



Plat showing a 74.264 acres tract of land located in Coryell County, Texas out of the S. P. R. R. Co. Survey No. 2, Abstract No. 453, the James Currie Survey Abstract No. 203 and being all of a so-called 74.70 acres tract of land conveyed to BWB Ranch, LP, by deed recorded in the Deed Records of Coryell County, Texas.

Surveyed on the ground June 30, 2022.

Mark A. Haines

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



1 INCH = 300 FEET
HAINES SURVEYING CO.
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FIELD NOTES FOR: BWB Ranch, LP

Dated: July 7, 2022

All that certain 74.264 acres tract or parcel of land located in Coryell County, Texas out of the S. P. R. R. Co. Survey No. 2, Abstract No. 453, the James Currie Survey Abstract No. 203 and being all of a so-called 74.70 acres tract of land conveyed to BWB Ranch, LP., by deed recorded in the Deed Records of Coryell County, Texas, Document No. 259638, Exhibit "A", First Tract, same being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 5/8" dia. capped iron pin RPLS 4327, set where the north line of FM 1241 intersects the east line of County Road 181, for the southwest corner of said 74.70 acres tract.

THENCE along the partially fenced southwest line of said 74.70 acres tract and the northeast right of way of said FM 1241, same being along a curve to the right, having a central angle of 20 deg. 11 min. 51 sec., a radius of 1477.69 feet, an arc length of 520.90 feet and a long chord of South 27 deg. 58 min. 20 sec. East a distance of 518.21 feet (call S28-29E 518.2') to a 5/8" dia. capped iron pin RPLS 4327, set at the end of said curve for a corner in said 74.70 acres tract.

THENCE South 17 deg. 52 min. 02 sec. East along the fenced southwest line of said 74.70 acres tract and the northeast right of way of said FM 1241, a distance of 984.22 feet, (call S18-23E 984.2') to 5/8" dia. capped iron pin RPLS 4327, set in said fence at the beginning of a curve to the left and being a corner in said 74.70 acres tract.

THENCE along the fenced southwest line of said 74.70 acres tract and the northeast right of way of said FM 1241, same being along said curve to the left, having a central angle of 15 deg. 26 min. 07 sec., a radius of 2819.93 feet, an arc length of 759.68 feet and a long chord of South 25 deg. 35 min. 07 sec. East a distance of 757.39 feet (call S26-06E 757.4') to a 5/8" dia. capped iron pin RPLS 4327, set at the end of said curve for a corner in said 74.70 acres tract.

THENCE South 33 deg. 18 min. 16 sec. East along the fenced southwest line of said 74.70 acres tract and the northeast right of way of said FM 1241, a distance of 264.99 feet, (call S33-49E 265.0') to 5/8" dia. capped iron pin RPLS 4327, set at a fence corner for the southeast corner in said 74.70 acres tract on the east line of said Currie Survey, same being the southwest corner of a so-called 20.22 acres tract of land conveyed to 4A Cowhouse Ranch, LP., by deed recorded in the Deed Records of Coryell County, Texas, Document No. 243715, Tract Five – First Tract.

THENCE North 18 deg. 22 min. 03 sec. East along the fenced east line of said 74.70 acres tract and Currie Survey, same being the west line of said 20.22 acres tract and the W. Johnson Survey, a distance of 236.56 feet (74.70 acres deed call N18-37E 236.0') (20.22 acres deed call N18-08-30E 235.5') to a 3" dia. pipe fence corner post for an ell corner in said 74.70 acres tract, the northwest corner of said 20.22 acres tract and also being in the south line of a so-called 82.390 acres tract of land conveyed to Larry T. Perryman etux, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 247484.

THENCE North 71 deg. 35 min. 52 sec. West along the fenced south line of said Larry Perryman Tract, a distance of 150.53 feet (74.70 acres deed call N71-18W 150.0') (Larry Perryman call N71-32-28W 150.40') to a 3" dia. pipe fence corner post for an ell corner in said 74.70 acres tract and the southwest corner of said Larry Perryman Tract.

THENCE North 10 deg. 35 min. 34 sec. East along the fenced east line of said 74.70 acres tract and the west line of said Larry Perryman Tract, a distance of 204.19 feet (74.70 acres deed call N11-10E 203.0') (Larry Perryman call N10-39-02E 204.33') to a 3" dia. pipe fence corner post for a corner in the east line of said 74.70 acres tract and a corner in the west corner of said Larry Perryman Tract.

THENCE South 46 deg. 12 min. 02 sec. East along the fenced east line of said 74.70 acres tract and the west line of said Larry Perryman Tract, a distance of 50.33 feet (74.70 acres deed call S44-47E 50.0') (Larry Perryman call S45-50-02E 50.00') to a 3" dia. pipe fence corner post for a corner in the east line of said 74.70 acres tract and a corner in the west corner of said Larry Perryman Tract.

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THENCE North 10 deg. 38 min. 54 sec. East along the fenced east line of said 74.70 acres tract and the west line of said Larry Perryman Tract, a distance of 376.19 feet (74.70 acres deed call N11-03E 376.0') (Larry Perryman call N10-42-25E 376.00') to an 80d capped nail set at a fence corner post for a corner in the east line of said 74.70 acres tract, the northwest corner of said Larry Perryman Tract and also being in the south line of a so-called 84.323 acres tract of land conveyed to Michael W. Perryman etux, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 247482.

THENCE North 71 deg. 02 min. 18 sec. West along the fenced south line of said Michael Perryman Tract, a distance of 132.65 feet (74.70 acres deed call N70-22W 154.0') (Michael Perryman call N71-02-46W 132.58') to a 5/8" dia. capped iron pin RPLS 4327, set at a fence corner post for an ell corner in said 74.70 acres tract and the southwest corner of said Michael Perryman Tract.

THENCE North 18 deg. 51 min. 28 sec. East along the fenced east line of said 74.70 acres tract and the west line of said Michael Perryman Tract, a distance of 2520.92 feet (74.70 acres deed call N19-00E 2520.0') (Michael Perryman call N18-50-00E 2520.82') to a 10" dia. live oak fence corner post in a rock mound on the north line of said S. P. R. R. Co. Survey A-453, for the northeast corner of said 74.70 acres tract, the northwest corner of said Michael Perryman Tract and also being in the south line of a so-called 114.478 acres tract of land conveyed to Mark Bird, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 127277.

THENCE North 71 deg. 02 min. 49 sec. West along an old fence that is running along the north side of a new fence, same being the north line of said 74.70 acres tract and said A-453 and also being the south line of said Bird Tract, a distance of 1397.16 feet (74.70 acres deed call N70-51W 1398.0') (Bird total call N71-18W 2507.05') to a 3/8" dia. capped iron pin "JBB", found for the northwest corner of said 74.70 acres tract in the east line of said CR. 181, same being a corner and line reference in said Bird Tract.

THENCE South 18 deg. 19 min. 17 sec. West along the west side of a fence and being along the east line of said county road and the west line of said 74.70 acres tract, a distance of 1465.39 feet (74.70 acres deed call S18-33W 1485.0') to the **PLACE OF BEGINNING and containing 74.264 acres of land.**

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 June 30, 2022.

Mark A. Haines

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

