

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528
Cell 817-233-3846

FIELD NOTES FOR: Rhudy Estate

Dated: September 10, 2023

All that certain 3.000 acres tract or parcel of land located in Coryell County, Texas out of the Hugh McCrory Survey Abstract No. 706 and being a portion of a so-called 28.206 acres tract of land conveyed to David A. Rhudy, Rebecca A. Hunter & Gena L. Sexton, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 355168, same being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 2" dia. pipe fence corner post in the north margin of Blue Creek Road, for the southeast corner of said Rhudy etal, 25.206 acres tract and this tract, same being the southwest corner of a so-called 50.00 acres tract of land conveyed to Jeffery Lee Wilderson, by deed recorded in the (D.R.C.C.T.) Document No. 306139.

THENCE South 76 deg. 36 min. 32 sec. West along the generally fenced south line of said 28.206 acres tract and the north line of said Blue Creek Road, a distance of 27.23 feet to a 5/8" dia. capped iron pin RPLS 4327, set in the east right of way of FM 930 near a fence corner post for the southwest corner in said 28.206 acres tract and this tract.

THENCE along the generally fenced east right of way of said FM 930, the west line of said 28.206 acres tract, same being along a curve to the left, having a central angle of 16 deg. 01 min. 00 sec., a radius of 1466.40 feet, an arc length of 409.92 feet and a long chord of North 07 deg. 40 min. 12 sec. West a distance of 408.59 feet to a 5/8" dia. capped iron pin RPLS 4327, set at the end of said curve and being a corner of said 28.206 acres tract.

THENCE North 15 deg. 40 min. 22 sec. West along the generally fenced east right of way of said FM 930 and the west line of said 28.206 acres tract, a distance of 282.32 feet to a 5/8" dia. capped iron pin RPLS 4327, set for the northwest corner of this tract, same also being the southwest corner of a 25.080 acres tract of land surveyed by me on an even date.

THENCE South 76 deg. 20 min. 59 sec. East severing said 28.206 acres tract along the unfenced north line of this tract and the south line of said 25.080 acres tract, a distance of 427.85 feet to a 5/8" dia. capped iron pin RPLS 4327, set in the fenced east line of said 28.206 acres tract, for the northeast corner of this tract and the southeast corner of said 25.080 acres tract, same being the west line of said Wilderson Tract.

THENCE South 23 deg. 56 min. 40 sec. West along the fenced east line of said 28.206 acres tract and the west line of said Wilderson Tract, a distance of 636.90 feet to the **PLACE OF BEGINNING and containing 3.000 acres of land and shown as Tract Two, on attached plat.**

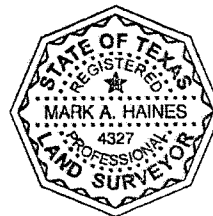
All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

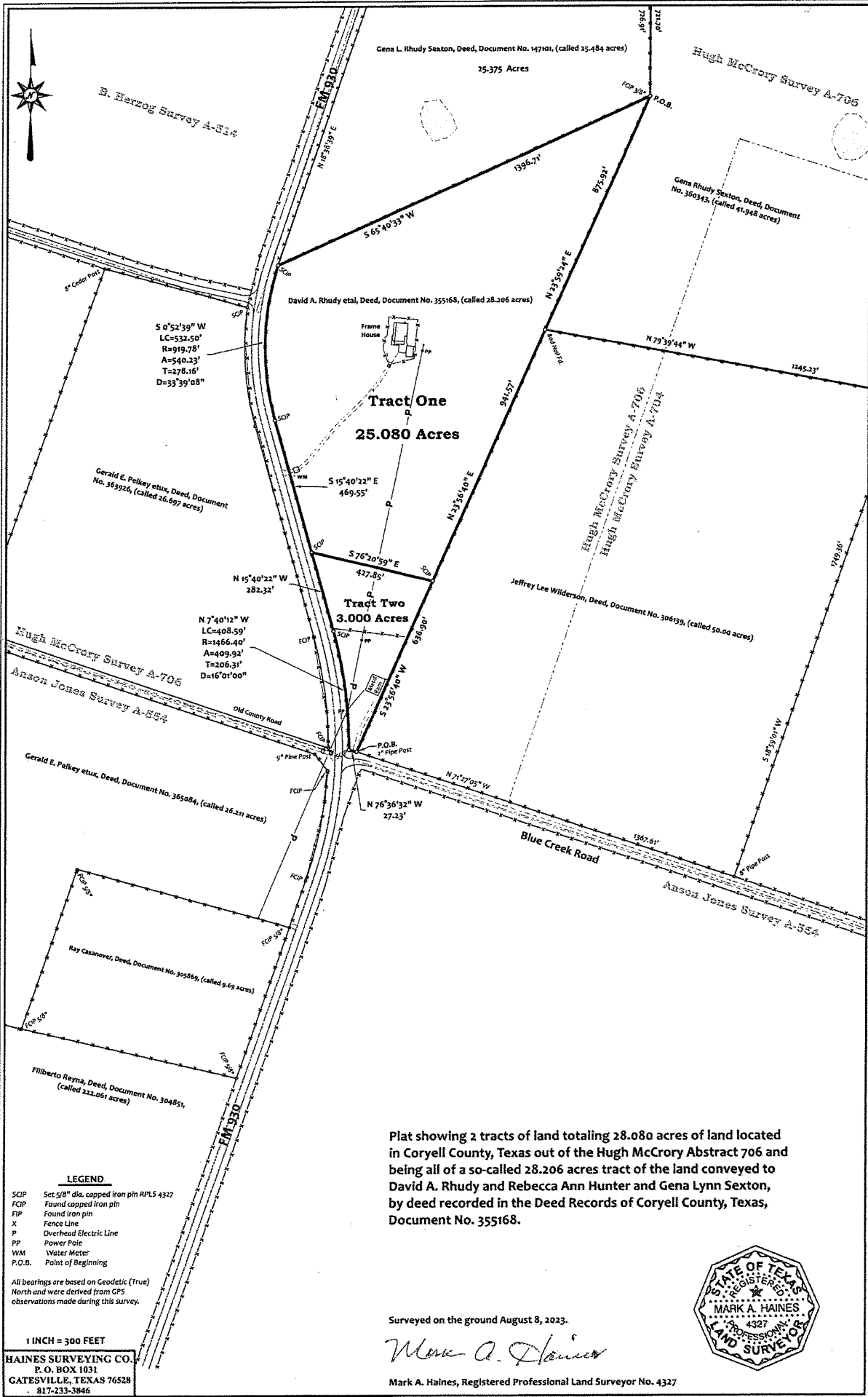
I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown.

Surveyed on the ground August 8, 2023.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor No. 4327.





Plat showing 2 tracts of land totaling 28.080 acres of land located in Coryell County, Texas out of the Hugh McCrory Abstract 706 and being all of a so-called 28.206 acres tract of the land conveyed to David A. Rhudy and Rebecca Ann Hunter and Gena Lynn Sexton, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 355168.

- LEGEND**
- SCIP Set 5/8" dia. capped iron pin RPLS 4327
 - FCIP Found capped iron pin
 - FIP Found iron pin
 - X Fence Line
 - P Overhead Electric Line
 - PP Power Pole
 - WM Water Meter
 - P.O.B. Point of Beginning

All bearings are based on Geodetic (True) North and were derived from GPS observations made during this survey.

1 INCH = 300 FEET
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