

# HAINES SURVEYING CO.

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

FIELD NOTES FOR: Larry Ray etal,

Dated: February 3, 2015

All that certain tract or parcel of land located Coryell County, Texas out of the G. E. Dwight Survey Abstract No. 3 and being a portion of a so-called 788.7 acres tract of land conveyed to Larry E. Ray and Judy E. Moser by deed recorded Volume 473, Page 601 in the Deed Records of Coryell County, Texas, same being further referenced as a portion of Blocks 2, 3 and 10 in the subdivision of the Mildred Mitchell 1107 Acres Estate as recorded in Book "B", Page 601 in the Probate Records of Coryell County, Texas and also being a portion of Tracts One and Two as conveyed to D. C. Lynch by deed recorded in Volume 148, Page 414 in the (D.R.C.C.T.) and being more particularly described by metes and bounds as follows; to wit:

**BEGINNING** at a 60 d nail set in the center of County Road No. 344 for the westerly southwest corner of said 788.7 acres tract, same being the southeast corner of a 113.89 acres tract of land conveyed to Judson F. Wolff etux, by deed recorded in the (D.R.C.C.T.), Document No. 147877.

**THENCE** North 18 deg. 54 min. 34 sec. East along the fenced upper west line of said 788.7 acres tract and the east line of said Wolff Tract, at 18.18 feet pass a 5/8" dia. iron pin set at a fence corner in the north line of said CR 344, at 5278.03 feet pass a 3 1/2" dia. pipe fence post and in all a distance of 5303.03 feet to a point the south bank of the Leon River for the upper northwest corner of said 788.7 acres tract.

**THENCE** along the south bank of said Leon River and north line of said 788.7 acres tract as follows;

South 52 deg. 57 min. 34 sec. East a distance of 225.33 feet to a point for a corner and  
South 66 deg. 51 min. 25 sec. East a distance of 57.23 feet to a point for a corner and  
South 43 deg. 05 min. 40 sec. East a distance of 276.70 feet to a point for a corner and  
South 42 deg. 16 min. 12 sec. East a distance of 270.54 feet to a point for a corner and  
South 39 deg. 02 min. 38 sec. East a distance of 233.85 feet to a point for a corner and  
South 45 deg. 30 min. 48 sec. East a distance of 133.21 feet to a point for a corner and  
South 50 deg. 38 min. 21 sec. East a distance of 199.29 feet to a point for a corner and  
South 57 deg. 36 min. 07 sec. East a distance of 120.94 feet to a point for a corner and  
South 66 deg. 13 min. 00 sec. East a distance of 150.79 feet to a point for a corner and  
South 68 deg. 51 min. 56 sec. East a distance of 365.38 feet to a point for a corner and  
South 66 deg. 35 min. 21 sec. East a distance of 140.65 feet to a point for a corner and  
South 57 deg. 16 min. 30 sec. East a distance of 223.05 feet to a point for a corner and  
South 41 deg. 10 min. 00 sec. East a distance of 157.65 feet to a point for a corner and  
South 50 deg. 19 min. 28 sec. East a distance of 193.41 feet to a point for a corner and  
North 88 deg. 42 min. 48 sec. East a distance of 80.12 feet to a point for a corner and  
North 77 deg. 59 min. 48 sec. East a distance of 103.19 feet to a point for a corner and  
North 36 deg. 23 min. 00 sec. East a distance of 148.46 feet to a point for a corner and  
North 40 deg. 14 min. 26 sec. East a distance of 186.87 feet to a point for a corner and  
South 78 deg. 28 min. 10 sec. East a distance of 86.26 feet to a point for a corner and  
South 11 deg. 10 min. 23 sec. West a distance of 65.05 feet to a point for a corner and  
South 19 deg. 16 min. 56 sec. West a distance of 117.71 feet to a point for a corner and  
South 03 deg. 35 min. 24 sec. West a distance of 146.22 feet to a point for a corner and  
South 03 deg. 29 min. 03 sec. West a distance of 41.15 feet to a point for a corner and  
South 19 deg. 11 min. 39 sec. West a distance of 152.62 feet to a point for a corner and  
South 41 deg. 14 min. 34 sec. West a distance of 81.76 feet to a point for a corner and  
South 11 deg. 29 min. 39 sec. West a distance of 100.94 feet to a point for a corner and  
South 02 deg. 25 min. 00 sec. East a distance of 71.72 feet to a point for a corner and  
South 26 deg. 48 min. 32 sec. East a distance of 85.48 feet to a point for a corner and  
South 28 deg. 18 min. 05 sec. East a distance of 151.33 feet to a point for a corner and  
South 48 deg. 56 min. 34 sec. East a distance of 144.15 feet to a point for a corner and  
South 39 deg. 22 min. 13 sec. East a distance of 150.54 feet to a point for a corner and  
South 36 deg. 35 min. 13 sec. East a distance of 189.22 feet to a 5/8" dia. iron pin set in the west line of a 1.732 acres tract of land conveyed to the County of Coryell, Texas by deed recorded in the (D.R.C.C.T.), Document No. 86508, same being the actual westerly right of way of County Road No. 344.

**THENCE** South 23 deg. 28 min. 28 sec. West along the west line of said 1.732 acres tract and west line of said CR 344 a distance of 191.52 feet to a found 5/8" dia. iron pin at the beginning of a curve to the left.

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**THENCE** along said curve, having a radius of 346.48 feet, an arc length of 201.47 feet, a central angle of 33 deg. 18 min. 56 sec. and a long chord of South 06 deg. 49 min. 01 sec. West a distance of 198.64 feet to a 5/8" dia. iron pin set for the end of said curve.

**THENCE** South 09 deg. 50 min. 27 sec. East along the west line of said 1.732 acres tract and the west line of said CR 344 a distance of 144.98 feet to a 5/8" dia. iron pin set for a corner in same.

**THENCE** South 15 deg. 33 min. 05 sec. East along the west line of said 1.732 acres tract and the west line of said CR 344 a distance of 100.50 feet to a 5/8" dia. iron pin set for the southwest corner of said 1.732 acres tract.

**THENCE** North 80 deg. 09 min. 33 sec. East along the south line of said 1.732 acres tract, passing the existing or fenced west and east lines of said CR 344, in all a distance of 100.00 feet to a 5/8" dia. iron pin set for the southeast corner of said 1.732 acres tract.

**THENCE** North 04 deg. 07 min. 48 sec. West along the east line of said 1.732 acres tract and the actual east line of said CR 344 a distance of 100.50 feet to a 5/8" dia. iron pin set for a corner in same.

**THENCE** North 09 deg. 50 min. 27 sec. West along the east line of said 1.732 acres tract and the actual east line of said CR 344 a distance of 144.98 feet to a 5/8" dia. iron pin set at the beginning of a curve to the right.

**THENCE** along said curve, having a radius of 226.48 feet, an arc length of 131.69 feet, a central angle of 33 deg. 18 min. 56 sec. and a long chord of North 06 deg. 49 min. 01 sec. East a distance of 129.84 feet to a 5/8" dia. iron pin set for the end of said curve.

**THENCE** North 23 deg. 28 min. 29 sec. East along the east line of said 1.732 acres tract and the actual east line of said CR 344 a distance of 128.90 feet to a 5/8" dia. iron pin set on the south bank of said Leon River and being the north line of said 788.7 acres tract.

**THENCE** along the south bank of said Leon River and present north line of said 788.7 acres tract as follows:  
South 53 deg. 09 min. 51 sec. East a distance of 111.61 feet to a point for a corner and  
South 46 deg. 47 min. 36 sec. East a distance of 45.39 feet to a point for a corner and  
South 52 deg. 48 min. 24 sec. East a distance of 108.83 feet to a point for a corner and  
South 37 deg. 55 min. 22 sec. East a distance of 76.46 feet to a point for a corner and  
South 58 deg. 45 min. 40 sec. East a distance of 59.63 feet to a point for a corner and  
South 68 deg. 56 min. 00 sec. East a distance of 117.99 feet to a point for a corner in the east line of said Block 3 and also being in the east line of a 78 acres tract of land conveyed to D. C. Lynch by deed recorded in Volume 114, Page 148, Tract One, (D.R.C.C.T.).

**THENCE** South 18 deg. 31 min. 11 sec. West along the partially fenced east line of said Block 3 and the east line of said Lynch 78 acres tract and being partially along a so-called 712.47 acres tract of land conveyed to the Thrasher Leon River Ranch, LLC., by deed recorded in the (D.R.C.C.T.), Document No. 268483, Exhibit "A", Tract Four, at 15.00 feet pass a 5/8" dia. iron pin set for a corner and line reference, at 18.60 feet pass a 36" dia. Sycamore Tree, at 308.41 feet pass a 1/2" dia. iron pin found in an old fence and in all a distance of 886.61 feet to a 3 1/2" dia. pipe fence corner post in the present northeast line of said CR 344.

**THENCE** South 17 deg. 54 min. 06 sec. West along the east line of said Block 3, the east line of said Lynch 78 acres tract and on or near the west line of said 712.47 acres tract, crossing said CR 344 and partially following the fence southwest line of CR 344, in all a distance of 121.31 feet to a 1/2" dia. iron pin found for a corner in the west line of a so-called 1350.74 acres tract of land conveyed to Dennis C. Leudtke by deed recorded in Volume 539, Page 695, (D.R.C.C.T.).

**THENCE** South 17 deg. 36 min. 46 sec. West along the west line of said 1350.74 acres tract and the east line of said Block 3, a distance of 76.77 feet to a 60d nail set in the center of CR 344 and being in the east line of said 788.7 acres tract.

**THENCE** South 38 deg. 39 min. 05 sec. West along the center of said CR 344 and the east line of said 788.7 acres tract a distance of 435.49 feet to a 60 d nail set for an ell corner in said 788.7 acres tract. From which a 1/2" dia. iron pin found for an ell corner in said 1350.74 acres tract bears S 48-14-25 E 28.20 feet, a 1/2" dia. iron

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pin found at a fence corner in the east line of said Block 3 and being an ell corner in said 788.7 acres tract and said 1350.74 acres tract bears S 48-14-25 E 171.33 feet and a ½" dia. capped iron pin stamped Beasley, bears S 49 deg. 59 min. 45 sec. East 28.36 feet.

**THENCE** along the center of said County Road 344 as follows;

South 44 deg. 37 min. 11 sec. West a distance of 75.32 feet to a point for a corner and  
South 48 deg. 06 min. 16 sec. West a distance of 49.92 feet to a point for a corner and  
South 56 deg. 23 min. 16 sec. West a distance of 42.89 feet to a point for a corner and  
South 61 deg. 25 min. 03 sec. West a distance of 32.96 feet to a point for a corner and  
South 68 deg. 37 min. 51 sec. West a distance of 68.60 feet to a point for a corner and  
South 69 deg. 45 min. 00 sec. West a distance of 691.94 feet to a point for a corner and  
South 68 deg. 14 min. 55 sec. West a distance of 83.69 feet to a point for a corner and  
South 68 deg. 07 min. 38 sec. West a distance of 81.38 feet to a point for a corner and  
South 64 deg. 17 min. 02 sec. West a distance of 38.91 feet to a point for a corner and  
South 62 deg. 04 min. 28 sec. West a distance of 71.48 feet to a point for a corner and  
South 60 deg. 31 min. 44 sec. West a distance of 96.89 feet to a point for a corner and  
South 60 deg. 04 min. 58 sec. West a distance of 101.84 feet to a point for a corner and  
South 62 deg. 54 min. 32 sec. West a distance of 87.70 feet to a point for a corner and  
South 72 deg. 59 min. 09 sec. West a distance of 60.16 feet to a point for a corner and  
South 77 deg. 12 min. 57 sec. West a distance of 78.31 feet to a point for a corner and  
South 80 deg. 04 min. 59 sec. West a distance of 76.52 feet to a point for a corner and  
South 83 deg. 45 min. 44 sec. West a distance of 77.71 feet to a point for a corner and  
South 88 deg. 11 min. 48 sec. West a distance of 62.67 feet to a point for a corner and  
North 85 deg. 29 min. 58 sec. West a distance of 50.79 feet to a point for a corner and  
North 77 deg. 08 min. 44 sec. West a distance of 60.28 feet to a point for a corner and  
North 68 deg. 59 min. 01 sec. West a distance of 78.71 feet to a point for a corner and  
North 68 deg. 32 min. 01 sec. West a distance of 99.42 feet to a point for a corner and  
North 67 deg. 19 min. 56 sec. West a distance of 97.49 feet to a point for a corner and  
North 66 deg. 00 min. 04 sec. West a distance of 70.49 feet to a point for a corner and  
North 66 deg. 28 min. 22 sec. West a distance of 87.02 feet to a point for a corner and  
North 66 deg. 44 min. 26 sec. West a distance of 43.36 feet to a point for a corner and  
North 69 deg. 58 min. 57 sec. East a distance of 28.40 feet to a point for a corner and  
North 71 deg. 59 min. 52 sec. West a distance of 64.44 feet to a point for a corner and  
North 75 deg. 45 min. 31 sec. West a distance of 64.11 feet to a point for a corner and  
North 82 deg. 19 min. 44 sec. West a distance of 92.14 feet to a point for a corner and  
North 84 deg. 35 min. 54 sec. West a distance of 68.97 feet to a point for a corner and  
North 87 deg. 46 min. 54 sec. West a distance of 55.47 feet to a point for a corner and  
South 84 deg. 51 min. 19 sec. West a distance of 35.21 feet to a point for a corner and  
South 81 deg. 45 min. 56 sec. West a distance of 70.74 feet to a point for a corner and  
South 74 deg. 33 min. 58 sec. West a distance of 63.95 feet to a point for a corner and  
South 67 deg. 34 min. 56 sec. West a distance of 64.65 feet to a point for a corner and  
South 63 deg. 13 min. 15 sec. West a distance of 53.03 feet to a point for a corner and  
South 59 deg. 17 min. 07 sec. West a distance of 80.58 feet to a point for a corner and  
South 59 deg. 31 min. 31 sec. West a distance of 70.16 feet to a point for a corner and  
South 63 deg. 04 min. 22 sec. West a distance of 52.99 feet to a point for a corner and  
South 69 deg. 37 min. 03 sec. West a distance of 33.57 feet to a point for a corner and  
South 79 deg. 37 min. 35 sec. West a distance of 68.79 feet to a point for a corner and  
South 89 deg. 35 min. 08 sec. West a distance of 62.23 feet to a point for a corner and  
North 87 deg. 40 min. 22 sec. West a distance of 378.64 feet to a point for a corner and  
North 86 deg. 52 min. 54 sec. West a distance of 281.82 feet to a point for a corner and  
North 85 deg. 21 min. 36 sec. West a distance of 489.45 feet to a point for a corner and  
North 88 deg. 10 min. 09 sec. West a distance of 80.57 feet to the **PLACE OF BEGINNING and containing 353.717 acres of land.** Of which 3.2 acres lies in said county road.

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.

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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.

Surveyed on the ground February 2, 2015.

Mark A. Haines, Registered Professional Land Surveyor