

# HAINES SURVEYING CO.

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

**FIELD NOTES FOR:** Jeffrey Eldridge

Dated: February 12, 2020

All that certain tract or parcel of land located in the Bee House Community, Coryell County, Texas out of the J. W. Inches Survey Abstract No. 1278 and being a portion of the land conveyed to Jeffrey S. Eldridge, by deed recorded in the Deed Records of Coryell County, Texas Document No. 147708 - First and Second Tracts and being more particularly described by metes and bounds as follows; to wit:

**BEGINNING** at a 4 ½" dia. pipe fence corner post for the occupied southeast corner of said Eldridge 1<sup>st</sup> Tract, the easterly northeast corner of a so-called 10.818 acres tract of land conveyed to John W. Drennan etux, Gwen Drennan by deed recorded in the Deed Records of Coryell County, Texas, Document No. 271524, Exhibit "E", Tract 1, the southwest corner of a so-called 0.230 acres tract of land conveyed to said Drennan, (Tract 2) and also being the northwest corner of a tract of land conveyed to John W. Drennan etux, Gwen Drennan by deed recorded in the Deed Records of Coryell County, Texas, Document No. 271525, Exhibit "C".

**THENCE** North 19 deg. 24 min. 17 sec. East along the occupied or fenced east line of said Eldridge 1<sup>st</sup> Tract and the west line of said Drennan Tract 2, a distance of 112.71 feet (Drennan deed call N18-38-11E 112.55') to a 3/8" dia. iron pin found in said fence for an ell corner in said Drennan Tract 2.

**THENCE** North 62 deg. 58 min. 49 sec. West along an un-fenced line, a distance of 8.23 feet ( Drennan deed call (Drennan deed call N63-44-43W 8.23') to a 5/8" dia. capped iron pin set for an ell corner in said Drennan Tract 2 and an ell corner in this tract.

**THENCE** North 16 deg. 00 min. 24 sec. East along the un-fenced west line of said Drennan Tract 2, a distance of 24.33 feet, (Drennan deed call N12-22-12E 24.35') to a 2-¼" dia. pipe chain link fence post for the northwest corner of said Drennan Tract 2 and being an ell corner in this tract.

**THENCE** South 71 deg. 26 min. 17 sec. East along the fenced north line of said Drennan Tract 2 and the occupied south line of said Eldridge 2<sup>nd</sup> Tract, at 74.07 feet pass a 3/8" dia. iron pin found for the northeast corner of said Drennan Tract 2 (Drennan deed call S72-15-25E 73.98') and in all a distance of 78.67 feet to an 8" dia. cedar fence corner post in the occupied or fenced west margin of County Road W154, same being the occupied southeast corner of said Eldridge 2<sup>nd</sup> Tract.

**THENCE** North 11 deg. 33 min. 56 sec. East along the un-fenced west margin of said county road, a distance of 112.00 feet to a 5/8" dia. capped iron pin set for a corner in this tract and said road.

**THENCE** North 31 deg. 08 min. 52 sec. West along the un-fenced west margin of said county road, a distance of 20.78 feet to a 1/2" dia. magnetic nail set in asphalt pavement for a corner in this tract on the apparent south line of FM 183 Spur.

**THENCE** North 79 deg. 47 min. 42 sec. West partially along the un-fenced south line of said FM 183 Spur and partially along the apparent south margin of County Road 156, a distance of 68.22 feet to a 2-¼" dia. pipe chain link fence corner post for a corner in this tract and said county road.

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**THENCE** North 87 deg. 52 min. 50 sec. West along the un-fenced south margin of County Road 156, a distance of 97.34 feet to a 5/8" dia. capped iron pin set for a corner in this tract and said road.

**THENCE** North 82 deg. 48 min. 29 sec. West along the un-fenced south margin of County Road 156, a distance of 281.59 feet to a 3" dia. pipe fence corner post for the occupied northwest corner of said Eldridge 1<sup>st</sup> Tract and being on or near the interior east line of said Drennan Tract 1. From which a 3/8" dia. iron pin found for a corner in said Drennan Tract 1, bears N10-19E 5.81', a 13" dia. hackberry tree at a fence corner, bears N68-35E 6.80' and a 4 1/2" dia. pipe fence corner post for a corner in said Drennan Tract, bears N79-36-51W 136.02'.

**THENCE** South 06 deg. 55 min. 00 sec. West along the occupied or fenced west line of said Eldridge 1<sup>st</sup> Tract and the east line of said Drennan Tract 1, a distance of 208.98 feet to a 3/8" dia. iron pin found on the northeast side of a fence corner post, for an ell corner in said Drennan Tract and being the apparent southwest corner of said Eldridge 1<sup>st</sup> Tract. (Drennan deed call S06-06-54W 215.04'). From which a 4 1/2" dia. pipe fence corner post, bears S20-12-08W 1.00'.

**THENCE** South 77 deg. 04 min. 22 sec. East along the occupied or fenced south line of said Eldridge 1<sup>st</sup> Tract and the easterly north line of said Drennan Tract 1, a distance of 354.84 feet (Drennan deed call S77-53-10E 354.52') to the **PLACE OF BEGINNING and containing 2.167 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 of land described is shown to be in Zone X, according to FEMA Panel 480768 – 0225 - F, dated February 17, 2010.

Surveyed on the ground February 12, 2020.



Mark A. Haines, Registered Professional Land Surveyor

