

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 21.57 acres comprised of 10.67 acres of the Chrisanto Cazenoba Survey, Abst. No. 150, and 10.90 acres of the Alfonso Cazenoba Survey, Abst. No. 149 in Coryell County, Texas, and being part of a 24.39 acre tract of land described in a deed from H.K. Jackson, Sr., et ux, to Dan Edwards, and wife Joyce H. Edwards, dated January 29, 1962, as recorded in Vol. 223, Page 612 of the Deed Records of Coryell County, Texas; said 21.57 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin with cap found on the south line of Leon Street at the east edge of a concrete retaining wall for the north terminus of a boundary line agreement recorded as Doc. No. 173075 of the Official Public Records of Coryell County, Texas, from whence a one inch iron pipe found for the northeast corner of said 21.39 acre tract brs. South 89° 08' 51" East, 7.53 feet;

THENCE with said boundary line agreement as follows;

South 04° 23' 32" West, along the east fence of said retaining wall, 116.18 feet to a bend in said wall;

South 23° 30' 36" West, generally along the east face of said retaining wall, 66.18 feet to a 3/4 inch iron pin found in said wall near the east face;

THENCE South 19° 17' 28" West, 4.68 feet to a one inch iron pipe found at a fence corner on the east line of a boundary line agreement recorded in Vol. 195, Page 415 of said deed records;

THENCE South 13° 25' 25" West, along the general course of a fence, 185.78 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the northwest corner of a 22.289 acre tract of land described in a deed to Ann K. Miller, recorded as Doc. No. 181678 of said official public records;

THENCE South 13° 26' 09" West, with the west line of said 22.289 acre tract and along the general course of a fence, at 1827.36 feet passing an axle found on the northwest bank of the Leon River, continuing for a total distance of 1892.49 feet to a point in the approximate centerline of said Leon River;

THENCE up the approximate centerline of said Leon River with its meanders as follows;

North 67° 02' 56" West, 217.38 feet;

North 52° 55' 08" West, 114.93 feet;

North 51° 29' 41" West, 243.23 feet;

North 57° 04' 00" West, 219.34 feet to a point for the southeast corner of a 38.125 acre tract of land described in a deed to S & P Ares Ranching Properties, LP, recorded as Doc. No. 273306 of said official public records;



THENCE North 31° 23' 50" East, with the east line of said 38.125 acre tract, at 188.93 feet passing a 1/2 inch iron pin with cap marked "TIBBIT", continuing along the general course of a fence for a total distance of 1802.12 feet to a point for the southwest corner of a 0.602 acre tract of land described in a deed to Jeffrey Gene Graham, recorded as Doc. No. 253928 of said official public records; from whence a bridge spike found at a fence corner brs. South 58° 11' 02" East, 0.50 feet;

THENCE South 58° 11' 02" East, with the south line of said 0.602 acre tract, 97.88 feet to a 3/4 inch iron pin found for the southeast corner of said 0.602 acre tract;

THENCE North 11° 37' 44" East, with the east line of said 0.602 acre tract, 196.46 feet to a 3/8 inch iron pin found with cap marked "SHOCKLEY" found for the south terminus of a boundary line agreement (Graham) recorded as Doc. No. 218354 of said official public records;

THENCE South 88° 35' 25" East, with said Graham boundary line agreement, 6.95 feet to a corner on the west face of a concrete retaining wall;

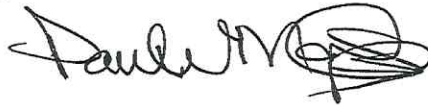
THENCE with said Graham boundary line agreement and the west face of said retaining wall as follows;

North 00° 54' 19" East, 41.21 feet to a corner on the west face of said wall;

South 87° 53' 22" East, 3.67 feet to a corner on the west face of said wall;

North 01° 59' 33" East, 59.02 feet to a 3/8 inch iron pin found on the south line of said Leon Street for the north terminus of said Graham boundary line agreement;

THENCE South 89° 17' 54" East, with the south line of said Leon Street, 111.06 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 5, 2018, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
©2018 All rights reserved.

