

Maples & Associates, Inc.

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

Being 23.51 acres comprised of 23.02 acres of the John Kemlem Survey, Abst. No. 604, and 0.49 acres of the Charles Meyer Survey, Abst. No. 1806 in Coryell County, Texas, and being part of a 732.36 acre tract of land described in a deed from D. Rushing Sheffield, et al to Jimmie Cummings, dated April 11, 2012, recorded as Doc. No. 253264 of the Official Public Records of Coryell County, Texas; said 23.51 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin set on the east line of said 732.36 acre tract and on the west line of a 169.877 acre tract of land described in a deed to George W. O'Kelley, recorded as Doc. No. 219689 of said official public records, from whence a railroad track found in concrete used for fence corner found for the northeast corner of said 732.36 acre tract brs. North 18° 29' 19" East, 1522.10 feet;

THENCE South 18° 29' 19" West, with the east line of said 732.36 acre tract, with the west line of said 169.877 acre tract, and along the general course of a fence, 181.05 feet to a 5 inch pipe corner post found in concrete for the southwest corner of said 169.877 acre tract and the northwest corner of an 11.16 acre tract of land known as Tract 7 of Cross Timbers, an unrecorded subdivision, and being described in a deed to Jennifer Trail, et vir, recorded as Doc. No. 195028 of said official public records;

THENCE South 18° 38' 35" West, with the east line of said 732.36 acre tract, with the west line of said Tract 7 and along the general course of a fence, 1043.42 feet to a 1/2 inch iron pin found for the southwest corner of said Tract 7 and the northwest corner of an 11.04 acre tract of land known as Tract 8 of said Cross Timbers, and being described in a deed to Dale Trail, et al, recorded as Doc. No. 182382 of said official public records;

THENCE South 18° 59' 01" West, with the east line of said 732.36 acre tract, with the west line of said Tract 8, 706.61 feet to a cotton spindle set in the approximate centerline of Blakley Road;

THENCE with the approximate centerline of said Blakley Road as follows;

North 05° 30' 03" West, 155.01 feet to a cotton spindle set;

176.56 feet counterclockwise along the arc of a circular curve with a radius of 450.00 feet (long chord = North 16° 44' 28" West, 175.43 feet) to a cotton spindle set;

North 27° 58' 51" West, 617.99 feet to a cotton spindle set;

337.78 feet clockwise along the arc of a circular curve with a radius of 569.07 feet (long chord = North 14° 35' 17" West, 332.84 feet) to a cotton spindle set;

North 04° 23' 02" East, 284.52 feet to a cotton spindle set;

North 00° 31' 23" East, 219.54 feet to a cotton spindle set;

THENCE North 82° 33' 55" East, at 26.50 feet passing a 3 inch pipe corner post in concrete, continuing with fence for a total distance of 521.40 feet to a 3 inch pipe post in concrete;

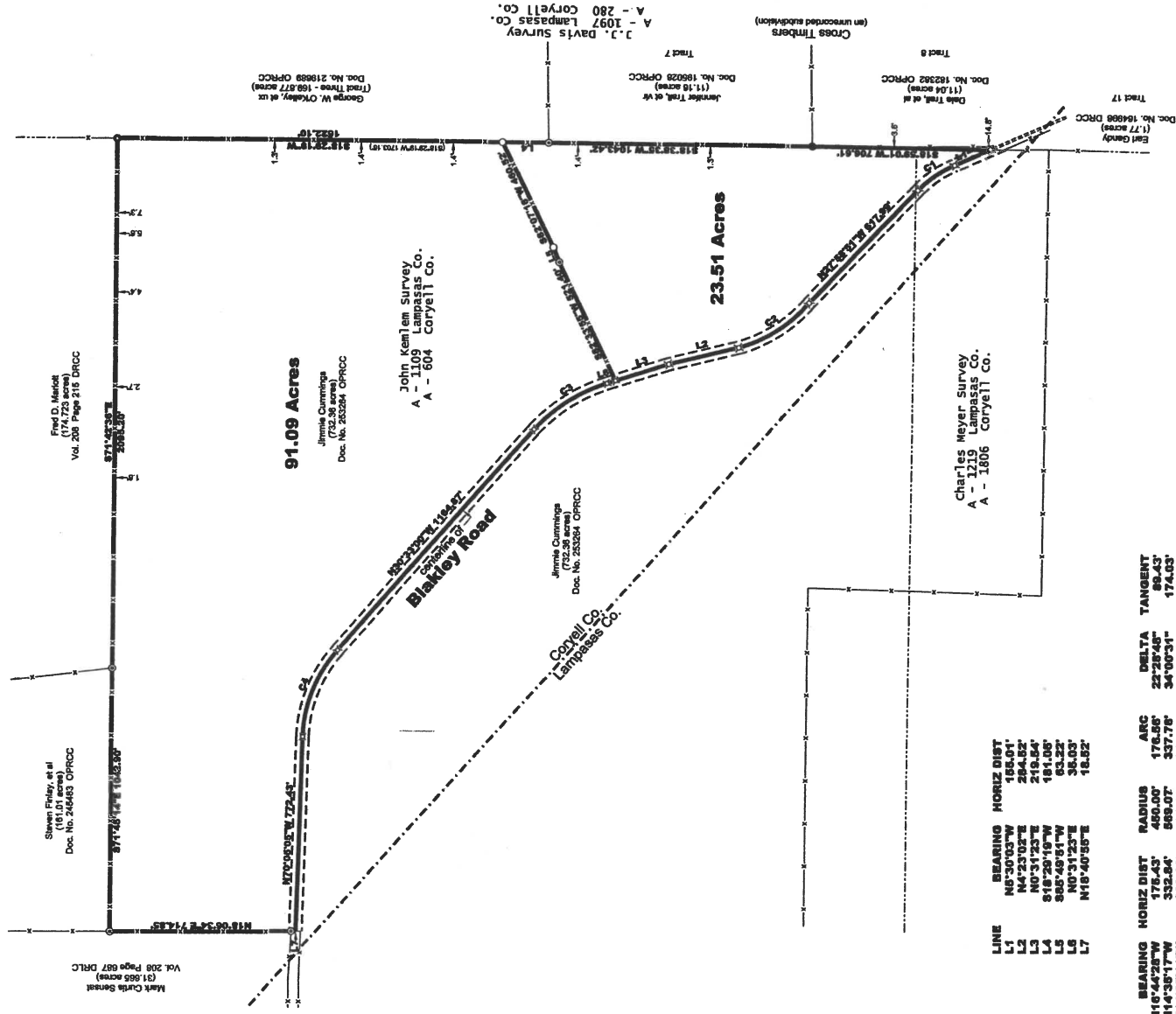
THENCE North 85° 49' 51" East, with fence, 63.22 feet to a 1/2 inch iron pin set;

THENCE North 82° 07' 18" East, with fence, 460.52 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 14, 2013, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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Frank D. Meador
(174.723 acres)
Vol. 208 Page 215 DRCC

Steven Finley, et al
(161.01 acres)
Doc. No. 246483 OPRCC

Mark Curtis Bennett
(31.665 acres)
Vol. 208 Page 687 DRCC

91.09 Acres
Jimmie Cummings
(732.38 acres)
Doc. No. 253284 OPRCC

John Kemlem Survey
(A - 1100)
Coryell Co.

Jimmie Cummings
(732.38 acres)
Doc. No. 253284 OPRCC

23.51 Acres

Charles Meyer Survey
(A - 1219)
Lampasas Co.

J. J. Davis Survey
(A - 280)
Coryell Co.

George W. Okmley, et al
(169.877 acres)
Doc. No. 218698 OPRCC

Jimmie Tract, et al
(11.18 acres)
Doc. No. 182928 OPRCC

Dean Tract, et al
(1.04 acres)
Doc. No. 182982 OPRCC

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N6°30'03"W	185.01'	459.00'	176.58'	22°28'48"	80.43'
C2	N4°38'17"W	332.84'	869.07'	337.76'	34°00'31"	174.03'
C3	N4°37'11"W	339.66'	850.00'	343.65'	30°17'29"	175.94'
C4	N80°25'14"W	370.14'	850.00'	377.51'	39°19'36"	184.53'

LINE	BEARING	HORIZ DIST
L1	N6°30'03"W	185.01'
L2	N4°37'02"E	294.82'
L3	N4°37'25"E	218.56'
L4	S41°48'51"W	161.85'
L5	S88°49'51"W	63.23'
L6	N0°31'23"E	35.03'
L7	N18°40'55"E	18.82'

Geodetic bearings derived from GPS observations.

PLAT OF TWO TRACTS OF LAND IN CORYELL COUNTY, TEXAS.

Being 91.09 acres of the John Kemlem Survey, Abst. No. 604 in Coryell County, Texas, and being part of a 732.38 acre tract of land described in a deed from D. Rushing Sheffield, et al to Jimmie Cummings, dated April 11, 2012, recorded as Doc. No. 253284 of the Official Public Records of Coryell County, Texas.

Being 23.51 acres comprised of 23.02 acres of the John Kemlem Survey, Abst. No. 604, and 0.49 acres of the Charles Meyer Survey, Abst. No. 1808 in Coryell County, Texas, and being part of a 732.38 acre tract of land described in a deed from D. Rushing Sheffield, et al to Jimmie Cummings, dated April 11, 2012, recorded as Doc. No. 253284 of the Official Public Records of Coryell County, Texas.

Legal descriptions of even survey date herewith of the tracts shown hereon accompany this plat. Surveyed on the ground on January 14, 2013.

Paul W. Mipple, RPLS
Surveyor
Job No. 11111



- 1/2" Iron Pin Set
- 1/2" Iron Pin Found
- × Cotton Spindle Set
- ⊙ 3" Pipe Post
- ⊙ 5" Pipe Post
- ⊙ RR Track for fence corner
- Wire Fence
- - - Patent Survey Line
- () Record Call
- - - distance and direction from fence to dead line

Surveyor:
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