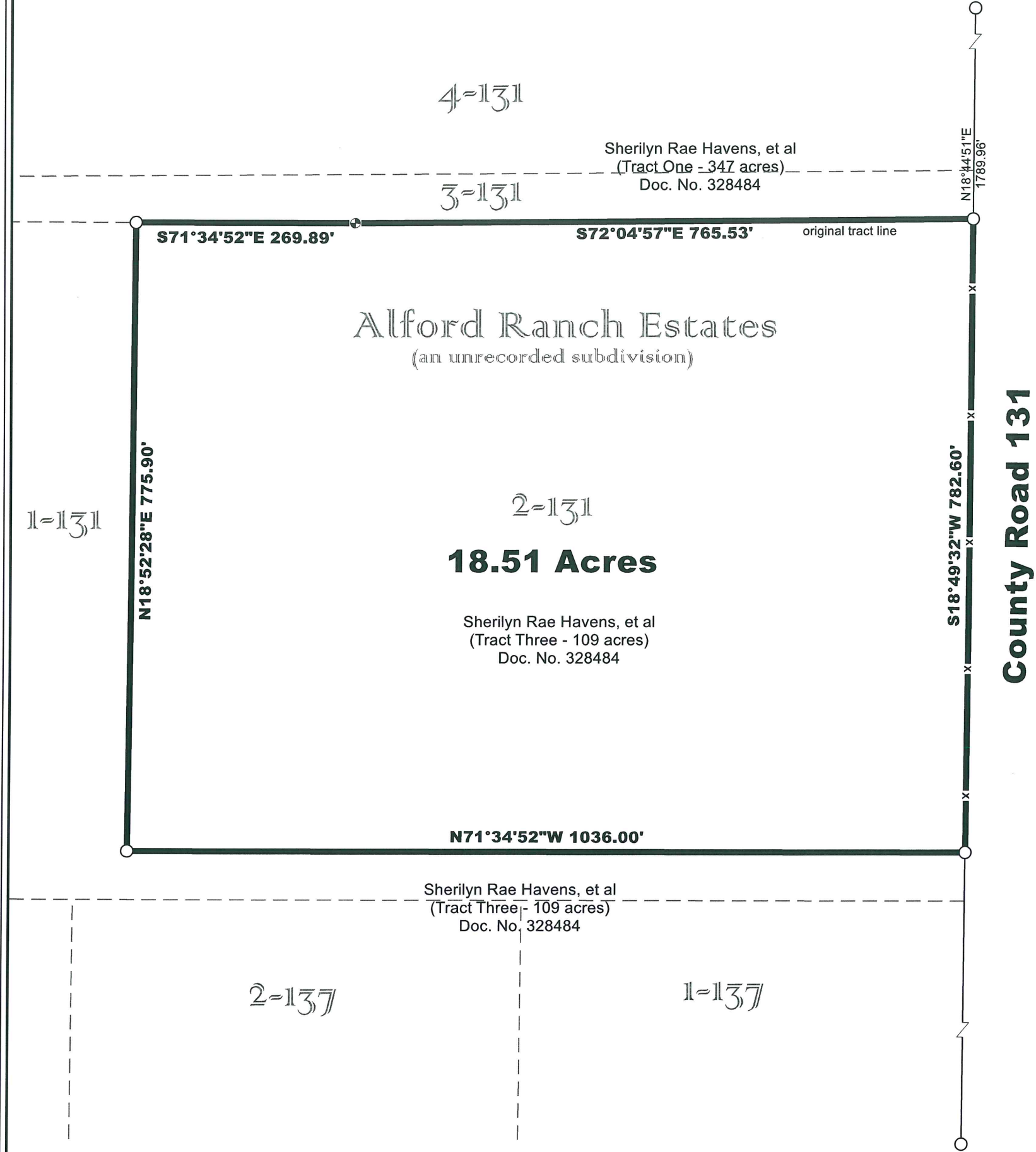
South 71° 34' 52" East, 269.89 feet to a 4 inch pipe post;

South 72° 04' 57" East, 765.53 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 2, 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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Surveyor:
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LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	4" Pipe Post
	Scale Break
	Wire Fence
	Record Calls

Geodetic bearings derived from GPS observations.

This survey was performed without the benefit of a Title Commitment.

BOUNDARY SURVEY

Being 18.51 acres of the Josephine Milhorn Survey, Abst. No. 682 in Coryell County, Texas, and being part of a 109 acre tract of land described as Tract Three in a deed from Alford Family Trust to Sherilyn Rae Havens, et al, recorded as Doc. No. 328484 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 March 2, 2021.

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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