

## LEGAL DESCRIPTION

**BEING** a tract of land out of the Tobias Kelly Survey, Abstract No. 591, Coryell County, Texas and being part of a remainder of a called 195.69 acre tract of land described in deed to HWY 1996 Home Place, LLC recorded in Instrument No. 289607 of the Deed Records, Coryell County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the east right-of-way line of Farm-to-Market Road No. 1996 (a variable width right-of-way) for the southwest corner of a called 1.53 acre tract described in deed to Jack Richard Morris recorded in Instrument No. 355134 of said Deed Records and being the northeast corner of this tract; (Grid Coordinates: N:10480659.32, E:3175911.14)

**THENCE** departing said east right-of-way line of F.M. 1996, with the south line of said 1.53 acre tract, South 81°18'11" East, a distance of 451.62 feet to a 1/2" iron rod with plastic cap stamped "GOODSON 4330" found for the southeast corner of said 1.53 acre tract;

**THENCE** with the east line of said 1.53 acre tract, North 24°39'30" East, a distance of 152.00 feet to a 1/2" iron rod with plastic cap stamped "GOODSON 4330" found for the northeast corner of said 1.53 acre tract;

**THENCE** departing said east line of the 1.53 acre tract, over and across said remainder of the 195.69 acre tract, the following courses and distances:

South 66°06'15" East, a distance of 13.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;

South 77°22'26" East, a distance of 42.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northernmost northeast corner of this tract;

South 29°39'40" East, a distance of 508.63 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the easternmost northeast corner of this tract;

South 9°05'47" West, a distance of 658.54 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of this tract;

North 73°59'26" West, a distance of 1040.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said east right-of-way line of F.M. 1996 for the southwest corner of this tract;

**THENCE** with said east right-of-way line of F.M. 1996, the following courses and distances:

North 21°03'30" East, a distance of 780.13 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the beginning of a curve to the right having a central angle 0°28'54", a radius of 2824.32 feet, chord bearing and distance of North 20°55'15" East, 23.75 feet;

In a northeasterly direction with said curve to the right, an arc distance of 23.75 feet to the **POINT OF BEGINNING** containing 18.5000 acres or 805,860 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.