

# Maples & Associates, Inc.

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

Being 5.42 acres of the Christopher Miller Survey, Abst. No. 695 in Coryell County, Texas, and being part of a 232.2 acre tract of land described in a deed from Roy Zeigler, et ux, to Charles R. Zeigler, et ux, dated May 28, 1956, as recorded in Vol 199, Page 250 of the Official Public Records of Coryell County, Texas; said 5.42 acres being more particularly described as follows;

BEGINNING at a 5/8 inch iron pin with cap marked "RPLS 4427" found at the intersection of the east line of said 232.2 acre tract with the north right of way line of U.S. Hwy. 84 for the southwest corner of a 205.598 acre tract of land described in a deed to Ronald J. Dixon, recorded as Doc. No. 271952 of said official public records;

THENCE South 77° 04' 19" West, with the north right of way line of said U.S. Hwy. 84, 48.81 feet to a calculated point from whence a 3.5 inch pipe corner post brs. South 17° 31' 54" West, 0.46 feet; and a concrete monument brs. South 77° 04' 19" West, 2841.81 feet;

THENCE North 17° 31' 54" East, with fence, 712.42 feet to a 3.5 inch pipe corner post;

THENCE North 56° 45' 42" West, with fence 379.88 feet to a 2.5 inch pipe corner post;

THENCE North 12° 59' 19" East, 198.66 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 79° 14' 57" West, 231.95 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 21° 31' 24" East, 167.62 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 75° 24' 19" East, 206.86 feet to a 3.5 inch pipe corner post;

THENCE South 75° 40' 11" East, 430.30 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 17° 14' 20" West, 1163.01 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 9, 2023, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS  
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