

Maples & Associates, Inc.

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

Being 23.12 acres of the James Ware Survey, Abst. No. 645 in Williamson County, Texas, and being the same tract of land described as 23.077 acres in a contract of sale and purchase executed between Samuel Gordon Bloom, Jr. and the Veterans Land Board of Texas, dated August 21, 1979, as recorded in Vol. 768, Page 684 of the Official Public Records of Williamson County, Texas; said 23.12 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner for the northeast corner hereof and the northwest corner of a 25.00 acre tract of land described as Tract I in a deed to Severiano Martinez, et ux, recorded as Doc. No. 2008004169 of said official public records, and being the southeast corner of a 20.154 acre tract of land described in a deed to Gearl and Katherine Koonce Family Trust, recorded as Doc No. 2020022675 of said official public records, from whence a tie rod and ball joint found brs. North 68° 14' 43" West, 1.37 feet;

THENCE South 52° 08' 04" East, with the west line of said 25.00 acre tract, 517.08 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the northeast corner of a 20.56 acre tract of land described in a deed to Sharon Sexton, recorded as Doc. No. 9659552 of said official public records;

THENCE South 68° 02' 14" West, with the north line of said 20.56 acre tract, 2178.56 feet to a 2.5 inch pipe corner post for the northwest corner of said 20.56 acre tract and being on the east line of a 38.43 acre tract of land described in a deed to Efren Vega, et ux, recorded as Doc. No. 2014091020 of said official public records;

THENCE North 39° 33' 57" West, with the east line of said 38.43 acre tract and along the general course of a fence, 526.81 feet to a 1/2 inch iron pin found at a fence corner for the northeast corner of said 38.43 acre tract and being on the south line of a 53.374 acre tract of land described in a deed to Craig Drummond, et ux, recorded as Doc. No. 2018045334 of said official public records;

THENCE North 69° 13' 53" East, with the south line of said 54.374 acre tract and along the general course of a fence, 515.25 feet to a 3/8 inch iron pin found at a fence corner for the southeast corner of said 54.374 acre tract and the southwest corner of a 21.945 acre tract of land described in a deed to Allen Lee Mauldin, et ux, recorded as Doc. No. 2020027390 of said official public records;

THENCE North 69° 39' 21" East, with the south line of said 21.945 acre tract and along the general course of a fence, 392.83 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of said 21.945 acre tract and the southwest corner of another 20.154 acre tract of land described in a deed to Betty Hannon Koonce, recorded as Doc. No. 2020022672 of said official public records;

THENCE North 69° 40' 55" East, with the south line of said Betty Hannon Koonce tract and along the general course of a fence, 392.48 feet to a 1/2 inch iron pin with cap marked "GARRETT RPLS 6154" found for the southeast corner of said Betty Hannon Koonce tract and the southwest corner of a 20.153 acre tract of land described in a deed to Betty Hannon Koonce, recorded as Doc. No. 2020022673 of said official public records;

THENCE North 69° 39' 01" East, with the south line of said 20.153 acre tract and along the general course of a fence, 396.27 feet to a 1/2 inch iron pin with cap marked "GARRETT RPLS 6154" found for the southeast corner of said 20.153 acre tract and the southwest corner of said 20.154 acre Gearl and Katherine Koonce Family Trust tract;

THENCE North 69° 39' 57" East, with the south line of said Koonce Family Trust tract and along the general course of a fence, 381.91 feet to the PLACE OF BEGINNING, as surveyed on the ground on February 15, 2024, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS
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