



Plat showing a 16.500 acres tract of land located in Coryell County, Texas out of the T. W. Marshall Survey Abstract No. 688 and being a portion of a so-called 47.96 acres tract of land conveyed to Gary D. McLaughlin et ux, Annie B. McLaughlin, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 154671.

LEGEND

- SCIP Set 5/8" dia. capped iron pin RPLS 4327
- FCIP Found capped iron pin RPLS 4327
- FIP Found iron pin
- X Fence Line
- P Overhead Electric Line
- PP Power Pole
- 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 = 200 FEET

HAINES SURVEYING CO.
 P. O. BOX 1031
 GATESVILLE, TEXAS 76528
 817-233-3846

Surveyed on the ground August 17, 2022.

Mark A. Haines

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



HAINES SURVEYING CO.

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

FIELD NOTES FOR: Gary & Annie McLaughlin

Dated: August 20, 2022

All that certain 16.500 acres tract or parcel of land located in Coryell County, Texas out of the Thomas W. Marshall Survey Abstract No. 688 and being a portion of a so-called 47.96 acres tract of land conveyed to Gary D. McLaughlin etux, Annie B. McLaughlin, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 154671, same being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 3" dia. pipe fence corner post found for an ell corner in the west line of said McLaughlin 47.96 acres tract, same being the most southerly northeast corner of a so-called 115.0 acres tract of land conveyed to Kimbrel Ranch Properties, LLC, by deed recorded in the (D.R.C.C.T.) Document No. 275167 and also being the southerly southeast corner of a so-called 16.000 acres tract of land conveyed to Karen Renae Long, by deed recorded in the (D.R.C.C.T.), Document No. 353782.

THENCE South 18 deg. 22 min. 00 sec. West along the fenced or occupied southerly west line of said, McLaughlin 47.96 acres tract and the lower east line of said Kimbrel Ranch Tract, a distance of 346.31 feet (McLaughlin deed call S17-00-20W 367.8') (Kimbrel total deed call S19-00W 2088.89') to a 3/8" dia. iron pin found at a pipe fence corner post for the occupied or fenced southerly southwest corner in said McLaughlin 47.96 acres tract and the northwest corner of a so-called 11.053 acres tract of land conveyed to Martin J. Harris etux, by deed recorded in the (D.R.C.C.T.), Document No. 111970. From which a 3" dia. pipe fence corner post bears, S08-41-57E 1.74'.

THENCE South 71 deg. 35 min. 03 sec. East along the generally fenced southerly south line of said McLaughlin 47.96 acres tract and the north line of said Harris Tract, a distance of 545.00 feet (McLaughlin total deed call S72-53-05E 2455.0') (Harris deed call S72-53-05E 545.0') to a 3/8" dia. iron pin found at a pipe fence corner post for the southerly southeast corner of this tract, the northeast corner of said Harris Tract and also being the northwest corner of a so-called 23.741 acres tract of land conveyed to Gary D. McLaughlin etux, Annie B. McLaughlin, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 170623. From which a 3" dia. pipe fence corner post bears, S35-05-46E 0.35'.

THENCE North 72 deg. 21 min. 16 sec. East along the un-fenced southeast line of this tract severing said McLaughlin 47.96 acres tract, a distance of 827.35 feet to a 5/8" dia. capped iron pin RPLS 4327, set in the west line of County Road 220, for the easterly southeast corner of this tract.

THENCE along the fenced west margin of said County Road 220 and the east line of this tract as follows; North 20 deg. 10 min. 15 sec. West a distance of 36.48 feet to a 2" pipe dia. fence corner post and North 20 deg. 15 min. 42 sec. West a distance of 84.95 feet to a 2" pipe dia. fence corner post and North 20 deg. 33 min. 05 sec. West a distance of 78.45 feet to a 2" pipe dia. fence corner post and North 20 deg. 45 min. 16 sec. West a distance of 86.74 feet to a 2" pipe dia. fence corner post and North 19 deg. 28 min. 33 sec. West a distance of 142.81 feet to a 2" pipe dia. fence corner post and North 18 deg. 28 min. 51 sec. West a distance of 170.37 feet to a 2 1/2" dia. pipe fence corner post and North 18 deg. 11 min. 35 sec. West a distance of 123.74 feet to a 5/8" dia. capped iron pin RPLS 4327, found in the west line of County Road 220, for the easterly southeast corner of said Long 16.00 acres tract and being the northeast corner of this tract.

THENCE South 65 deg. 40 min. 05 sec. West along the un-fenced southeast line of said Long Tract and the northwest line of said tract, a distance of 1049.05 feet (Long deed call S65-40-05W 1049.05') to the **PLACE OF BEGINNING and containing 16.500 acres of land.**

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 17, 2022.

Mark A. Haines

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

