

139013

W. N. CHANT SURVEY ABSTRACT NO. 4378

INDIAN HILLS RANCH
an Addition to Coryell County, Texas



Surveying Texas Land
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PORTION OF CALLED 184 ACRES
O. L. DODDEN, ET UX
VOLUME 177, PAGE 229
DEED RECORDS OF
CORYELL COUNTY, TEXAS

J. R. HINES SURVEY ABSTRACT NO. 4378

APPROXIMATE LOCATION OF SURVEY LINE
P.O.B.
1/278'

BLOCK No. 4,
BOOK K, PAGE 307,
DEED RECORDS OF
CORYELL COUNTY, TEXAS

DAKOTON SCHOOL TRACT
CALLED 1.0 ACRE
SUCCESSIONS IN OFFICE
THE COUNTY OF CORYELL
STATE OF TEXAS
VOLUME 94, PAGE 544
DEED RECORDS OF
CORYELL COUNTY, TEXAS

BLOCK No. 5
BOOK K, PAGE 307,
DEED RECORDS OF
CORYELL COUNTY, TEXAS

CALLED 150.045 ACRES
ALAN N. WILEY and
WIFE, KAREN S. WILEY
VOLUME 405, PAGE 774,
DEED RECORDS OF
CORYELL COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor, number 5614, do hereby certify that a survey was made on the ground, under my supervision, and in accordance with the provisions of the laws of the State of Texas, and that the same is a true and correct representation of the same as shown.

Joe Davis Ballard
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614



JOSEPH BRANHAM SURVEY, ABSTRACT NO. 43

216.82 Acres
CALLED 221.4 ACRES
HOWARD SCHULT
DOCUMENT # 170116
DEED RECORDS OF
CORYELL COUNTY, TEXAS

N 19°45' E 1120' Varies 3111.11' per
Vero Conversion per Record Deed Call
1 Vero = 33 1/3 inches per Texas Standard
N 18°01'13" E 3116.54'

139015

METES AND BOUNDS DESCRIPTION

TRACT 1

Being all that certain tract or parcel of land, situated in the JOSEPH BRANHAM SURVEY, ABSTRACT NO. 43, Coryell County, Texas, and also being known as Block No. 5 of the subdivision of said survey according to the plat recorded in Book K, Page 307 of the Deed Records of Coryell County, Texas, and also being a portion of that certain called 215.82 acre tract of land conveyed by Marion Sue Fairchild Schutt and Howard Schutt to Donnie K. Hall and Anthony Tomchesson according to Document #193034, as recorded in the Deed Records of Coryell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 10 inch in diameter wood fence corner post found for the northeast corner of said Hall/Tomchesson 215.82 acre tract, said wood fence corner post found also being the northwest corner of that certain called 145.111 acre tract of land conveyed to Billy K. Bartlett and Rebecca L. Bartlett, by Document #149402 of the Deed Records of Coryell County, Texas;

THENCE South 17 degrees 55 minutes 00 seconds West, generally along a fence line and along a common line between said Hall/Tomchesson 215.82 acre tract and said Bartlett 145.111 acre tract, at a distance of 3717.60 feet, passing an 8 inch in diameter wood fence corner post found for the southwest corner of said Bartlett 145.111 acre tract, and said wood fence corner post found also being the northwest corner of that certain called 150.045 acre tract of land conveyed to Alan N. Wiley, and wife, Karen S. Wiley, continuing now along the common line between said Hall/Tomchesson 215.82 acre tract and said Wiley 150.045 acre tract, in all a distance of 4327.09 feet, to a 3/8 inch iron rod found being the southeast corner of said Hall/Tomchesson 215.82 acre tract, said 3/8 inch iron rod found also being a corner of that certain tract of land conveyed to Blue Water Creek Ltd., a Texas Limited Partnership by Document #169666, of the Deed Records of Coryell County, Texas;

THENCE North 71 degrees 45 minutes 42 seconds West, along the common line between said Hall/Tomchesson 215.82 acre tract and said Blue Water Creek Ltd. tract, a distance of 1741.66 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set in a fence line and on a common line between said Blue Water Creek Ltd., and said Hall/Tomchesson 215.82 acre tract;

THENCE North 17 degrees 41 minutes 46 second East, a distance of 1211.80 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an outset ell corner of the herein described tract of land;

THENCE South 70 degrees 35 minutes 07 second East, a distance of 928.33 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an inset ell corner of the herein described tract of land, said capped iron rod being set on a westerly line of a private drive;

THENCE along the westerly and northwesterly edge of said private drive, along its meandering courses as follows:

North 11 degrees 29 minutes 00 second East, a distance of 340.10 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 16 degrees 20 minutes 06 second East, a distance of 240.37 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 26 degrees 17 minutes 21 second East, a distance of 448.60 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 43 degrees 17 minutes 11 second East, a distance of 507.52 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 46 degrees 02 minutes 36 second East, a distance of 475.35 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 59 degrees 46 minutes 44 second East, a distance of 385.22 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 33 degrees 48 minutes 12 second East, a distance of 210.80 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 17 degrees 55 minutes 40 second East, a distance of 700.77 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set;

North 11 degrees 12 minutes 53 second East, a distance of 40.38 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set on the north line of said Hall/Tomchesson 215.82 acre tract of land;

THENCE South 71 degrees 21 minutes 44 seconds East, along the north line of said Hall/Tomchesson 215.82 acre tract, a distance of 45.97 feet, to the POINT OF BEGINNING and containing 82.000 acres of land more or less, as surveyed by Buffalo Creek Surveyor, LLC, Joe Davis Ballard, RPLS No. 5614.