

Maples & Associates, Inc.
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Firm No. 10097700
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October 28, 2021

Job No. 210910

Dale Phillips

For professional services rendered

Land Title Survey on the following: \$ 6000.00

Being 183.69 acres of the C.W. Blair Survey, Abst. No. 1364 in Coryell County, Texas, and being part of a 457.3 acre tract of land described as Second Tract in a deed from Barbara W. Bynum to BWB Ranch LP, dated December 12, 2012, recorded as Doc. No. 259368 of the Official Public Records of Coryell County, Texas.

Sales Tax (8¼%) \$ 495.00

Total \$ **6495.00**

Client is liable for legal and collection fees.

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

Being 183.69 acres of the C.W. Blair Survey, Abst. No. 1364 in Coryell County, Texas, and being part of a 457.3 acre tract of land described as Second Tract in a deed from Barbara W. Bynum to BWB Ranch LP, dated December 12, 2012, recorded as Doc. No. 259368 of the Official Public Records of Coryell County, Texas; said 183.69 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found at a fence corner for the easternmost northeast corner of said 457.3 acre tract and the southeast corner of a 54.64 acre tract of land described as Tract No. 2 in a deed to Ashley Arnold, as recorded in Vol. 403, Page 181 of said official public records, and being on the west line of a 122.88 acre tract of land described in a deed to Susan Robert Throw Meadows (Stalnecker), as recorded in Vol. 461, Page 755 of said official public records;

THENCE South 17° 03' 25" West, with the east line of said 457.3 acre tract, with the west line of said 122.8 acre tract, and along the general course of a fence, 3048.50 feet to a 3 inch pipe corner post for the southeast corner of said 457.3 acre tract and the southwest corner of said 122.8 acre tract, being on the north line of a 538.32 acre tract of land described in a deed to Smith-Morra Family Trust, recorded as Doc. No. 151270 of said official public records;

THENCE North 73° 41' 35" West, with the south line of said 457.3 acre tract and said Blair Survey, with the north line of said 538.32 acre tract, and along the general course of a fence, at approximately 400 feet crossing a branch for the northwest corner of said 538.32 acre tract and the northeast corner of a 279.4 acre tract of land described in a deed to Arlen Dale Phillips, et ux, recorded as Doc. No. 269660 of said official public records, continuing with the north line of said 279.4 acre tract for a total distance of 437.20 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner on the west high bank of said branch;

THENCE North 72° 47' 59" West, with the south line of said 457.3 acre tract and said Blair Survey, with the north line of said 279.4 acre tract, and along the general course of a fence, 1364.09 feet to a 60d nail found for the south terminus of the centerline of a 30 foot wide access easement conveyed to Arlen Dale Phillips, et al, recorded as Doc. No. 269662 of said official public records;

THENCE North 72° 32' 51" West, with the south line of said 457.3 acre tract and said Blair Survey, with the north line of said 279.4 acre tract, and along the general course of a fence, 470.94 feet to a 3 inch pipe corner post;

THENCE North 00° 21' 39" West, with fence, 121.18 feet to a 2.5 inch gatepost;

THENCE North 02° 16' 26" West, with fence, 1006.67 feet to a 3 inch pipe post;

THENCE North 02° 36' 50" West, with fence, 309.00 feet to a 3 inch pipe post;

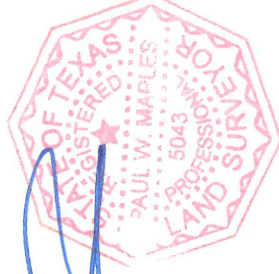

THENCE South 89° 45' 19" East, 60.85 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 07° 32' 19" West, 351.55 feet to a 3 inch pipe post;

THENCE North 29° 59' 40" East, with fence, 1026.06 feet to a 3 inch pipe post;

THENCE North 29° 44' 52" East, with fence, 392.16 feet to a 3/8 inch iron pin found at a fence corner on the east side of a lane, being on the north line of said 457.3 acre tract and the south line of said 54.64 acre tract;

THENCE South 72° 17' 16" East, with the north line of said 457.3 acre tract, with the south line of said 54.64 acre tract, and along the general course of a fence, 2518.05 feet to the PLACE OF BEGINNING, as surveyed on the ground on October 21, 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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