

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS

Cell 817-233-3846

FIELD NOTES FOR: Andrew Middlebrook

Dated: August 23, 2021.

All that certain 33.912 acres tract or parcel of land located in Coryell County, Texas out of the Abraham Blunt Survey Abstract No. 86, and being a portion of a so-called 64.573 acres tract of land conveyed to Andrew Middlebrook, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 344644, Tract Two and being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 5" cedar fence corner post at a corner of an old rock mound, for the occupied northeast corner of said Middlebrook 64.573 acres tract, the northeast corner of this tract, the occupied northwest corner of a so-called 102 acres tract of land conveyed to Russell J. Gauer, by deed recorded in the (D.R.C.C.T.) Document No. 242039, 2nd Tract and also being in the occupied or fenced south line of a so-called 194 acres tract of land conveyed to Meta Spross, by deed recorded in Volume 163, Page 246, (D.R.C.C.T.).

THENCE South 30 deg. 41 min. 14 sec. East along the fenced or occupied east line of said Middlebrook 64.573 acres tract and the west line of said Gauer Tract, a distance of 560.00 feet (Middlebrook total deed call S30-41-14E 2014.74') (Gauer total deed call S30E 2033.33') to a 5/8" dia. capped iron pin RPLS 4327, set in the fenced east line of said Middlebrook 64.573 acres tract and the west line of said Gauer Tract, for the southeast corner of this tract, same being the northeast corner of a 30.660 acres tract of land surveyed by me on an even date. From which an 80d nail found in the center of County Road 262, for the southeast corner of said Middlebrook 64.573 acres tract and the southwest corner of said Gauer Tract bears, S30-41-14E 1545.74'.

THENCE South 44 deg. 55 min. 12 sec. West severing said Middlebrook 64.573 acres tract along the unfenced south line of this tract and the north line of said 30.660 acres tract, a distance of 1532.84 feet to a 5/8" dia. capped iron pin RPLS 4327, set for the south corner of this tract, same being the west corner of said 30.660 acres tract.

THENCE North 88 deg. 33 min. 51 sec. West along the fenced north right of way of said FM 929, a distance of 474.73 feet (Middlebrook total deed call N88-33-51W 570.10') to a 5/8" dia. iron pin, found for the southeast corner of a so-called 0.75 acres tract of land conveyed to St. John's Lutheran Church Cemetery Association, by deed recorded in the (D.R.C.C.T.) Document No. 85777, same being the westerly southwest corner of said Middlebrook 64.573 acres tract and this tract.

THENCE North 31 deg. 46 min. 33 sec. West along the fenced east line of said 0.75 acres tract and the west line of said Middlebrook 64.573 acres tract, a distance of 206.83 feet (0.75 acres call N31-57-12W 207.18') (Middlebrook deed call N31-46-33W 206.83') to a 5/8" dia. iron pin, found for the northeast corner of said 0.75 acres tract and the southeast corner of a so-called 2.0 acres tract of land conveyed to the Trustees of the German Lutheran Church, by deed recorded in Volume 81, Page 472, (D.R.C.C.T.).

THENCE North 31 deg. 46 min. 33 sec. West along the west line of said Middlebrook 64.573 acres tract and the fenced east line of said 2.0 acres tract, a distance of 562.20 feet (Middlebrook deed call N31-46-33W 562.20') (2.0 acres call N30W 569.44') to a 2 1/2" dia. pipe fence corner post in the fenced or occupied south line of County Road 260, for the northwest corner of said Middlebrook 64.573 acres tract and this tract and also being the occupied northeast corner of said 2.0 acres tract.

THENCE North 56 deg. 35 min. 34 sec. East along the fenced south line of said CR. 260 and the westerly north line of said Middlebrook 64.573 acres tract, a distance of 386.56 feet (Middlebrook deed call N56-35-34E 386.56') to an 8" dia. cedar fence corner post in an old rock mound for an ell corner in said Blunt Survey and said Middlebrook 64.573 acres tract, same being the occupied southeast corner of the Henry C. Neibling Survey A-785 and also being in the occupied west line of said Spross 194 acres tract.

THENCE South 30 deg. 47 min. 16 sec. East along an old fence along the west line of said Spross Tract, a distance of 103.51 feet (Middlebrook total deed call S30-47-16E 103.51') to an 8" dia. cedar fence corner post in an old rock mound for an ell corner in said Middlebrook 64.573 acres tract, same being the occupied southwest corner of said Spross Tract.

THENCE North 59 deg. 07 min. 44 sec. East along the occupied or fenced north line of said Middlebrook 64.573 acres tract and the south line of said Spross Tract, a distance of 1515.10 feet (Middlebrook deed call N59-07-44E 1515.10') to the **PLACE OF BEGINNING and containing 33.912 acres of land and shown as Tract 2B on attached plat.**

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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 18, 2022.

Mark A. Haines

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

