



Legal Description

38.591 acres situated in the ALEXANDER EDGAR SURVEY, Abstr. No. 171, Hood County, Texas being a portion of that certain tract of land described in deed to Sterling Kelly recorded in Document Number 2022-000289, Official Records, Hood County, Texas. Said 38.591 acres being more particularly described, as follows:

Beginning at a 3-1/2" steel fence post found at the southeast corner of said Kelly tract and on the northwesterly line of Boyd Road of the southwest corner of that certain tract of land described in deed to Ty Alan Hillman and Steve Hillman recorded in Document Number 2022-0005103, Official Records, Hood County, Texas;

THENCE South 59 degrees 53 minutes 06 seconds West, along the northwesterly line of said Boyd Road, 851.78 feet to a metal well set for the southwest corner of said Kelly tract and the southwest corner of that certain tract of land described in deed to 47 Ranch, LLC by deed recorded in Document Number 2022-004123, Official Records, Hood County, Texas;

THENCE North 29 degrees 25 minutes 01 seconds East, along the common line of said Kelly and 47 Ranch, LLC tracts, 3102.74 feet to a rebarbed pipe found for the southwest corner of that certain tract of land described in deed to David Salzbrenner and Sheila Salzbrenner by deed recorded in Document Number 2022-000683, Official Records, Hood County, Texas;

THENCE North 60 degrees 35 minutes 18 seconds East, along the south line of said Salzbrenner tract, 800.50 feet to a rebarbed pipe found 1/2" from found at the southeast corner of said Salzbrenner tract on the west line of that certain tract of land described in deed to Gene Jester by deed recorded in Document Number 2022-0001233, Official Records, Hood County, Texas;

THENCE South 29 degrees 27 minutes 23 seconds East, along the common line of said Kelly and Jester tract passing the southwest corner of said Jester tract and the northeast corner of said Hillman tract and continuing along the common line of said Kelly and Hillman tracts, 2022.59 feet to the POINT OF BEGINNING and containing 38.591 acres of land.

**38.591 Acres
ALEXANDER EDGAR
SURVEY
ABST. NO. 171**

Legal Description
Ingress & Egress Easement

Being a 60' wide ingress and egress easement situated in the ALEXANDER EDGAR SURVEY, Abstr. No. 171, Hood County, Texas being over and across that certain tract of land described in Questionnaire to Martin C. Baker or Marilyn C. Baker Trustee, or their successors in trust, under the Martin C. Baker & Marilyn Kay Baker Revocable Living Trust recorded in Document Number 2018-0008031, Official Records, Hood County, Texas. Said easement being more particularly described, as follows:

Beginning at a point being North 59 degrees 53 minutes 22 seconds East, 825.23 feet from the northwest corner of said Martin C. Baker or Marilyn K. Baker Trustee, or their successors in trust, under the Martin C. Baker & Marilyn Kay Baker Revocable Living Trust tract;

THENCE North 59 degrees 50 minutes 22 seconds East, 40.00 feet to a point;

THENCE South 29 degrees 28 minutes 01 seconds East, 2644.31 feet to a point on the northwesterly line of Boyd Road;

THENCE South 59 degrees 53 minutes 06 seconds West, along the northwesterly line of said Boyd Road, 40.00 feet from which a 1/2" iron found for the southwest corner of said Martin C. Baker or Marilyn C. Baker Trustee, or their successors in trust, under the Martin C. Baker & Marilyn Kay Baker Revocable Living Trust tract bears, South 29 degrees 06 minutes 41 seconds East, 840.41 feet;

THENCE North 29 degrees 26 minutes 01 seconds West, 2644.31 feet to the POINT OF BEGINNING and containing 2.428 acres/ 105773 sq. ft. of land.

STEVENS LAND SURVEYING,
OF TEXAS
P.O. BOX 20951
FORT WORTH, TEXAS 76126
817-698-9775
FIRM REGISTRATION #10194023

SURVEY PLAT
38.591 ACRES SITUATED
IN THE ALEXANDER
EDGAR SURVEY, ABST.
NO. 171, HOOD COUNTY,
TEXAS



Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
NOV 16, 2021

DTY
JM