



SHOCKLEY ENGINEERING AND SURVEYING

200 S. RICE AVE. HAMILTON, TEXAS 76531

OFFICE PH. 254-386-8580

THE STATE OF TEXAS

CORYELL COUNTY

All that certain tract or parcel of land situated in Coryell County, Texas being 54.847 acres of land out of the A. B. Fluey Survey, A-356 and being a part of that 109.321 acres tract described in Deed to Tommy Pechacek and wife, Sandra A. Pechacek per Instrument No. 169100, Coryell County Deed Records, said 54.847 acres tract described by metes and bounds as follows;

Beginning at a steel pin found in the North line of U. S Highway 84 being N89-25E, 554 feet from its intersection with the East line of Bull Branch Road, and N66-23E, 100 feet from the SEC of said 109.321 acres tract, said pin the SEC of this:

THENCE S66-23-11W (all GPS bearings) along highway, at 99.21 feet a 3/8" steel pin with cap set at the SEC of the adjoining Jimmy Chumney 4.311 acres tract, the SWC of this;

THENCE N04-47-55E, 384.97 feet and N83-23-18W, 440.65 feet along Chumney's East and North lines with steel pipe for corner posts, to the western-most SWC of this in the East line of Bull Branch Road;

THENCE along said road with steel pipe for corner post as follows;

N06-13-27E, 111.94 feet,
N26-43-50W, 48.29 feet,
N49-57-44W, 58.64 feet,
N66-11-30W, 171.98 feet,
N49-49-29W, 176.13 feet,
N38-14-26W, 199.20 feet,
N53-16-51W, 116.93 feet,
N67-49-40W, 78.99 feet,
N83-16-25W, 183.90 feet, crossing Bull Branch

THENCE along a new wire fence with steel pipe for corner post as follows;

N01-41-55W, 139.61 feet,
N43-18-55E, 139.95 feet,
N65-41-23E, 255.39 feet,
N27-09-33E, 157.44 feet,
N79-45-58E, 67.65 feet,
N04-44-09E, 102.40 feet,

THENCE N18-07-25E along fence with a high game fence being approx. one foot West thereof, at 100 feet a steel pipe for a corner post, the NWC of said 109.321 acres tract and the NWC of this;

THENCE S76-06-52E, 360.16 feet and S72-42-30E, 653.36 feet along fence, a 3/8" steel pin with cap set at the base of a T-post, the NEC of this;

THENCE S11-32-42W, an unfenced line severing said 109.321 acres tract, at 2074.62 feet a 3/8" steel pin with cap set, an interior corner of this;

THENCE S06-57-23W, an unfenced line, at 334.55 feet the Point of Beginning and containing 54.847 acres of land.

Surveyed; 31 Jan. 2012
For; Tommy Pechacek

Rodman; Brandon Buffe

PROPOSED Survey

Exhibit 1

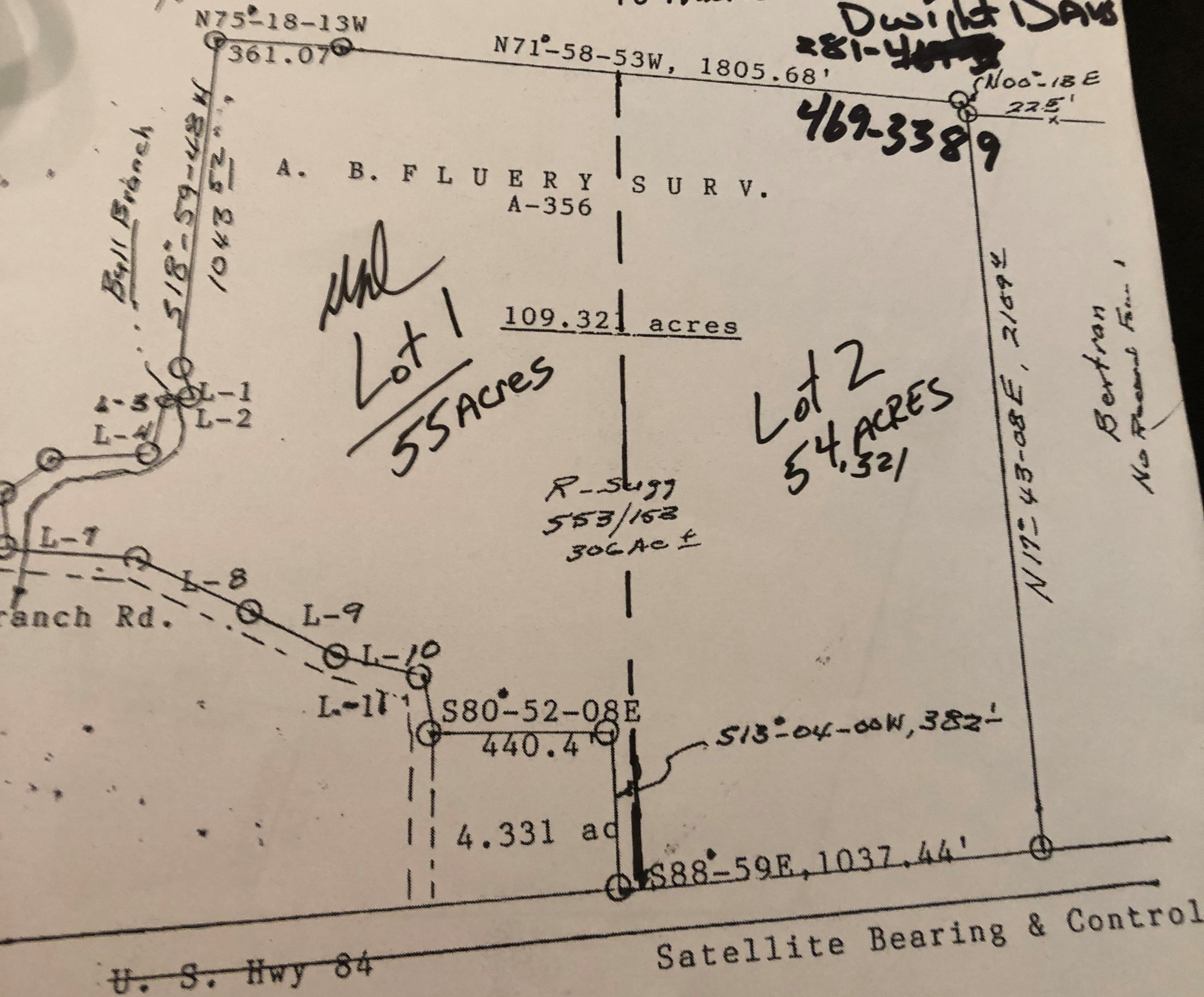
1-254-386-8580

Harold, this is what I need -
Please add the division
to make this 2 Lots -

Dwight Davis
281-4000

469-3389

F. J. Smith
270/195-1
1645 AC



Harold J. Shockley