

# Maples & Associates, Inc.

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## LEGAL DESCRIPTION OF A TRACT OF LAND IN HAMILTON COUNTY, TEXAS.

Being 26.69 acres of the E.O. Peck Survey, Abst. No. 1075 in Hamilton County, Texas, and being part of a 143.51 acre tract of land described in a deed from Fred Wall, et al, to Kathryn Wall, dated November 6, 1958, as recorded in Vol. 177, Page 150 of the Official Public Records of Hamilton County, Texas; said 26.69 acres being more particularly described as follows;

BEGINNING at a 2.5 inch pipe corner post for the southeast corner of said 143.51 acre tract and the occupied northwest corner of the Felix C. Morris Survey, Abst. No. 554, being an inner ell corner of a 210.14 acre tract of land described in a deed to Floyd W. McGilvray, et al, as recorded in Vol. 369, Page 666 of said official public records;

THENCE South 69° 11' 53" West, with the south line of said 143.51 acre tract, with the a north line of said 210.14 acre tract, and along the general course of a fence, 970.08 feet to a 3 inch pipe corner post for the westernmost northwest corner of said 210.14 acre tract and a northeasterly corner of a 582.46 acre tract of land described in a deed to Titan Service Group, LLC, recorded as Doc. No. 20151343 of said official public records;

THENCE South 69° 35' 28" West, with the south line of said 143.51 acre tract, with a north line of said 582.46 acre tract, and along the general course of a fence, 12.68 feet to a 3 inch pipe corner post for the southwest corner of said 143.51 acre tract and an inner ell corner of said 582.46 acre tract;

THENCE North 21° 02' 28" West, with a west line of said 143.51 acre tract, with the east line of said 582.46 acre tract, and along the general course of a fence, 750.00 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 68° 57' 32" East, 492.33 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 05° 47' 30" West, 1083.35 feet to a concrete monument found on the south right of way line of U.S. Hwy. 84;

THENCE with the south right of way line of said U.S. Hwy. 84 as follows;

THENCE North 05° 30' 05" West, 99.97 feet to a concrete monument found;

THENCE North 84° 08' 05" East, 236.33 feet to a calculated point on the east line of said 143.51 acre tract for the northernmost northwest corner of said 210.14 acre tract, from whence a 2.5 inch pipe corner post brs. South 19° 29' 53" East, 1.07 feet;

THENCE South 19° 29' 53" East, with the east line of said 143.51 acre tract, with a west line of said 210.14 acre tract, and along the general course of a fence, 1834.51 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 25, 2022, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS  
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