

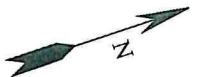
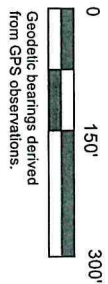
Surveyor:

Maples & Associates

420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76850
Firm No. 10097700
Tel (817) 556-2078
Fax (817) 556-0500

LEGEND

○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
-x-	Wire Fence
—	Scale Break
()	Record Calls



LINE	BEARING	HORIZ DIST
L1	S18°49'32"W	60.00'

3=137

Sherilyn Rae Havens, et al
(Tract One - 347 acres)
Doc. No. 328484

Paul W. Maples, RPLS
©2021 All rights reserved.
Job No. 210127 - 1-131

BOUNDARY SURVEY

Being 15.99 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 Ranch Estates, Trust to Sherilyn Rae Havens, et al, recorded as Doc. No. 32484 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 February 25, 2021.

This survey complies with the Professional and Technical Standards (Sections 653.13 - 653.21) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Alford Ranch Estates
(an unrecorded subdivision)

15.99 Acres

1=137

Sherilyn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

2=137

Sherilyn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

N19°39'47"E 836.08'

S71°34'52"E 753.37'

original tract line

S18°52'28"W 775.90'

N71°34'52"W 1800.94'

S71°34'52"E 1036.00'

689.40'

553.33'

548.21'

Sherilyn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

3=137

2=137

Sherilyn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

1=137

S18°49'32"W 909.82'

N18°49'32"E 782.60'

County Road 131



Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

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

Being 15.99 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. 32484 of the Official Public Records of Coryell County, Texas; said 15.99 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence on the west line of County Road 131 and the occupied east line of said 109 acre tract, 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 109 acre tract brs. North 18° 49' 32" East, 782.60 feet;

THENCE South 18° 49' 32" West, with the fenced west line of said County Road 131 and the fenced east line of said 109 acre tract, 60.00 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 71° 34' 52" West, at 548.21 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, at 1101.54 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set continuing for a total distance of 1800.94 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 19° 39' 47" East, 836.08 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence on the occupied north line of said 109 acre tract;

THENCE South 71° 34' 52" East, with the fenced north line of said 109 acre tract, 753.37 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 18° 52' 28" West, 775.90 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set ;

THENCE South 71° 34' 52" East, 1036.00 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
©2021 All rights reserved.

