

Surveys attached:

1. Map and Legal of entire acreage (135.03 acres)
  - a. This survey includes (4) 3 acre tracts that are being sold separately. (1) 3 acre tract (Tract 3) has already sold.
  - b. Use this link to see all acreage available:  
<https://id.land/ranching/maps/30b520bbd9fc2912b6a63e359a501f80/share>
2. Moreland Survey
  - a. This is a survey of the (4) 3 acre tracts that have been surveyed separately.

BOUNDARY SURVEY

Being 135.03 acres of the William Suggett Survey, Abst. No. 912 in Coryell County, Texas, and being part of a 156.2 acre tract of land described in a deed from Rebecca Berry to Krista Ann Moreland, dated June 14, 2021, recorded as Doc. No. 339484 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 September 7, 2023.

Handwritten signature of Paul W. Maples

Paul W. Maples, RPLS  
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Job No. 230531

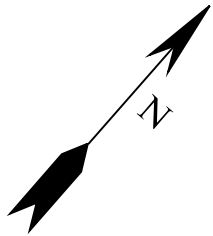


LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	5/8" Iron Pin Found with cap marked "RPLS 4327"
	Wire Fence
	Record Calls



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

This survey was performed without the benefit of a Title Commitment.



CURVE	ARC LENGTH	RADIUS	BEARING	DISTANCE
C1	910.37'	5669.58'	N19°52'50"E	909.39'
LINE	BEARING	DISTANCE		
L1	N73°11'29"W	254.31'		

Airport Road

F.M. Hwy. 116

135.03 Acres

Krista Ann Moreland  
(156.2 acres)  
Doc. No. 339484

Old Pidcoke Road

Donna Faye Gummelt  
(1.5 acres)  
Doc. No. 194712

Brenda Joyce Marwitz  
(Exhibit 1 - 80 acres)  
Vol. 568 Page 80

Troy Chasteen, et al  
(five acres)  
Doc. No. 174773

Celina Chasteen  
(0.31 acres)  
Doc. No. 320098

Surveyor:  
**Maples & Associates**  
420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76550  
Firm No. 10097700  
Tel (512) 556-2078  
Fax (512) 556-0500

# Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

Being 135.03 acres of the William Suggett Survey, Abst. No. 912 in Coryell County, Texas, and being part of a 156.2 acre tract of land described in a deed from Rebecca Berry to Krista Ann Moreland, dated June 14, 2021, recorded as Doc. No. 339484 of the Official Public Records of Coryell County, Texas; said 135.03 acres being more particularly described as follows;

BEGINNING at a 5/8 inch iron pin with cap marked "RPLS 4327" found at a fence corner on the northwest line of Old Pidcoke Road for the occupied east corner of said 156.2 acre tract and the south corner of a five acre tract of land described in a deed to Troy Chasteen, et al, recorded as Doc. No. 174773 of said official public records;

THENCE with the fenced northwest line of said Old Pidcoke Road as follows;

South 50° 05' 29" West, 736.15 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

South 49° 54' 59" West, 1382.11 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

South 49° 47' 30" West, 1751.37 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner on the north line of Airport Road;

THENCE North 73° 11' 29" West, with the fenced north line of said Airport Road, 254.31 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the east right of way line of F.M. Hwy. 116;

THENCE with the east right of way line of said F.M. Hwy. 116 as follows;

North 16° 25' 50" East, 2271.14 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

North 15° 16' 50" East, 425.10 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

910.37 feet clockwise along the arc of a circular curve with a radius of 5669.58 feet (long chord = North 19° 52' 50" East, 909.39 feet) to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

North 24° 28' 50" East, 986.37 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the northeast line of said 156.2 acre tract for the west corner of a 1.5 acre tract of land described in a deed to Donna Faye Gummelt, recorded as Doc. No. 194712 of said official public records;

THENCE South 42° 03' 23" East, with the northeast line of said 156.2 acre tract, with the southwest line of said 1.5 acre tract, and along the general course of a fence, 457.20 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set; for the south corner of said 1.5 acre tract and the west corner of an 80 acre tract of land described in a deed to Brenda Joyce Marwitz, as recorded in Vol. 568, Page 80 of said official public records;

THENCE South 41° 57' 52" East, with the northeast line of said 156.2 acre tract, with the southwest line of said 80 acre tract, and along the general course of a fence, 1216.91 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the south corner of said 80 acre tract and the west corner of said five acre tract;

THENCE South 42° 01' 24" East, with the northeast line of said 156.2 acre tract, with the southwest line of said 80 acre tract, and along the general course of a fence, 912.29 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 7, 2023, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Paul W. Maples, RPLS  
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STATE OF TEXAS  
COUNTY OF CORVELL

KNOW ALL MEN BY THESE PRESENTS, that Krista Ann Moreland, being the owner of this 12.00 acre tract, being a portion of an original 138 acre tract of land described in Dec. No. 330488, and being a portion of the William Suggett Survey, Abstract No. 812, in Corvell County, Texas, which is more fully described in the application as shown by the said return, and approved by the City of Gatesville, Corvell County, Texas, does hereby submit BERRY ESTATES, as a subdivision within the ETJ of the City of Gatesville, Corvell County, Texas.

WITNESS the execution hereof, on this 14th day of October, 2023.

*Krista Ann Moreland*  
Krista Ann Moreland

STATE OF TEXAS  
COUNTY OF CORVELL

BEFORE ME, the undersigned authority, on this 14th day of October, 2023, the person whose name is subscribed to the foregoing instrument, it has been acknowledged to me that she executed the foregoing instrument as the owner of the property described herein.

*Paul W. Maples*  
My Commission Expires 11/15/2025



SURVEYOR'S CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property marked on the ground, and that all necessary survey measurements are correctly shown thereon.

*Paul W. Maples*  
Paul W. Maples  
Registered Professional Land Surveyor No. 3045

STATE OF TEXAS  
CITY OF GATESVILLE

Approved this 14th day of November, 2023, by the Planning and Zoning Commission of the City of Gatesville, Texas.

*Paul W. Maples*  
Chairman, Planning and Zoning Commission

STATE OF TEXAS  
CITY OF GATESVILLE

Approved this 14th day of November, 2023, by the City Council of the City of Gatesville, Texas.

*Andy Chaudry*  
Mayor  
*Wendy Cola*  
Attest: City Secretary

TAX CERTIFICATE

The Corvell County Appraisal District, the taxing authority for all taxing entities in Corvell County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Dated this 14th day of November, 2023.

CORVELL COUNTY APPRAISAL DISTRICT

By: *Paul W. Maples*

STATE OF TEXAS  
COUNTY OF CORVELL

I, Jennifer Nease, Clerk of the County Court of said County do hereby certify that this instrument in writing with its certificate of authentication was filed in my office on this 14th day of November, 2023, at 10:00 A.M. and duly recorded this the 14th day of November, 2023, in Book 1000, Page 369980, of the Public Records of Corvell County, Texas.

*Jennifer Nease*  
Jennifer Nease, County Court Clerk  
Corvell County, Texas.

## FINAL PLAT OF

## BERRY ESTATES

A SUBDIVISION LOCATED WITHIN THE ETJ OF THE CITY OF GATESVILLE, CORVELL COUNTY, TEXAS, BEING A SUBDIVISION OF 12.00 ACRES OUT OF THE WILLIAM SUGGETT SURVEY, ABSTRACT NO. 812, IN CORVELL COUNTY, TEXAS.

## PERIMETER LEGAL DESCRIPTION

Being 12.00 acres of the William Suggett Survey, Abstr. No. 812 in Corvell County, Texas, and being part of a 138 acre tract of land described in a deed from Rebecca Berry to Krista Ann Moreland, dated June 14, 2021, registered as Dec. No. 330488 of the Official Public Records of Corvell County, Texas, said 12.00 acres being more particularly described as follows:

BEGINNING at a 1/4 inch iron pin found on the northwest line of Old Picadillo Road for the west corner of said 138 acre tract and the south corner of a five acre tract of land described in a deed to Tiny Claussen, et al, recorded as Dec. No. 174773 of said official public records;

THENCE with the northwest line of said Old Picadillo Road and the fenced southeast line of said 138 acre tract as follows:

South 09° 08' 00" East, 545.27 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

South 49° 56' 04" West, 190.88 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 42° 01' 24" East, 505.70 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 10° 07' 00" East, 192.62 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner of a field fence;

THENCE North 23° 14' 07" East, along the general course of a fence, 632.28 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the northwest line of said 138 acre tract and the southwest line of said five acre tract;

THENCE South 42° 01' 24" East, with the northeast line of said 138 acre tract and the southwest line of said five acre tract, 637.28 feet to the PLACE OF BEGINNING, as surveyed on the ground on June 3, 2023, by MAPLES & ASSOCIATES, INC.



Scale of Bearings:  
Based on the Texas Coordinate System  
NAD83, Texas Central Zone

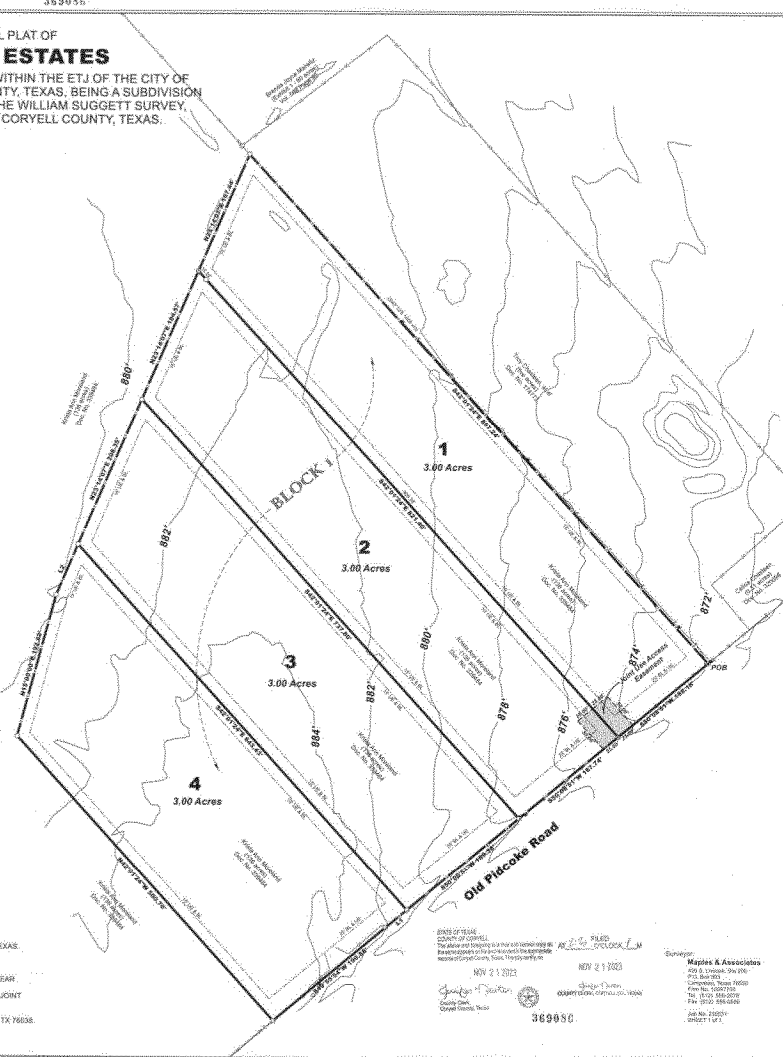
## LEGEND

- 1/4 inch iron pin with cap marked "MAPLES RPLS 5043"
- 5/8 inch iron pin with cap marked "MAPLES RPLS 5043"
- Delineated Easement
- Water Right
- Power Pole
- Tree Marker
- Record Date

LINE BEARING DISTANCE  
L1 S82°08'11"W 25.31'  
L2 N23°14'07"E 71.12'

## GENERAL PLAT NOTES:

1. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
2. 12.00 ACRES WITHIN SUBDIVISION, 4 LOTS.
3. NO ROADS ARE BEING CONSTRUCTED AS PART OF THE SUBDIVISION.
4. THIS PROPERTY IS LOCATED WITHIN THE ETJ LIMITS OF THE CITY OF GATESVILLE, TEXAS.
5. ELECTRIC UTILITIES ARE PROVIDED BY HAMILTON COUNTY ELECTRIC CO-OP.
6. WATER SERVICE PROVIDED BY GATESVILLE WATER SUPPLY.
7. WASTEWATER SERVICE PROVIDED BY GATESVILLE CITY SEWER SYSTEM.
8. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, FIRM FIRM NO. 44060C001E, EFFECT DATE FEBRUARY 17, 2016.
9. LOT 1 AND LOT 2 ARE REQUIRED TO USE A JOINT USE ACCESS EASEMENT A 50' X 50' JOINT USE ACCESS EASEMENT IS SHOWN ON THE PLAT HEREON.
10. PLAT DATE: JULY 28, 2023.
11. PROPERTY OWNER: KRISTA ANN MORELAND, 2001 COUNTY ROAD 198, JONESBORO, TX 76858.



BOOK OF 18 LINES  
COUNTY OF CORVELL  
The above and foregoing is a true and correct copy of the  
Recorded Plat of the above described subdivision  
recorded in Corvell County, Texas, this 14th day of November, 2023.

NOV 21 2023  
JENNIFER NEASE  
County Clerk  
Corvell County, Texas

NOV 21 2023  
JENNIFER NEASE  
County Clerk  
Corvell County, Texas

369980

Surveyor  
Maples & Associates  
2023 S. Loop W., Ste. 100  
P.O. Box 881  
Gatesville, Texas 76848  
Phone: 817-231-1110  
Fax: 817-231-1111  
Email: info@maples-survey.com