

Gatesville Country Club,
Deed, Volume 437, Page 001.

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LINE	BEARING	HORIZ DIST
L1	S79°58'34"E	50.06'
L2	N31°29'44"E	49.99'
L3	N20°43'32"W	39.56'
L4	N43°59'42"W	40.41'
L5	S6°55'27"E	38.43'
L6	N22°44'20"W	17.92'

PARCEL "B"
0.071 ACRES

PARCEL "A"
4.440 ACRES

LEGEND

- SCIP Set 5/8" dia. capped iron pin.
- FCIP Found capped iron pin.
- FIP Found iron pin.
- X Fence Line.
- P Electric Line.

All bearings are based on Geodetic (True) North and were derived from GPS observations made during this survey.

1 INCH = 100 FEET

HAINES SURVEYING CO.
P. O. BOX 1031
GATESVILLE, TEXAS 76528
817-233-3846

Sketch showing two tracts or parcels of land located in the city of Gatesville, Coryell County, Texas out of the A. Arocha Survey A-8 and being a portion of a so-called 126.2 acres tract of land conveyed to Abner G. Patterson, Jr., by deed recorded in Volume 328, Page 761 in the Deed Records of Coryell County, Texas.

Surveyed on the ground August 2, 2017.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor.



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FIELD NOTES FOR: Patterson Estate

Dated: August 7, 2017.

All that certain tract or parcel of land located in the city of Gatesville, Coryell County, Texas out of the A. Arocha Survey Abstract No. 8 and being a portion of a so-called 126.2 acres tract of land conveyed to the Abner G. Patterson, Jr., by deed recorded in Volume 328, Page 761, in the Deed Records of Coryell County, Texas and being more particularly described by metes and bounds as follows; to wit:

PARCEL "A" – 4.440 ACRES

BEGINNING at a 5/8" dia. capped iron pin found for the most northerly corner of a 0.835 acres tract of land conveyed to Jonathon D. Ford etux, by deed recorded in the (D.R.C.C.T.), Document No. 261008, same being in the east line of a tract of land conveyed to the Gatesville Country Club (GCC), by deed recorded in Volume 437, Page 001 (D.R.C.C.T.).

THENCE North 31 deg. 29 min. 44 sec. East along the east line of said GCC Tract, a distance of 49.99 feet to a 5/8" dia. iron pin found for a corner in same.

THENCE along the east lines of a 0.071 acres tract surveyed by me on same date herewith, severing into the remainder of said Patterson Tract, as follows;

North 07 deg. 45 min. 09 sec. East a distance of 104.23 feet to a 5/8" dia. capped iron pin set for a corner and North 20 deg. 43 min. 32 sec. West a distance of 39.56 feet to a 5/8" dia. capped iron pin set for a corner and North 43 deg. 59 min. 42 sec. West a distance of 40.41 feet to a 5/8" dia. capped iron pin set on the northeast side of a lake dam, for the northerly corner of said 0.071 acres tract, same being in the east line of said GCC Tract. From which a 4" dia. pipe post found for a corner in said GCC Tract, bears S 06-55-27 E 38.43'.

THENCE North 06 deg. 55 min. 27 sec. West along the east line of said GCC Tract, a distance of 732.61 feet to a point in said lake for the remaining northwest corner of said Patterson Tract, same being the southwest corner of a tract of land conveyed to Randal L. Latham, by deed recorded in the (D.R.C.C.T.), Document No. 152946. From which a 1/2" dia. capped iron pin found for a corner in said Patterson Tract, GCC Tract and said Latham Tract, bears N 06-55-27 W 197.87'.

THENCE South 60 deg. 01 min. 44 sec. East along the south line of said Latham Tract and the south lines of Tracts 1 & 2, conveyed to Sandra D. Ayers by deed recorded in the (D.R.C.C.T.), Document No. 144492, in all a distance of 226.55 feet to a 1/2" dia. iron pin found in concrete on the east side of said lake, for the southeast corner of said Ayers Tract 1, the southwest corner of a tract of land conveyed to Marshall J. Stafford etux, by deed recorded in the (D.R.C.C.T.), Document No. 267172 and also being the northwest corner of a tract of land conveyed to Terry Aslin etux, by deed recorded in the (D.R.C.C.T.), Document No. 198645.

THENCE South 12 deg. 46 min. 09 sec. West, re-entering said lake, in all a distance of 241.81 feet to a point in said lake for the southwest corner of said Aslin Tract.

THENCE South 75 deg. 15 min. 05 sec. East along the south line of said Aslin Tract and re-crossing the east line of said lake, a distance of 91.49 feet to a 1/2" dia. capped iron pin found for a corner in the present south line of said Aslin Tract and also being the northwest corner of Tract 1 and the west corner of Tract 2, conveyed to Dorothy N. Luedtke by deed recorded in the (D.R.C.C.T.), Document No. 289391.

THENCE South 15 deg. 23 min. 18 sec. West, re-entering said lake, in all a distance of 182.35 feet to a point in said lake for the southwest corner of said Luedtke Tract 1.

THENCE South 79 deg. 58 min. 34 sec. East, re-crossing the east line of said lake, at 50.06 feet pass a 1/2" dia. capped iron pin found for a corner and line reference and in all a distance of 222.00 feet to a 5/8" dia. capped iron pin found for the southeast corner of said Luedtke Tract 1 and being in the west line of Pamela Drive.

THENCE South 22 deg. 39 min. 16 sec. East along the west line of said Pamela Drive, a distance of 107.90 feet to a 5/8" dia. capped iron pin found for the most northerly corner of a so-called 0.769 acres tract of land conveyed to Curtis Harvey, Jr., etux, by deed recorded in the (D.R.C.C.T.), Document No. 172975.

THENCE South 28 deg. 50 min. 06 sec. West along the west line of said Harvey Tract, a distance of 274.00 feet to a 5/8" dia. capped iron pin found at the outside of a fence corner for the westerly corner of said Harvey

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Tract and also being the northerly corner of a so-called 0.52 acres tract of land conveyed to Jackie N. McLendon etux, by deed recorded in the (D.R.C.C.T.), Document No. 283637.

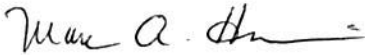
THENCE South 49 deg. 05 min. 43 sec. West along the generally fenced northwest line of said McLendon Tract, a distance of 177.13 feet to a 5/8" dia. capped iron pin found on the inside of a fence corner for the westerly corner of said McLendon Tract and being in the northeast line of said Ford Tract.

THENCE North 40 deg. 06 min. 29 sec. West along the northeast line of said Ford Tract, a distance of 134.80 feet to the **PLACE OF BEGINNING and containing 4.440 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 and the tract or tracts of land described are shown to be in Zone X, according to FEMA Panel 480156 - 0290 - F, dated February 17, 2010.

Surveyed on the ground August 2, 2017.



Mark A. Haines, Registered Professional Land Surveyor

