



HAINES SURVEYING CO.

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

FIELD NOTES FOR: Rhudy Estate

Dated: November 11, 2022

All that certain 26.697 acres tract or parcel of land located in Coryell County, Texas out of the Hugh McCrory Survey Abstract No. 706 and being all of a so-called 26.692 acres tract of land conveyed to Gena L. Sexton, David A. Rhudy & Rebecca A. Hunter, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 168512, Exhibit "D", same being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a ½" dia. iron pin found at a fence corner for the southwest corner of said 26.692 acres tract, same being a corner in the east line of a so-called 222.061 acres tract of land conveyed to Filiberto Reyna, by deed recorded in the (D.R.C.C.T.) Document No. 304851 and also being the southwest corner of this tract.

THENCE North 16 deg. 36 min. 14 sec. East along the fenced west line of said 26.692 acres tract and the east line of said Reyna Tract, a distance of 237.59 feet to a railroad tie fence corner post for an ell corner in said 26.692 acres tract and the occupied northeast corner of said Reyna Tract and also being in the south line of a so-called 54.0 acres tract of land conveyed to Larry Snow et al, by deed recorded in Volume 544, Page 279, 1st Tract, (D.R.C.C.T.).

THENCE South 73 deg. 45 min. 39 sec. East along the fenced south line of said Snow Tract, a distance of 12.11 feet to an 8" dia. cedar fence corner post for the occupied southeast corner of said Snow Tract and being an ell corner in said 26.692 acres tract.

THENCE North 19 deg. 10 min. 01 sec. East along the fenced west line of said 26.692 acres tract and the east line of said Snow Tract, a distance of 1071.75 feet to an 8" dia. cedar fence corner post for the northwest corner in said 26.692 acres tract, the northwest corner of this tract, the northeast corner of said Snow Tract and also being in the south line of County Road 100.

THENCE South 74 deg. 30 min. 28 sec. East along the generally fenced south line of said county road and the north line of said 26.692 acres tract, a distance of 506.09 feet to a 5/8" dia. capped iron pin RPLS 4327, set in the west right of way of FM 930, for the northeast corner of said 26.692 acres tract and this tract, same being at the beginning of a curve to the left. From which an 8" dia. cedar fence corner post bears N74-30-28W 8.29' and another bears S04-15-22E 4.24'.

THENCE along the west right of way of said FM 930, the east line of said 26.692 acres tract and said curve to the left, having a central angle of 23 deg. 49 min. 38 sec., a radius of 989.93 feet, an arc length of 411.67 feet and a long chord of South 04 deg. 01 min. 21 sec. East a distance of 408.71 feet to a 5/8" dia. capped iron pin RPLS 4327, set at the end of said curve.

THENCE South 15 deg. 40 min. 22 sec. East along the generally fenced west line of said FM 930 and the east line of said 26.692 acres tract, a distance of 751.70 feet to a 5/8" dia. capped iron pin RPLS 4327, set at the beginning of a curve to the right.

THENCE along the west right of way of said FM 930, the east line of said 26.692 acres tract and said curve to the right, having a central angle of 15 deg. 44 min. 46 sec., a radius of 1397.39 feet, an arc length of 384.03 feet and a long chord of South 07 deg. 47 min. 59 sec. East a distance of 382.82 feet to a 5/8" dia. capped iron pin RPLS 4327, set at the end of said curve and being the southeast corner of said 26.692 acres tract on the north line of an abandoned county road.

THENCE North 71 deg. 12 min. 28 sec. West along the south line of said 26.692 acres tract and the north line of said abandoned road, a distance of 1270.52 feet to the **PLACE OF BEGINNING and containing 26.697 acres of land and shown as Tract 5, on attached plat.**

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.

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Surveyed on the ground September 21, 2022 and November 10, 2022.

Mark A. Haines

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

