

Maples & Associates, Inc.

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

Being 32.93 acres comprised of 30.47 acres of the E.T. R.R. Co. Survey No. 53, Abst. No. 232, and 2.46 acres of the E.T. R.R. Co. Survey No. 54, Abst. No. 1203 in Mills County, Texas, and being part of a 779.761 acre tract of land described in a deed from Robert. S. Gerald, et al, to Billy Joe Fox, et ux, dated August 30, 1985, as recorded in Vol. 181, Page 782 of the Official Public Records of Mills County, Texas; said 32.93 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the northwest corner of said 779.761 acre tract, being on the east line of a 1.711 acre tract of land described in a deed to Ray M. Hammond, as recorded in Vol. 162, Page 781 of said official public records;

THENCE with the north line of said 779.761 acre tract and along the general course of a fence as follows;

North 89° 33' 14" East, 464.21 feet to a 4 inch pipe post;

North 79° 45' 51" East, 515.77 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner on the southeast line of a 47.6 acre tract of land described in a deed to the City of Goldthwaite as recorded in Vol. 59, Page 355 of said official public records;

North 56° 17' 04" East, with the southeast line of said 47.6 acre tract, 615.58 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the west line of a 1.56 acre tract of land described in a deed to Harry F. Edmondson Post #289 of The American Legion of Mills County, Texas, as recorded in Vol. 119, Page 185 of said official public records;

THENCE South 22° 00' 22" East, with the west line of said 1.56 acre tract and along the general course of a fence, 56.26 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the southwest corner of said 1.56 acre tract;

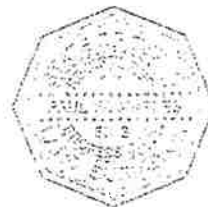
THENCE North 72° 16' 00" East, with the south line of said 1.56 acre tract and along the general course of a fence, 107.33 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the northwest corner of a 1 acre tract of land described in a deed to Goldthwaite Masonic Lodge Number 694, A.F. & A.M, as recorded in Vol. 136, Page 912 of said official public records;

THENCE South 09° 24' 46" West, with the west line of said 1 acre tract, 159.60 feet to a 5/8 inch iron pin found for the southwest corner of said 1 acre tract;

THENCE North 72° 28' 15" East, with the south line of said 1 acre tract, 67.81 feet to a calculated point on the west line of a 0.832 acre tract of land described in a deed to Goldthwaite Masonic Lodge Number 694, A.F. & A.M, as recorded in Vol. 157, Page 75 of said official public records;

THENCE South 00° 34' 04" West, with the west line of said 0.832 acre tract, 3.85 feet to a 3/8 inch iron pin found at a fence corner for the southwest corner of said 0.832 acre tract;

THENCE North 81° 25' 07" East, with the south line of said 0.832 acre tract and along the general course of a fence, 186.72 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner on the west right of way line of U.S. Hwy. 183;



THENCE with the west right of way line of said U.S. Hwy. 183 as follows;

South 09° 06' 58" West, 192.32 feet to a concrete monument found;
South 26° 54' 18" West, 157.25 feet to a concrete monument found;
South 05° 53' 06" West, 64.56 feet to a concrete monument found;
South 02° 04' 59" West, 70.18 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the northeast corner of a 2.00 acre tract of land described in a deed to Mills County, Texas, Precinct Number One (1), as recorded in Vol. 202, Page 511 of said official public records;

THENCE North 87° 49' 50" West, with the north line of said 2.00 acre tract, 402.74 feet to a 4 inch pipe post;

THENCE South 02° 27' 06" West, with the west line of said 2.00 acre tract, at 309.43 feet passing the southwest corner of said 2.00 acre tract and the northwest corner of a 3.00 acre tract of land described as Second Tract in a deed to Sandi Nunn, as recorded in Vol. 294, Page 303 of said official public records, and being further described in Vol. 202, Page 518 of said official public records, continuing with the west line of said 3.00 acre tract for a total distance of 730.01 feet to a 5/8 inch iron pin found at a 5.5 inch pipe post for the southwest corner of said 3.00 acre tract, being on the north line of a 2.00 acre tract of land described in a deed to Joe Alvin Perez, et ux, as recorded in Vol. 271, Page 220 of said official public records;

THENCE North 87° 01' 49" West, with the north line of said Perez 2.00 acre tract, 28.91 feet to a 1/2 inch iron pin found at a fence corner for the northwest corner of said Perez 2.00 acre tract and the northeast corner of a 20.00 acre tract of land described in a deed to Joe A. Perez, et al, recorded as Doc. No. 1089116 of said official public records;

THENCE North 88° 26' 37" West, with the north line of said 20.00 acre tract and along the general course of a new fence, at 1291.15 feet passing a 3 inch pipe corner post, continuing for a total distance of 1295.30 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the northwest corner of said 20.00 acre tract, being on the west line of said 779.761 acre tract and the east line of a 144.90 acre tract of land described in a deed to Robert E. Lindsey, III, et ux, as recorded in Vol. 242, Page 633 of said official public records;

THENCE with the west line of said 779.761 acre tract, with the east line of said 144.90 acre tract, and along the general course of a fence, 144.90 acre tract as follows;

North 02° 31' 21" West, (no fence), 60.99 feet to a 1/2 inch iron pin with cap marked "PFINGSTEN" found;

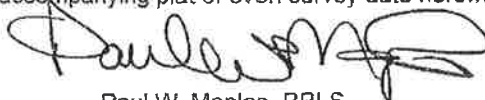
North 85° 40' 15" East, (no fence), 25.85 feet to a 1/2 inch iron pin with cap marked "PFINGSTEN" found in fence ;

North 17° 39' 35" East, 146.80 feet to a 60d found in an 30" Liveoak;

North 03° 11' 35" West, 171.75 feet to a 60d found in an 18" Elm;

North 01° 28' 28" West, 322.68 feet to a 3/8 inch iron pin found at a fence corner for the northeast corner of said 144.90 acre tract and the southeast corner of said 1.711 acre tract;

THENCE North 04° 48' 20" West, with the west line of said 779.761 acre tract, with the east line of said 1.711 acre tract, and along the general course of a fence, 141.11 feet to the PLACE OF BEGINNING, as surveyed on the ground on October 3, 2018, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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Fox - 32.93 acres
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