

Maples & Associates, Inc.
420 S. Liveoak, Suite 200
P.O. Box 893
Lampasas, TX 76550
(512) 556-2078
Firm No. 10097700
www.maplesinc.com

June 5, 2023

Job No. 230522

Dennis Luedtke

For professional services rendered

Land Title Survey of the following:

\$ 2400.00

Being 15.00 acres and 15.00 acres of the H.W. Jones Survey, Abst. No. 570 in Coryell County, Texas, and being part of a 383.684 acre tract of land described in a deed from Circle O Ranch Partnership to Dennis Charles Luedtke, dated January 18, 2010, recorded as Doc. No. 233967 of the Official Public Records of Coryell County, Texas.

Sales Tax (8¼%)

\$ 198.00

Total

\$ 2598.00

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

Being 15.00 acres of the H.W. Jones Survey, Abst. No. 570 in Coryell County, Texas, and being part of a 383.684 acre tract of land described in a deed from Circle O Ranch Partnership to Dennis Charles Luedtke, dated January 18, 2010, recorded as Doc. No. 233967 of the Official Public Records of Coryell County, Texas; said 15.00 acres being more particularly described as follows;

BEGINNING at an aluminum TxDOT disk found on the south right of way line of F.M. Hwy. 107 for the northwest corner of said 383.684 acre tract and the northeast corner of a 29.882 acre tract of land described in a deed to Elizabeth Jann Browning, recorded as Doc. No. 215881 of said official public records;

THENCE South 73° 26' 11" East, with the south right of way line of said F.M. Hwy. 107 and the north line of said 383.684 acre tract, 528.54 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 16° 34' 26" West, 1240.47 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the south line of said 383.684 acre tract and the north line of a 75.90 acre tract of land described in a deed to Billy Jack Cowart, recorded as Doc. No. 167281 of said official public records, being approximately 7 feet south of a wire fence;

THENCE North 72° 31' 01" West, with the south line of said 383.684 acre tract and the north line of a 75.90 acre tract, 528.61 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the southwest corner of said 383.684 acre tract and the northwest corner of said 75.90 acre tract, being on the east line of said 29.882 acre tract;

THENCE North 16° 34' 26" East, with the west line of said 383.684 acre tract, with the east line of said 29.882 acre tract, and along the general course of a fence, 1231.99 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 25, 2023, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



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Being 15.00 acres of the H.W. Jones Survey, Abst. No. 570 in Coryell County, Texas, and being part of a 383.684 acre tract of land described in a deed from Circle O Ranch Partnership to Dennis Charles Luedtke, dated January 18, 2010, recorded as Doc. No. 233967 of the Official Public Records of Coryell County, Texas; said 15.00 acres being more particularly described as follows;

BEGINNING at to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the south right of way line of F.M. Hwy. 107 and the north line of said 383.684 acre tract, from whence an aluminum TxDOT disk found for the northwest corner of said 383.684 acre tract brs. North 73° 26' 11" West, 528.54 feet;

THENCE South 73° 26' 11" East, with the south right of way line of said F.M. Hwy. 107 and the north line of said 383.684 acre tract, 524.97 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, from whence an aluminum TxDOT disk found brs. North 73° 26' 11" East, 105.82 feet;

THENCE South 16° 34' 26" West, 1247.87 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the south line of said 383.684 acre tract and the north line of a 75.90 acre tract of land described in a deed to Billy Jack Cowart, recorded as Doc. No. 167281 of said official public records, being approximately 7 feet south of a wire fence;

THENCE North 74° 09' 45" West, with the south line of said 383.684 acre tract and the north line of a 75.90 acre tract, 35.52 feet to a 1/2 inch iron pin found at a fence corner

THENCE North 72° 31' 01" West, with the south line of said 383.684 acre tract and the north line of a 75.90 acre tract, 489.52 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the southwest corner of said 383.684 acre tract and the northwest corner of said 75.90 acre tract, being on the east line of said 29.882 acre tract, being approximately 7 feet south of a wire fence;

THENCE North 16° 34' 26" East, 1240.47 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 25, 2023, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



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F.M. Hwy. 107

(S73°25'49"E 1017.69')

S73°26'10"E 524.97'

79.001

6°34'26"E 1231.99' X X (N16°33'19"E 1232.20')

Dennis Charles Leudtke
(383.684 acres)
Doc. No. 233967

Dennis Charles Leudtke
(383.684 acres)
Doc. No. 233967

16°34'26"W 1247.87'

(N72°31'40"W 1017.82")

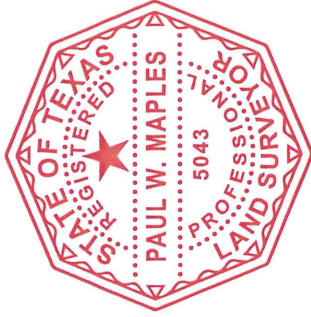
N72°31'01"W 489.52'

X
(N74°08'41"W 697.67')

Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

This survey was performed without the benefit of a Title Commitment.

Surveyed on the ground on May 25, 2023.



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LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	1/2" Iron Pin Found
	TxDOT Aluminum Disk Found
	Wire Fence
	Water Meter
	Water Valve
	Record Calls