

Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

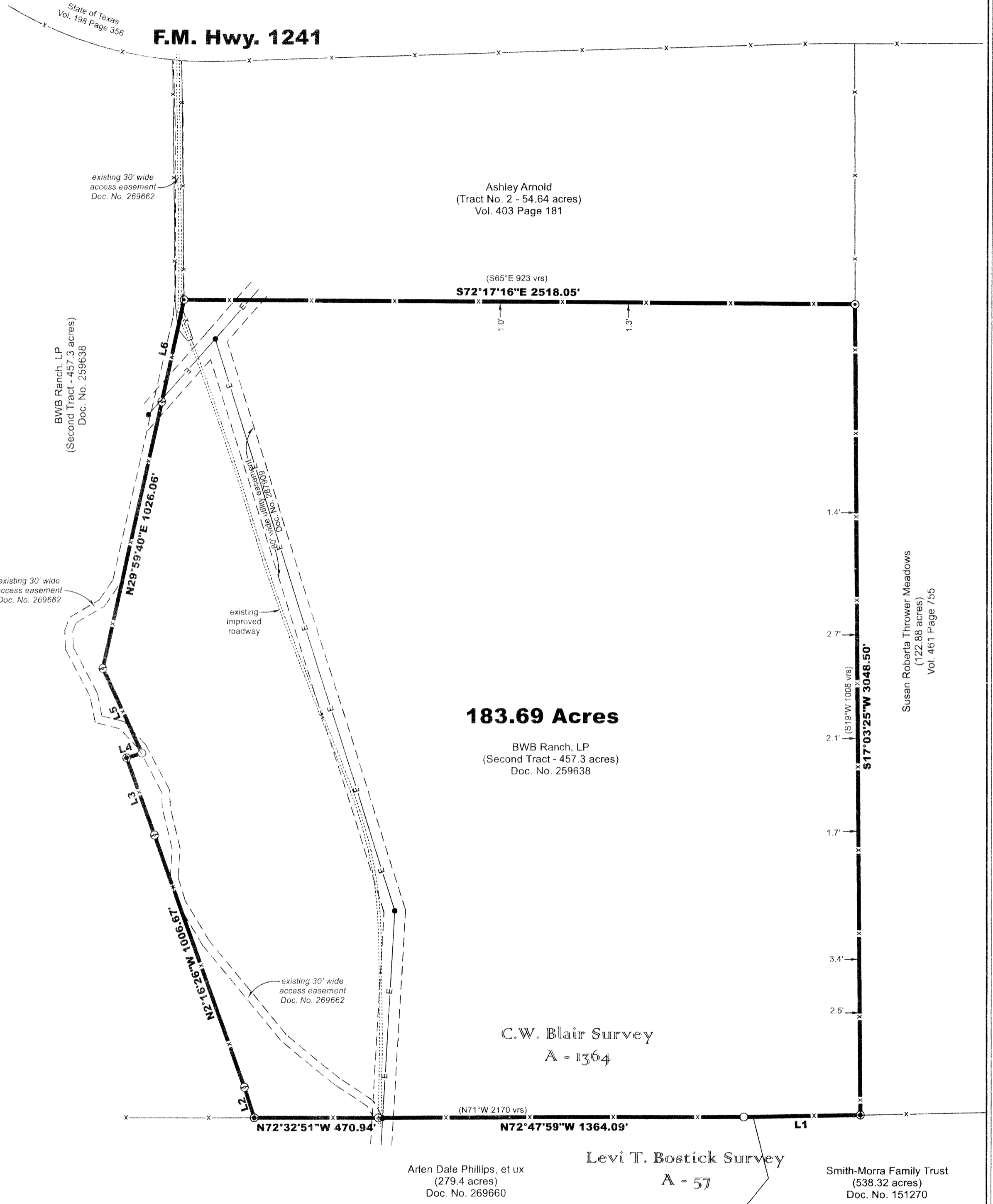
The following blanket easement
 affects this tract:

10(i). Hamilton County Electric Coop. Assn.
 Doc. No. 287909

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ⊙ 3/8" Iron Pin Found
- ⊕ 3" Pipe Post
- ⊗ 2.5" Pipe Post
- ⊙ 60d Nail Found
- x- Wire Fence
- E- Overhead Electric
- Power Pole
- dist. Distance and direction from fence to deed line.
- () Record Calls

LINE	BEARING	HORIZ DIST
L1	N73°41'35"W	437.20'
L2	N0°21'39"W	121.18'
L3	N2°36'50"W	309.00'
L4	S89°45'19"E	60.85'
L5	N7°32'19"W	351.55'
L6	N29°44'52"E	392.16'



183.69 Acres

BWB Ranch, LP
 (Second Tract - 457.3 acres)
 Doc. No. 259638

C.W. Blair Survey
 A - 1364

Levi T. Bostick Survey
 A - 57

Arlen Dale Phillips, et ux
 (279.4 acres)
 Doc. No. 269660

Smith-Morra Family Trust
 (538.32 acres)
 Doc. No. 151270

Stewart Title Guaranty Company
 File No. 2021791

LAND TITLE SURVEY

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.

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

Surveyed on the ground on October 21, 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. 210910