

Maples & Associates, Inc.

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LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 82.21 acres comprised of 71.73 acres of the L.A. McCauley Survey, Abst. No. 1330, and 10.48 acres of the A.S. Ford Survey, Abst. No. 387 in Coryell County, Texas, including 1.51 acres situated within County Road 102, and being the same tract of land described as 82.14 acres in a deed from Leo G. Martin, et al, to William L. Lee, dated April 24, 2001, recorded as Doc. No. 140390 of the Official Public Records of Coryell County, Texas; said 82.21 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found at an old fence corner for the southeast corner hereof and the occupied southeast corner of said McCauley Survey, being the northeast corner of a 536.25 acre tract of land described in a deed to William R. Dudark, et ux, recorded as Doc. No. 96911 of said official public records, and being a corner on the west line of a 1267.772 acre tract of land described in a deed to David Hisberg, recorded as Doc. No. 137806 of said official public records;

THENCE North 72° 16' 43" West, with the north line of said 536.25 acre tract, with the occupied south line of said McCauley Survey, and along the general course of a fence, 493.84 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the southeast corner of a 20.000 acre tract of land described as Exhibit B in a deed to William R. Dudark, et ux, recorded as Doc. No. 176750 of said official public records;

THENCE North 15° 54' 32" West, with the west line of said 20.000 acre tract and another 20.000 acre tract of land described as Exhibit C in said Doc. No. 176750, and along the general course of a fence, 1124.65 feet to a bridge spike found for the northeast corner of said Exhibit C tract and the southeast corner of a 26.835 acre tract of land described as Exhibit A in said Doc. No. 176750;

THENCE North 15° 43' 43" West, with the west line of said 26.835 acre tract and along the general course of fence, 777.18 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for a corner of said 26.835 acre tract and the southwest corner of a 13.303 acre tract of land described in a deed to Robert R. Janisch, Jr., recorded as Doc. No. 206460 of said official public records;

THENCE North 47° 22' 00" East, with the southeast line of said 13.303 acre tract and along the general course of a fence, 706.51 feet to a 3 inch pipe corner post for the southeast corner of said 13.303 acre tract;

THENCE North 24° 09' 19" West, with the east line of said 13.303 acre tract and along the general course of a fence, 565.94 feet to a 3 inch pipe corner post on the south line of County Road 102 for the northeast corner of said 13.303 acre tract;

THENCE North 20° 21' 32" East, 22.86 feet to a cotton spindle set in the approximate centerline of said County Road 102;

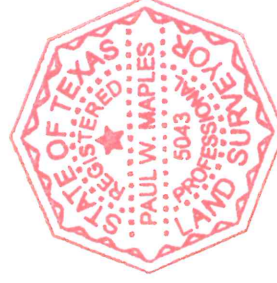
THENCE with the approximate centerline of said County Road 102 as follows;

South 70° 53' 46" East, 1167.92 feet to a cotton spindle set;

South 69° 03' 54" East, 376.82 feet to a cotton spindle set;

South 33° 02' 51" East, 158.24 feet to a cotton spindle set;

Lee - 82.21 acres
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South 15° 21' 18" East, 190.27 feet to a cotton spindle set;

South 6° 11' 08" East, 957.97 feet to a 3/8 inch iron pin found;

South 64° 16' 17" East, 35.90 feet to a 1/2 inch iron pin with cap marked
"MAPLES RPLS 5043" set;

THENCE South 43° 59' 14" West, 67.32 feet to a 3 inch pipe corner post on the north
line of said 1267.772 acre tract;

THENCE North 72° 29' 14" West, with the north line of said 1267.772 acre tract and
along the general course of fence, 99.76 feet to a 3 inch pipe corner post for the
northwest corner of said 1267.772 acre tract;

THENCE with the west line of said 1267.772 acre tract and along the general course of
a fence as follows;

South 64° 08' 28" West, 647.17 feet to a 3 inch pipe corner post;

South 19° 07' 44" West, 946.94 feet to the PLACE OF BEGINNING, as surveyed
on the ground on December 2, 2020, by MAPLES & ASSOCIATES, INC., and as
shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS

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