

Maples & Associates, Inc.

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Being 135.03 acres of the William Suggett Survey, Abst. No. 912 in Coryell County, Texas, and being part of a 156.2 acre tract of land described in a deed from Rebecca Berry to Krista Ann Moreland, dated June 14, 2021, recorded as Doc. No. 339484 of the Official Public Records of Coryell County, Texas; said 135.03 acres being more particularly described as follows;

BEGINNING at a 5/8 inch iron pin with cap marked "RPLS 4327" found at a fence corner on the northwest line of Old Pidcoke Road for the occupied east corner of said 156.2 acre tract and the south corner of a five acre tract of land described in a deed to Troy Chasteen, et al, recorded as Doc. No. 174773 of said official public records;

THENCE with the fenced northwest line of said Old Pidcoke Road as follows;

South 50° 05' 29" West, 736.15 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

South 49° 54' 59" West, 1382.11 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

South 49° 47' 30" West, 1751.37 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner on the north line of Airport Road;

THENCE North 73° 11' 29" West, with the fenced north line of said Airport Road, 254.31 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the east right of way line of F.M. Hwy. 116;

THENCE with the east right of way line of said F.M. Hwy. 116 as follows;

North 16° 25' 50" East, 2271.14 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

North 15° 16' 50" East, 425.10 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

910.37 feet clockwise along the arc of a circular curve with a radius of 5669.58 feet (long chord = North 19° 52' 50" East, 909.39 feet) to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

North 24° 28' 50" East, 986.37 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the northeast line of said 156.2 acre tract for the west corner of a 1.5 acre tract of land described in a deed to Donna Faye Gummelt, recorded as Doc. No. 194712 of said official public records;

THENCE South 42° 03' 23" East, with the northeast line of said 156.2 acre tract, with the southwest line of said 1.5 acre tract, and along the general course of a fence, 457.20 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set; for the south corner of said 1.5 acre tract and the west corner of an 80 acre tract of land described in a deed to Brenda Joyce Marwitz, as recorded in Vol. 568, Page 80 of said official public records;

THENCE South 41° 57' 52" East, with the northeast line of said 156.2 acre tract, with the southwest line of said 80 acre tract, and along the general course of a fence, 1216.91 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the south corner of said 80 acre tract and the west corner of said five acre tract;

THENCE South 42° 01' 24" East, with the northeast line of said 156.2 acre tract, with the southwest line of said 80 acre tract, and along the general course of a fence, 912.29 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 7, 2023, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS
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