

Mitchell & Associates, Inc.

Surveying

Being 48.19 acres of land out of the MIGUEL RABAJO GRANT, ABSTRACT NUMBER 33, McLennan County, Texas, being all of that called 13.976 acres of land described in a deed to J. L. Davis and wife, Patricia Ann Davis, recorded in Volume 1551, Page 655 of the Deed Records of McLennan County, Texas, being all of that called 34.118 acres of land described in a deed to J. L. Davis and wife, Patricia Ann Davis, recorded in Volume 1587, Page 29 of the Deed Records of McLennan County, Texas, and being further described as follows with bearings based on geodetic North by GPS observation.

Beginning at a 5/8-inch steel rod found in the South line of China Spring Road, at the Northeast corner of that called Tract One (596.67 acres) described in a deed to Fair Legacy Partners, LP, recorded under McLennan County Clerk's File Number 2012038214 of the Official Public Records of McLennan County, Texas, at the Northwest corner of said 13.976 acres and at the Northwest corner of this:

Thence North 61 Degrees 45 Minutes 56 Seconds East a distance of 234.15 feet along the South line of said China Spring Road to a 1/2-inch steel rod found at the Northeast corner of said 13.976 acres, at the Northwest corner of that called 49.21 acres of land described in a deed to Joseph W. Davis and Karen E. Davis recorded under McLennan County Clerk's File Number 2001017629 of the Official Public Records of McLennan County, Texas, and at the Northeast corner of this;

Thence South 18 Degrees 28 Minutes 49 Seconds East a distance of 379.76 feet to a 1/2-inch steel rod found at an interior corner of said 13.976 acres and at an interior corner of this;

Thence South 40 Degrees 34 Minutes 00 Seconds East a distance of 872.29 feet to a 1/2-inch steel rod found at an interior corner of said 49.21 acres, at an East corner of said 13.976 acres and at an East corner of this;

Thence South 40 Degrees 24 Minutes 20 Seconds West a distance of 354.86 feet to a 1/2-inch steel rod found at a Southeast corner of said 13.976 acres at the Northeast corner of said 34.118 acres and at an interior corner of this;

Thence South 23 Degrees 02 Minutes 42 Seconds East a distance of 762.40 feet to a 1/2-inch steel rod found at an exterior corner of said 34.118 acres, at an interior corner of said 49.21 acres and at an exterior corner of this;

Thence South 17 Degrees 39 Minutes 34 Seconds East a distance of 770.02 feet to a 1/2-inch steel rod found at the Southwest corner of said 49.21 acres, at the Southeast corner of said 34.118 acres and at the Southeast corner of this;

Thence South 59 Degrees 23 Minutes 42 Seconds West a distance of 835.73 feet to a 1/2-inch steel rod found in a Northeast line of said Tract One, at the Southwest corner of said 34.118 acres and at the Southwest corner of this;

Thence North 30 Degrees 36 Minutes 23 Seconds West a distance of 1709.17 feet to a 5/8-inch steel rod found at an interior corner of said Tract One at a West corner of said 34.118 acres and at a West corner of this;

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Thence North 60 Degrees 23 Minutes 15 Seconds East a distance of 405.86 feet to a 3/8-inch steel rod found at an interior corner of this;

Thence North 27 Degrees 10 Minutes 18 Seconds West a distance of 123.60 feet to a 5/8-inch steel rod found at a Northwest corner of this;

Thence North 60 Degrees 16 Minutes 27 Seconds East a distance of 705.98 feet to a 3/8-inch steel rod found at an interior corner of this;

Thence North 29 Degrees 30 Minutes 49 Seconds West a distance of 1047.31 feet to the Point of Beginning, containing 48.19 acres.

Surveyed June 29, 2017



Mike W. Kriegel
Registered Professional
Land Surveyor No. 4330
W.O. No. 17-06-0293



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