

Legal Description

STATE OF TEXAS
COUNTY OF CORYELL

BEING all of that certain tract of land in Coryell County, Texas, part of the Thomas W. Nibbs Survey, Abstract No. 783, being part of that called 272.17 acre tract of land described as Tract No. One in a deed to Jehu Jones et ux, Glada Jones, recorded in Volume 209, Page 515 of the Deed Records of Coryell County, Texas, being all of that called 5 acre tract of land described in a deed to Jehu Jones et ux, Glada Jones, recorded in Volume 209, Page 517 of said Deed Records, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found for a corner of said 272.17 acre tract, for the South corner of that called 14.826 acre tract of land described in a deed to Chris Bergman et ux, Deborah H. Bergman, recorded as Instrument No. 277557 of the Public Records of Coryell County, Texas, and on the Northwest line of F.M. Highway 182;

THENCE South 38 degrees 13 minutes 12 seconds West, 404.02 feet along the Southeast line of said 272.17 acre tract and the Northwest line of said FM Highway 182 to a 1/2 inch steel rod with cap set for a corner of said 272.17 acre tract, on an old fence line and on the Northwest line of that called 139 acre tract of land described in a deed to Virgil E. Gardner, recorded in Volume 136, Page 75 of said Deed Records;

THENCE South 60 degrees 48 minutes 24 seconds West, 629.60 feet along the common line of said 272.17 acre tract and said 139 acre tract to an old 8 inch cedar corner fence post found for the South corner of said 272.17 acre tract and for the West corner of said 139 acre tract, on the Northeast line of that called 720.73 acre tract of land described in a deed to Hurshell K. Brown, Jr, Trustee, recorded as Instrument No. 284921 of said Public Records;

THENCE North 31 degrees 56 minutes 26 seconds West, 2772.48 feet along the common line of said 272.17 acre tract and of said 720.73 acre tract to a 6 inch cedar fence corner post found for the Southwest corner of that called 122.96 acre tract of land described as Tract One in a deed to Matt P. Fatheree et ux, Melissa C. Fatheree, recorded as Instrument No. 178814 of said Public Records;

THENCE along the South line of said 122.96 acre tract the following eight courses and distances:

1. North 71 degrees 54 minutes 23 seconds East, 1286.56 feet to a 4 inch steel fence corner post found;
2. North 14 degrees 04 minutes 15 seconds East, 144.74 feet to a 4 inch steel fence corner post found;
3. North 29 degrees 30 minutes 26 seconds West, 793.68 feet to a 4 inch steel fence corner post found;
4. North 45 degrees 26 minutes 14 seconds East, 130.01 feet to a 4 inch steel fence corner post found;
5. South 69 degrees 09 minutes 58 seconds East, 944.77 feet to a 4 inch steel fence corner post found;
6. South 78 degrees 01 minutes 35 seconds East, 841.91 feet to a 4 inch steel fence corner post found;

7. North 46 degrees 37 minutes 39 seconds East, 218.33 feet to a 4 inch steel fence corner post found, and;
8. South 81 degrees 21 minutes 22 seconds East, 876.22 feet to a 12 inch cedar fence corner post found for the Southeast corner of said 122.96 acre tract, on the Southeast line of said 272.17 acre tract and on the Northwest line of said FM Highway 182;

THENCE along the Southeast line of said 272.17 acre tract and of said 5 acre tract, and along the Northwest line of said FM Highway 182 the following three courses and distances:

1. South 19 degrees 11 minutes 45 seconds West, 1233.72 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set at the beginning of a curve to the right;
2. In a Southwesterly direction, 368.02 feet along said curve to the right having a radius of 1105.91 feet and a central angle of 19 degrees 04 minutes 00 seconds (Chord bears South 28 degrees 41 minutes 12 seconds West , 366.32 feet), to a 1/2 inch steel rod with cap marked "1519 Surveying" set, and;
3. South 38 degrees 13 minutes 12 seconds West, 36.29 feet to a 4 inch steel fence corner post found for the East corner of said 14.826 acre tract and the South corner of said 5 acre tract;

THENCE North 48 degrees 35 minutes 53 seconds West, 441.62 feet along the common line of said 14.826 acre and 5 acre tracts, to a 1/2 inch steel rod found for the North corner of said 14.826 acre tract and the West corner of said 5 acre tract, on the Southeast line of said 272.17 acre tract;

THENCE South 54 degrees 54 minutes 02 seconds West, 495.23 feet along the common line of said 272.17 acre and 14.826 acre tracts to a 4 inch steel fence corner post found;

THENCE South 41 degrees 53 minutes 36 seconds West, 477.17 feet along the common line of said 272.17 acre and 14.826 acre tracts to a 4 inch steel fence corner post found for an inside corner of said 272.17 acre tract and the West corner of said 14.826 acre tract;

THENCE South 18 degrees 36 minutes 30 seconds East, 733.13 feet along the common line of said 272.17 acre and 14.826 acre tracts to the Point of Beginning, containing 148.425 acres of land.

Measured bearings, distances and acreage are Grid, Texas State Plane Cordinate System, NAD83, Texas Central Zone 4203.