

BEING a 0.487 acre tract of land situated in the WILLIAM SUGGOTT SURVEY, ABSTRACT No. 912, Coryell County, Texas and being all of Lot 4, Block 1 and a part or portion of Lot 5, Block 1, Starview Subdivision according to the map or plat of record in Cabinet B, Slide 523, Plat Records of Coryell County, Texas and being all of that certain 0.13 acre tract of land described in a Warranty Deed dated August 10, 2010 from Cecil Woodson and wife, Bernice Woodson to Don Rylander and wife, Wanita Rylander and being of record in Document No. 239464, Official Public Records of Coryell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being the northwest corner of the said Lot 4, Block 1, Starview Subdivision and being the westerly northeast corner of the said Lot 5, Block 1, Starview Subdivision and being the northeast corner of the said 0.13 acre tract and being in the south right-of-way line of Woodville Drive for corner;

THENCE N. 68° 20' 57" E., 100.00 feet departing the said Lot 5, Block 1 and the said 0.13 acre tract and with the north boundary line of the said Lot 4, Block 1 (calls N. 70° 04' 30" E., 100.00 feet) and with the said south right-of-way line to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said Lot 4, Block 1 and being the northwest corner of Lot 3, said Block 1 for corner;

THENCE S. 21° 38' 23" E., 155.29 feet departing the said south right-of-way line and with the east boundary line of the said Lot 4, Block 1 (calls S. 19° 55' 55" E., 155.23 feet) and with the west boundary line of the said Lot 3, Block 1 to a 1/2" iron rod found being the southeast corner of the said Lot 4, Block 1 and being the southwest corner of the said Lot 3, Block 1 and being in the north boundary line of the said Lot 5, Block 1 for corner;

THENCE S. 68° 23' 32" W., 99.84 feet departing the said Lot 3, Block 1 and with the south boundary line of the said Lot 4, Block 1 (calls S. 70° 04' 05" W., 100.00 feet) and with the north boundary line of the said Lot 5, Block 1 to a 1/2" iron rod found being the southwest corner of the said Lot 4, Block 1 and being an interior ell corner of the said Lot 5, Block 1 and being the southeast corner of the said 0.13 acre tract for corner;

THENCE departing the said Lot 4, Block 1 and the said interior ell corner and over and across the said Lot 5, Block 1 and with the south and west boundary lines of the said 0.13 acre tract the following two (2) calls:

- 1) S. 68° 04' 06" W., 9.00 feet (calls S. 70° 03' 27" W., 9.00 feet) with the south boundary line of the said 0.13 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being the southwest corner of the said 0.13 acre tract for corner;
- 2) N. 41° 20' 55" W., 164.87 feet with the west boundary line of the said 0.13 acre tract (calls N. 39° 35' 35" W., 164.87 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said 0.13 acre tract and being in the north boundary line of the said Lot 5, Block 1 and being in the aforementioned south right-of-way line of Woodville Drive for corner;

THENCE N. 68° 18' 43" E., 64.44 feet with the north boundary line of the said Lot 5, Block 1 and with the north boundary line of the said 0.13 acre tract (calls N. 70° 04' 03" E., 64.44 feet) and with the said south right-of-way line to the Point of BEGINNING and containing 0.487 acres of land.

STATE OF TEXAS
COUNTY OF CORYELL

The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Coryell County, Texas. Thereby certify, on

FILED
AT 3:40 O'CLOCK P M

DEC 19 2022

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Jennifer T. Deaton
County Clerk
Coryell County, Texas



Jennifer T. Deaton
COUNTY CLERK, CORYELL CO., TEXAS

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