

SURVEY PLAT OF 50.00 ACRES, MORE OR LESS, OUT OF THE GILFORD BRIDGES SURVEY, ABSTRACT NO. 149, AND THE J.T. STEELMAN SURVEY, ABSTRACT NO. 796, BEING OUT OF THAT CERTAIN 167.11 ACRE TRACT CONVEYED TO LAURA MINGOS JOSEPH IN DOCUMENT NO. 2009049429, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

HARP LAND SURVEYING

LEO THOMAS BUCKLEY & USA ANN ROBIN BUCKLEY  
VOLUME 1119, PAGE 300  
DRBCT

ADDRESS: 20949 FIREFLY RD.  
SALADO, TX 76571

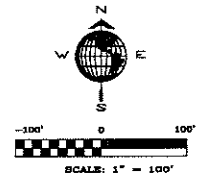
**Legend**

- Iron Rod Set RPLS #8630
- Iron Rod Found 1/2 Inch
- Iron Rod Found
- 14.5" Elm Tree
- Water Well/Valve
- Electric Meter/Vault
- Utility Service Pole
- Down Guy Anchor
- Air Conditioner
- X- Fence
- DH- Overhead Electric
- POC Point of Commencement
- POB Point of Beginning
- ( ) Record Information

OPBCT Official Public Records, Bell County, Texas  
PRBCT Plat Records, Bell County, Texas  
DRBCT Deed Records, Bell County, Texas  
RPRBCT Real Property Records, Bell County, Texas

**LINE TABLE**

NUM	BEARING	DISTANCE
L1	S17°34'11"E	30.00'
L2	N20°16'27"W	30.05'
L3	N21°43'12"W	16.77'
L4	N12°55'23"W	152.41'
L5	N51°03'24"W	111.16'
L6	N27°50'40"W	37.11'
L7	N20°00'58"W	118.70'
L8	S21°43'12"E	254.51'
L9	N72°25'49"E	1232.43'



**GILFORD BRIDGES SURVEY  
ABSTRACT NO. 149**

50.00 ACRES

**J.T. STEELMAN SURVEY  
ABSTRACT NO. 796**

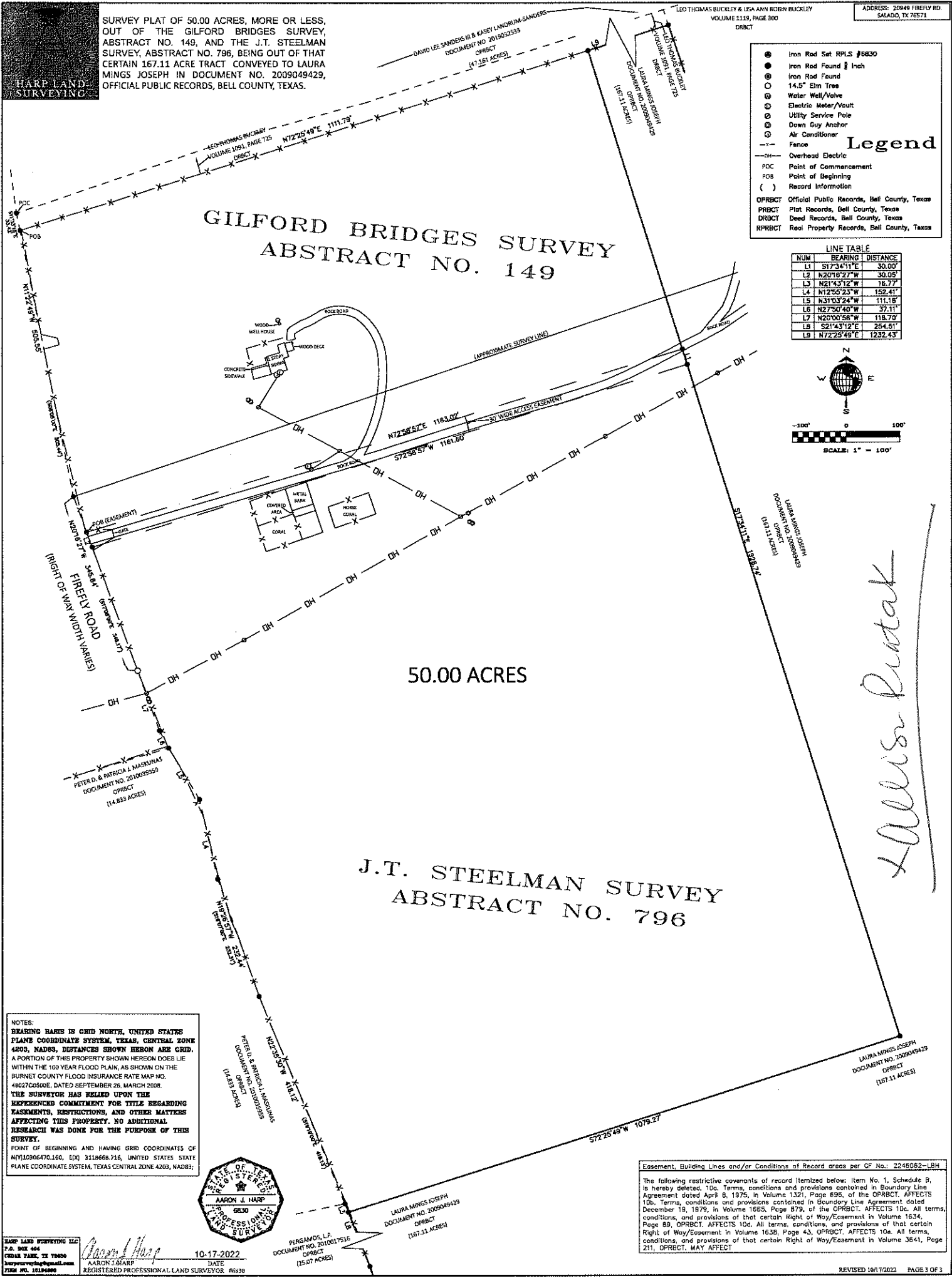
*Lauris Rutak*

**NOTES:**  
BEARING BARS IN GRID NORTH, UNITED STATES PLANE COORDINATE SYSTEM, TEXAS, CENTRAL ZONE 4203, NAD83, DISTANCES SHOWN HEREON ARE GRID. A PORTION OF THIS PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE BURNETT COUNTY FLOOD INSURANCE RATE MAP NO. 4802700506, DATED SEPTEMBER 26, MARCH 2008. THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.  
POINT OF BEGINNING AND HAVING GRID COORDINATES OF N71°03'06.470" L60, [X] 2118668.716, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83;



HARP LAND SURVEYING LLC  
P.O. BOX 464  
CERES PARK, TX 75606  
7376  
10-17-2022  
AARON J. HARP  
REGISTERED PROFESSIONAL LAND SURVEYOR #6830

Easement, Building Lines and/or Conditions of Record areas per Gf. No. 2248082-LBH  
The following restrictive covenants of record itemized below: Item No. 1, Schedule B, is hereby deleted, 10a. Terms, conditions and provisions contained in Boundary Line Agreement dated April 8, 1975, in Volume 1321, Page 696, of the OPRBCT, AFFECTS 10a. Terms, conditions and provisions contained in Boundary Line Agreement dated December 19, 1979, in Volume 1665, Page 879, of the OPRBCT, AFFECTS 10a. All terms, conditions, and provisions of that certain Right of Way/Easement in Volume 1634, Page 89, OPRBCT, AFFECTS 10a. All terms, conditions, and provisions of that certain Right of Way/Easement in Volume 1638, Page 43, OPRBCT, AFFECTS 10a. All terms, conditions, and provisions of that certain Right of Way/Easement in Volume 3641, Page 211, OPRBCT, MAY AFFECT



**EXHIBIT "A"**

**A DESCRIPTION OF 50.00 ACRES, MORE OR LESS, OUT OF THE GILFORD BRIDGES SURVEY, ABSTRACT NO. 149, AND THE J.T. STEELMAN SURVEY, ABSTRACT NO. 796, BEING OUT OF THAT CERTAIN 167.11 ACRE TRACT CONVEYED TO LAURA MINGS JOSEPH IN DOCUMENT NO. 2009049429, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 50.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for record at a 5/8 inch iron rod found on the east line Firefly Road, having a right of way width that varies, said point being the northwest corner of that certain 30 foot strip of land conveyed to Leo Thomas Buckley Jr. and Lisa Ann Robin Buckley in Volume 1091, Page 725, Official Public Records, Bell County, Texas, same being the southwest corner of that certain 47.161 acre tract conveyed to David Lee Sanders III and Kasey Landrum-Sanders in Document No. 2019032533, Official Public Records, Bell County, Texas;

**THENCE**, South 11°33'15" East, coincident with the east right of way line of said Firefly Road and the west line of said 30 foot strip, a distance of 33.42 feet to an iron rod found for the southwest corner of said 30 foot strip, said point being the northwest corner of said 167.11 acre tract, this point being the **POINT OF BEGINNING** and having Grid Coordinates of N(Y) 10306470.160, E(X) 3118668.716, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, and for the northwest corner of this herein described tract;

**THENCE**, North 72°25'49" East, coincident with the south line of said 30 foot strip and the north line of said 167.11 acre tract, a distance of 1111.79 feet to an iron rod set with a plastic cap stamped RPLS #6830, said point being on the south line of said 30 foot strip, same being on the north line of said 167.11 acre tract, and for the northeast corner of this herein described tract, from which an iron rod found bears North 72°25'49" East, a distance of 1232.43 feet, said point being the southeast corner of said 30 foot strip, same being the northeast corner of said 167.11 acre tract, said point being on the west line of that certain tract conveyed to Leo Thomas Buckley and Lisa Ann Robin Buckley in Volume 1119, Page 300, Deed Records, Bell County, Texas;

**THENCE**, crossing over said 167.11 acre tract, the following two (2) courses and distances;

1. South 17°34'11" East, passing an iron rod set with a plastic cap stamped RPLS #6830 at a distance of 584.29 feet, said point being the northeast corner of a 30 foot access easement, continuing for a distance of 614.29 feet, passing an iron rod set with a plastic cap stamped RPLS #6830, said point being the southeast corner of said 30 foot access easement, for a total distance of 1928.74 feet to an iron rod set with a plastic cap stamped RPLS #6830, for the southeast corner of this herein described tract;
2. South 72°25'49" West, a distance of 1079.27 feet to an iron rod found with a plastic cap stamped RPLS #6830, said point being on the east line of that certain 25.07 acre tract conveyed to Pergamos, L.P. in Document No. 2010017516, Official Public Records, Bell County, Texas, same being on the west line of said 167.11 acre tract, for the southwest corner of this herein described tract, from which an iron rod found bears South 21°43'12" East, a distance of 254.51 feet, said point being an exterior corner of said Pergamos tract and an interior corner of said 167.11 acre tract;

**THENCE**, coincident with the west line of said 167.11 acre tract, the following five (5) courses and distances;

1. North 21°43'12" West, a distance of 16.77 feet to an iron rod found, said point being the northeast corner of said Pergamos tract, same being the southeast corner of that certain 14.8333 acre tract conveyed to Peter D. and Patricia J. Maskunas in Document No. 2010035959, Official Public Records, Bell County, Texas, same being an interior corner of said 167.11 acre tract, for an interior corner of this herein described tract;
2. North 22°35'30" West, a distance of 418.12 feet to an iron rod found, said point being an interior corner of said Maskunas tract, same being an exterior corner of said 167.11 acre tract, for an exterior corner of this herein described tract;
3. North 19°26'57" West, a distance of 232.44 feet to an iron rod found, said point being an interior corner of said Maskunas tract, same being an exterior corner of said 167.11 acre tract, for an exterior corner of this herein described tract;
4. North 12°55'23" West, a distance of 152.41 feet to an iron rod found, said point being an exterior corner of said Maskunas tract, same being an interior corner of said 167.11 acre tract, for an interior corner of this herein described tract;
5. North 31°03'24" West, a distance of 111.18 feet to an iron rod found on the southeast right of way line of said Firefly Road, said point being the northeast corner of said Maskunas tract, same being an exterior corner of said 167.11 acre tract, for an exterior corner of this herein described tract;

**THENCE**, coincident with the east right of way line of said Firefly Road and the west line of said 167.11 acre tract, the following five (5) courses and distances;

1. North 27°50'40" West, a distance of 37.11 feet to an iron rod found, said point being an exterior corner of said 167.11 acre tract, for an exterior corner of this herein described tract;
2. North 20°00'58" West, a distance of 118.70 feet to a 14.5" Elm tree as called for in original deed, said point being an interior corner of said 167.11 acre tract, for an interior corner of this herein described tract;
3. North 20°16'27" West, passing an iron rod set with a plastic cap stamped RPLS #6830 at a distance of 245.23 feet, said point being the southwest corner of said 30 foot access easement, continuing for a distance of 275.28 feet, passing an iron rod set with a plastic cap stamped RPLS #6830, said point being the northwest corner of said 30 foot access easement, continuing for a total distance of 345.84 feet to an iron rod found, said point being an exterior corner of said 167.11 acre tract, for an exterior corner of this herein described tract;
4. North 11°22'49" West, a distance of 505.55 feet to the **POINT OF BEGINNING**, containing 50.00 acres, more or less, within these metes and bounds;

BASIS OF BEARINGS: GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCES RECITED HEREIN.

Reference the attached sketch marked EXHIBIT "B".

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: HARP LAND SURVEYING

*Aaron J. Harp*  
 Aaron J. Harp

10-17-2022

Date

Registered Professional Land Surveyor No. 6830

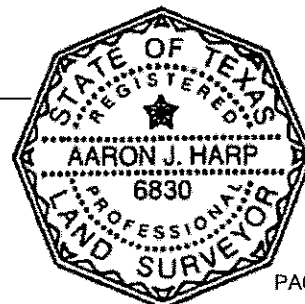


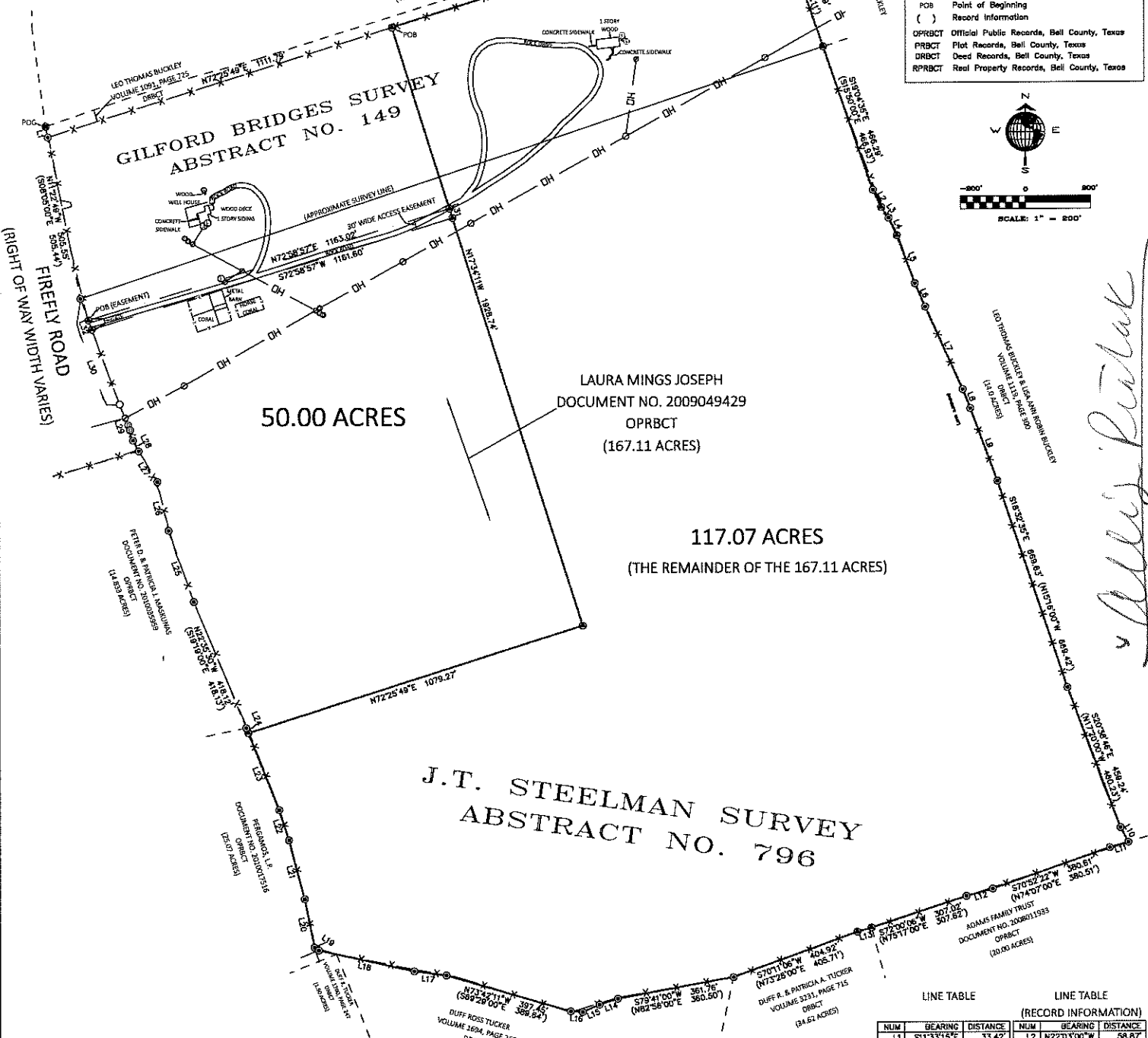
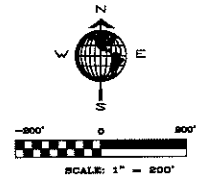
EXHIBIT 'B'

SURVEY PLAT OF 117.07 ACRES, MORE OR LESS, OUT OF THE GILFORD BRIDGES SURVEY, ABSTRACT NO. 149, AND THE J.T. STEELMAN SURVEY, ABSTRACT NO. 796, BEING THE REMAINING OF THAT CERTAIN 167.11 ACRE TRACT CONVEYED TO LAURA MINGS JOSEPH IN DOCUMENT NO. 2009049429, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

HARP LAND SURVEYING

ADDRESS: 20949 FIREFLY RD. SALADO, TX 76571

- Legend**
- Iron Rod Set RPLS #6830
  - Iron Rod Found 1/2 inch
  - Iron Rod Found 1 inch
  - 14.5" Elm Tree
  - Water Well/Valve
  - Electric Meter/Vault
  - Utility Service Pole
  - Down Guy Anchor
  - Air Conditioner
  - Satellite Dish
  - Fence
  - x- Fence
  - OH- Overhead Electric
  - POC Point of Commencement
  - POB Point of Beginning
  - ( ) Record Information
- OPRBC: Official Public Records, Bell County, Texas  
 PRBC: Plat Records, Bell County, Texas  
 DRBC: Deed Records, Bell County, Texas  
 RPRBC: Real Property Records, Bell County, Texas



**SURVEYORS CERTIFICATION:**

TO THE OWNER(S) AND/OR LIENHOLDER(S), THE SURVEYOR DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DEED LINE CONFLICTS, VISIBLE UTILITY LINES, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.



Aaron J. Harp  
 10-26-2022  
 REGISTERED PROFESSIONAL LAND SURVEYOR #6830

NOTES:  
 BEARING BASIS IS GRID NORTH, UNITED STATES PLANE COORDINATE SYSTEM, TEXAS, CENTRAL ZONE 4200, NAD83, DISTANCES SHOWN ARE GRID. A PORTION OF THIS PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE BURNETT COUNTY FLOOD INSURANCE RATE MAP NO. 48027C05006, DATED SEPTEMBER 26, MARCH 2008.  
 THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.  
 POINT OF BEGINNING AND HAVING GRID COORDINATES OF N(10242879.846, E(13145775.363, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4200, NAD83:

Easement, Building Lines and/or Conditions of Record areas per G/L No. 2245062-18H  
 The following restrictive covenants of record (itemized below: Item No. 1, Schedule B, is hereby deleted. 10a. Terms, conditions and provisions contained in Boundary Line Agreement dated April 8, 1975, in Volume 1321, Page 606, of the OPRBC: AFFECTS 10b. Terms, conditions and provisions contained in Boundary Line Agreement dated December 19, 1979, in Volume 1665, Page 879, of the OPRBC: AFFECTS 10c. All terms, conditions, and provisions of that certain Right of Way/Easement in Volume 1634, Page 69, OPRBC: AFFECTS 10d. All terms, conditions, and provisions of that certain Right of Way/Easement in Volume 1636, Page 43, OPRBC: AFFECTS 10e. All terms, conditions, and provisions of that certain Right of Way/Easement in Volume 3641, Page 211, OPRBC: MAY AFFECT

**LINE TABLE (RECORD INFORMATION)**

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S11°33'15"E	33.42'	L2	N22°03'00"W	58.87'
L2	S25°12'15"E	59.18'	L3	N31°29'00"W	39.68'
L3	S34°36'15"E	39.89'	L4	N22°09'00"W	59.37'
L4	S25°23'20"E	59.30'	L5	N17°27'00"W	157.44'
L5	S20°41'20"E	151.26'	L6	N20°19'00"W	75.93'
L6	S23°39'03"E	78.68'	L7	N20°59'00"W	278.68'
L7	S24°14'00"E	278.74'	L8	N18°42'00"W	63.07'
L8	S21°59'58"E	63.04'	L9	N17°01'00"W	240.61'
L9	S20°15'54"E	240.00'	L10	N25°10'00"W	50.44'
L10	S27°45'26"E	51.11'	L11	N77°16'00"E	58.93'
L11	S73°41'37"W	58.78'	L12	N77°49'00"E	84.63'
L12	S74°38'55"W	84.57'	L13	N76°33'00"W	45.72'
L13	S73°36'06"W	45.63'	L14	N75°11'00"E	60.06'
L14	S72°07'45"W	58.62'	L15	N69°41'00"E	56.39'
L15	S85°25'12"W	56.18'	L16	S82°46'00"E	36.25'
L16	N86°28'48"W	36.71'	L17	S81°58'00"E	109.20'
L17	N82°41'57"W	93.88'	L18	S74°19'00"E	300.88'
L18	N77°29'13"W	301.38'	L19	S52°07'00"E	15.84'
L19	N55°09'54"W	15.51'	L20	S 61°33'00"E	150.76'
L20	N11°31'41"W	150.62'	L21	S11°30'00"E	187.92'
L21	N14°45'35"W	187.92'	L22	S14°15'00"E	97.98'
L22	N17°38'17"W	97.62'	L23	S16°07'00"E	232.31'
L23	N21°43'12"W	254.51'	L24	S 9°51'00"E	152.77'
L24	N21°43'12"W	16.77'	L25	S27°41'00"E	111.13'
L25	N19°28'57"W	232.44'	L26	S24°24'00"E	37.03'
L26	N12°55'23"W	152.41'	L27	S16°23'00"E	116.80'
L27	N31°03'24"W	111.18'	L28	S17°06'00"E	346.17'
L28	N27°50'40"W	37.11'			
L29	N20°00'58"W	118.70'			
L30	N20°16'27"W	345.84'			
L31	S17°34'11"E	30.00'			
L32	N20°16'27"W	30.05'			

**EXHIBIT "A"**

**A DESCRIPTION OF 117.07 ACRES, MORE OR LESS, OUT OF THE GILFORD BRIDGES SURVEY, ABSTRACT NO. 149, AND THE J.T. STEELMAN SURVEY, ABSTRACT NO. 796, BEING THE REMAINDER OF THAT CERTAIN 167.11 ACRE TRACT CONVEYED TO LAURA MINGS JOSEPH IN DOCUMENT NO. 2009049429, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 117.07 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for record at a 5/8 inch iron rod found on the east line of Firefly Road, having a right of way width that varies, said point being the northwest corner of that certain 30 foot strip of land conveyed to Leo Thomas Buckley Jr. and Lisa Ann Robin Buckley in Volume 1091, Page 725, Official Public Records, Bell County, Texas, same being the southwest corner of that certain 47.161 acre tract conveyed to David Lee Sanders III and Kasey Landrum-Sanders in Document No. 2019032533, Official Public Records, Bell County, Texas;

**THENCE**, South 11°33'15" East, coincident with the east right of way line of said Firefly Road and the west line of said 30 foot strip, a distance of 33.42 feet to an iron rod found for the southwest corner of said 30 foot strip, said point being the northwest corner of said 167.11 acre tract, same being the northwest corner of that certain 50.00 acre tract of land taken from said 167.11 acre tract, and North 72°25'49" East, coincident with the south line of said 30 foot strip and the north line of said 167.11 acre tract and the 50.00 acre tract, a distance of 1111.79 feet to an iron rod set with a plastic cap stamped RPLS #6830, said point being on the south line of said 30 foot strip, same being on the north line of said 167.11 acre tract, and for the northeast corner of said 50.00 acre tract, this point being the **POINT OF BEGINNING** and having Grid Coordinates of N(Y) 10306805.772, E(X) 3119728.640, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, for the northwest corner of this herein described tract;

**THENCE**, North 72°25'49" East, coincident with the south line of said 30 foot strip and the north line of said 167.11 acre tract, a distance of 1232.43 feet to an iron rod found, said point being the southeast corner of said 30 foot strip, same being the northeast corner of said 167.11 acre tract, said point being on the west line of that certain tract conveyed to Leo Thomas Buckley and Lisa Ann Robin Buckley in Volume 1119, Page 300, Deed Records, Bell County, Texas;

**THENCE**, coincident with the east line of said 167.11 acre tract, and the west line said Buckley tract, the following thirteen (13) courses and distances;

1. South 19°01'28" East, a distance of 459.89 feet to an iron rod set near a cedar fence post, for an interior corner of this herein described tract;
2. South 19°04'35" East, a distance of 466.29 feet to an iron rod found, for an interior corner of this herein described tract;
3. South 25°12'15" East, a distance of 59.18 feet to an iron rod set with a plastic cap stamped 'RPLS 6830', for an interior corner of this herein described tract;
4. South 34°38'15" East, a distance of 39.89 feet to an iron rod found, for an exterior corner of this herein described tract;
5. South 25°23'20" East, a distance of 59.30 feet to an iron rod set with a plastic cap stamped 'RPLS 6830', for an exterior corner of this herein described tract;
6. South 20°41'20" East, a distance of 157.26 feet to an iron rod found, for an interior corner of this herein described tract;
7. South 23°39'03" East, a distance of 78.66 feet to an iron rod found, for an interior corner of this herein described tract;
8. South 24°14'00" East, a distance of 278.74 feet to an iron rod found, for an exterior corner of this herein described tract;
9. South 21°59'58" East, a distance of 63.04 feet to an iron rod found, for an exterior corner of this herein described tract;

10. South 20°15'54" East, a distance of 240.00 feet to an iron rod found, for an exterior corner of this herein described tract;
11. South 18°32'35" East, a distance of 669.63 feet to an iron rod found, for an interior corner of this herein described tract;
12. South 20°38'46" East, a distance of 459.24 feet to an iron rod found, for an exterior corner of this herein described tract;
13. South 27°45'26" East, a distance of 51.11 feet to an iron rod found on the north line of that certain 20.00 acre tract conveyed to the Adams Family Trust in Document No. 2008011933, Official Public Records, Bell County, Texas, same being the southeast corner of said 167.11 acre tract, and for the southeast corner of this herein described tract;

**THENCE**, coincident with the north line of said 20.00 acre tract and the south line of said 167.11 acre tract, the following four (4) courses and distances;

1. South 73°41'37" West, a distance of 58.78 feet to an iron rod found, for an interior corner of this herein described tract;
2. South 70°52'22" West, a distance of 380.61 feet to an iron rod found, for an exterior corner of this herein described tract;
3. South 74°38'55" West, a distance of 84.57 feet to an iron rod found, for an interior corner of this herein described tract;
4. South 72°00'06" West, a distance of 307.02 feet to an iron rod set with a plastic cap stamped 'RPLS 6830', said point being the northwest corner of said 20.00 acre tract, same being the northeast corner of that certain 34.62 acre tract conveyed to Duff R. and Patricia A. Tucker in Volume 3231, Page 715, Deed Records, Bell County, Texas, and for an exterior corner of this herein described tract;

**THENCE**, coincident with the north line of said 34.62 acre tract and the south line of said 167.11 acre tract, the following two (2) courses and distances;

1. South 73°36'06" West, a distance of 45.63 feet to an iron rod set with a plastic cap stamped 'RPLS 6830', for an interior corner of this herein described tract;
2. South 70°11'06" West, a distance of 404.92 feet to an iron rod found, said point being the northwest corner of said 34.62 acre tract, same being the northeast corner of that certain 24.0 acre tract conveyed to Duff Ross Tucker in Volume 1694, Page 257, Deed Records, Bell County, Texas, for an exterior corner of this herein described tract;

**THENCE**, coincident with the south line of said 167.11 acre tract, and the north line said Tucker tract, the following eight (8) courses and distances;

1. South 79°41'00" West, a distance of 361.76 feet to an iron rod found, for an interior corner of this herein described tract;
2. South 72°07'45" West, a distance of 59.62 feet to an iron rod found, for an interior corner of this herein described tract;
3. South 66°25'12" West, a distance of 56.18 feet to an iron rod found, for an exterior corner of this herein described tract;
4. North 86°28'48" West, a distance of 36.71 feet to an iron rod found, for an exterior corner of this herein described tract;
5. North 73°42'11" West, a distance of 397.45 feet to an iron rod found, for an interior corner of this herein described tract;
6. North 82°41'57" West, a distance of 99.88 feet to an iron rod found, for an exterior corner of this herein described tract;
7. North 77°25'13" West, at approximately 245.00 feet passing the northwest corner of said Tucker tract, same being the southeast corner of that certain 25.07 acre tract conveyed to Pergamos, L.P. in Document No. 2010017516, Official Public Records, Bell County, Texas, continuing for a total distance of 301.38 feet to an iron rod found, for an

exterior corner of this herein described tract;

8. North 55°00'54" West, a distance of 15.51 feet to an iron rod found, said point being the southwest corner of said 167.11 acre tract, and for the southerly southwest corner of this herein described tract;

**THENCE**, coincident with the west line of said 167.11 acre tract, and the east line of said 25.07 acre tract, the following four (4) courses and distances;

1. North 11°31'41" West, a distance of 150.62 feet to an iron rod found, for an interior corner of this herein described tract;
2. North 14°45'35" West, a distance of 187.92 feet to an iron rod found, for an interior corner of this herein described tract;
3. North 17°38'17" West, a distance of 97.62 feet to an iron rod found, for an interior corner of this herein described tract;
4. North 21°43'12" West, a distance of 254.51 feet to an iron rod set with a plastic cap stamped 'RPLS 6830', said point being the southwest corner of said 50.00 acre tract, for the northerly southwest corner of this herein described tract, from which an iron rod found bears North 21°43'12" West, a distance of 16.77 feet, said point being the northeast corner of said 25.07 acre tract, same being the southeast corner of that certain 14.833 acre tract conveyed to Peter D. and Patricia J. Maskunas in Document No. 2010035959, Official Public Records, Bell County, Texas;

**THENCE**, North 72°25'49" East, crossing over said 167.11 acre tract, and coincident with the south line of said 50.00 acre tract, a distance of 1079.27 feet to an iron rod set with a plastic cap stamped 'RPLS 6830', said point being the southeast corner of said 50.00 acre tract, for an interior corner of this herein described tract;

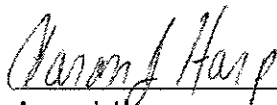
**THENCE**, North 17°34'11" West, crossing over said 167.11 acre tract, and coincident with the east line of said 50.00 acre tract, a distance of 1928.74 feet to an to the **POINT OF BEGINNING**, containing 117.07 acres, more or less, within these metes and bounds;

BASIS OF BEARINGS: GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCES RECITED HEREIN.

Reference the attached sketch marked EXHIBIT "B".

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: HARP LAND SURVEYING



10-26-2022

Aaron J. Harp

Date

Registered Professional Land Surveyor No. 6830  
FIRM NO. 10194690

