

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

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

Being 16.49 acres of the Josephine Milhorn Survey, Abst. No. 682 in Coryell County, Texas, and being part of a 109 acre tract of land described as Tract Three in a deed from Alford Family Trust to Sherilyn Rae Havens, et al, recorded as Doc. No. 328484 of the Official Public Records of Coryell County, Texas; said 16.49 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence on the north line of County Road 137 and the occupied south line of said 109 acre tract, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the southeast corner of said 109 acre tract brs. South 71° 16' 10" East, 144.15 feet, and South 72° 24' 32" East, 988.98 feet;

THENCE with the fenced north line of said County Road 137 and the occupied south line of said 109 acre tract as follows;

North 71° 16' 10" West, 534.99 feet to a 4 inch pipe post;

North 71° 44' 32" West, 391.70 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 17° 57' 21" East, 329.73 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 71° 04' 44" East, 255.00 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

THENCE North 19° 39' 47" East, along the general course of an old fence, 594.14 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

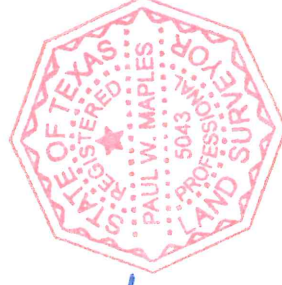
THENCE South 71° 34' 52" East, 699.34 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in old fence;

THENCE South 20° 46' 05" West, along the general course of an old fence, 924.08 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 2, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS

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BOUNDARY SURVEY

Being 16.49 acres of the Josephine Milhorn Survey, Abst. No. 682 in Coryell County, Texas, and being part of a 109 acre tract of land described as Tract Three in a deed from Alford Family Trust to Sherilyn Rae Havens, et al, recorded as Doc. No. 328484 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on March 2, 2021.

This survey complies with the Professional and Technical Standards (Sections 663.13 - 663.21) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

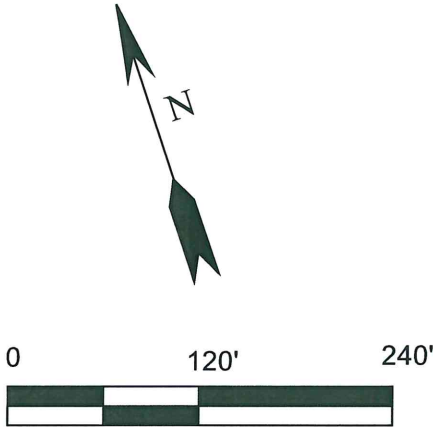
Paul W. Maples
Paul W. Maples, RPLS
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Job No. 210127 - 3-137

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
LAND SURVEYOR

Geodetic bearings derived from GPS observations.

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

LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	4" Pipe Post
	Scale Break
	Wire Fence
	Overhead Electric
	Power Pole
	Well
	Record Calls



Surveyor:
Maples & Associates
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Firm No. 10097700
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Fax (512) 556-0500

Sherilynn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

1-131

S71°34'52"E 699.34'

Alford Ranch Estates
(an unrecorded subdivision)

3-137

16.49 Acres

Sherilynn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

2-137

Sherilynn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

Sherilynn Rae Havens, et al
(Tract Three - 109 acres)
Doc. No. 328484

4-137

S71°04'44"E 255.00'

N19°39'47"E 594.14'

N17°57'21"E 329.73'

N71°44'32"W 391.70'

N71°16'10"W 534.99'

S71°16'10"E
144.15'

S72°24'32"E
988.98'

(S71°3/4'E 963 vrs)

County Road 137