

Maples & Associates, Inc.

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

Being 50.24 acres of the Isaac Milsap Survey, Abst. No. 557 in Hamilton County, Texas, and being part of a 100.480 acre tract of land described in a deed from Pamela Francis Jones, Executor, to Pamela Francis Jones and Robert Terry Adams, dated March 23, 2015, as recorded in Vol. 495, Page 300 of the Official Public Records of Hamilton County, Texas, and being further described in Vol. 178, Page 386 of said official public records; said 50.24 acres being more particularly described as follows;

BEGINNING at a 4 inch pipe post found on the west line of County Road 419 for the southeast corner of said 100.480 acre tract and the occupied southeast corner of said Milsap Survey, being the northeast corner of a 1.12 acre tract of land described as Tract Two in a deed to Mark Ramsey, as recorded in Vol. 405, Page 834 of said official public records;

THENCE North 72° 06' 21" West, with the south line of said 100.480 acre tract, with the north line of said 1.12 acre tract and along the general course of a fence, 1634.52 feet to a 4 inch pipe corner post for the southernmost southwest corner of said 100.480 acre tract and the northwest corner of said 1.12 acre tract being on the east line of a 198.20 acre tract of land described as Tract One in said deed to Ramsey;

THENCE North 18° 21' 03" East, with a west line of said 100.480 acre tract, with an east line of said 198.20 acre tract, and along the general course of a fence, 775.74 feet to a 4 inch pipe corner post for an inner ell corner of said 100.480 acre tract and the northeast corner of said 198.20 acre tract;

THENCE North 71° 24' 27" West, with a south line of said 100.480 acre tract, with a north line of said 198.20 acre tract, and along the general course of a fence, 838.66 feet to a 4 inch pipe corner post for the westernmost southwest corner of said 100.480 acre tract and an inner ell corner of said 100.480 acre tract;

THENCE North 18° 44' 57" East, with a west line of said 100.480 acre tract, with an east line of said 198.20 acre tract, and along the general course of a fence, 311.53 feet to a 1/2 inch iron pin set;

THENCE South 73° 20' 30" East, 1443.38 feet to a 1/2 inch iron pin set;

THENCE South 80° 55' 41" East, 1017.64 feet to a 1/2 inch iron pin set;

THENCE South 51° 57' 28" East, 14.98 feet to a 2.5 inch pipe corner post;

THENCE South 69° 36' 00" East, 5.37 feet to a 2.5 inch pipe corner post on the west line of said County Road 419;

THENCE with the fenced west line of said County Road 419 as follows;

South 18° 34' 43" West, 899.60 feet to a 1/2 inch iron pin set;

South 17° 08' 44" West, 379.73 feet to the PLACE OF BEGINNING, as surveyed on the ground on October 8, 2015, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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