

Grady Glyn Sudduth
Registered Professional Land Surveyor
SUDDUTH SURVEYING

136 W. Twohig, San Angelo, Texas 76903 (325) 277-0817

EXHIBIT "A"

40.00 acres of land out of the Elizabeth Turner Survey, Abstract No. 1243, and the Winslow Turner Survey, Abstract No. 1008, Coryell County, Texas, and being out of that certain tract of land described as 309.93 acres in Coryell County Clerk's Instrument No. 308483, Official Public Records, Coryell County, Texas, and said 40.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the north line of this tract, the most westerly southwest corner of a 130.64 acre tract described in Coryell County Clerk's Instrument No. 308485, Official Public Records, Coryell County, Texas, and an interior corner of said 309.93 acre tract;

THENCE N $87^{\circ}33'23"$ E 681.72 feet along the north line of this tract, the north line of said 309.93 acre tract and the south line of said 130.64 acre tract, to a 60d nail found in the top of a wood corner post for the northeast corner of this tract, the most easterly northeasterly northeast corner of said 309.93 acre tract, and an interior corner of said 130.64 acre tract;

THENCE S $10^{\circ}34'24"$ E 1030.98 feet along the east line of this tract, the east line of said 309.93 acre tract and the west line of said 130.64 acre tract to a set $\frac{3}{8}$ " spike in the centerline of a road for the southeast corner of said 40.00 acre tract, from whence a found $\frac{1}{2}$ " iron rod with a plastic cap for the southwest corner of said 130.64 acre tract bears S $10^{\circ}34'24"$ E 26.50 feet;

THENCE along the south line of this tract, across said 309.93 acre tract, and generally following the centerline of an existing road as follows:

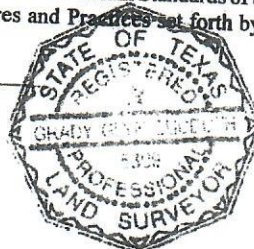
South $76^{\circ}22'$ minutes 24 seconds West 69.46 feet to a set $\frac{3}{8}$ inch spike,
South $83^{\circ}47'$ minutes 32 seconds West 318.04 feet to a set $\frac{3}{8}$ inch spike,
South $88^{\circ}33'$ minutes 48 seconds West 235.22 feet to a set $\frac{3}{8}$ inch spike,
North $86^{\circ}51'$ minutes 34 seconds West 177.61 feet to a set $\frac{3}{8}$ inch spike,
South $86^{\circ}37'$ minutes 44 seconds West 155.70 feet to a set $\frac{3}{8}$ inch spike,
South $73^{\circ}34'$ minutes 51 seconds West 256.06 feet to a $\frac{3}{8}$ inch spike,
South $89^{\circ}27'$ minutes 48 seconds West 128.35 feet to a $\frac{3}{8}$ inch spike,
North $84^{\circ}54'$ minutes 27 seconds West 102.05 feet to a $\frac{3}{8}$ inch spike,
South $74^{\circ}58'$ minutes 59 seconds West 62.26 feet to a $\frac{3}{8}$ inch spike,
South $50^{\circ}08'$ minutes 53 seconds West 44.87 feet to a $\frac{3}{8}$ inch spike,
South $38^{\circ}58'$ minutes 36 seconds West 77.80 feet to a $\frac{3}{8}$ inch spike,
South $79^{\circ}10'$ minutes 27 seconds West 50.26 feet to a $\frac{3}{8}$ inch spike,
North $57^{\circ}15'$ minutes 00 seconds West 92.91 feet to a $\frac{3}{8}$ inch spike for the southwest corner of this tract;

THENCE North $2^{\circ}00'$ minutes 23 seconds West 1133.22 feet on the west line of this tract to a set $\frac{1}{2}$ " iron rod with a plastic cap marked RPLS 5309 for the northwest corner of this tract;

THENCE North $87^{\circ}33'$ minutes 23 seconds East 868.42 feet on the north line of this tract to the place of beginning containing 40.00 acres of land.

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.

Grady Glyn Sudduth
Registered Professional Land Surveyor No. 5309
January 12, 2021
Filename:



Grady Glyn Sudduth
Registered Professional Land Surveyor
SUDDUTH SURVEYING

136 W. Twohig, San Angelo, Texas 76903 (325) 277-0817

EXHIBIT "B"
ROAD EASEMENT

30.00 feet wide road easement over and across part of Samuel Slater Survey, Abstract No. 936, the David Caufield Survey, Abstract No. 221, the Elizabeth Turner Survey, Abstract No. 1243, and the Winslow Turner Survey, Abstract No. 1008, Coryell County, Texas, and being out of that certain tract of land described as 309.93 acres in Coryell County Clerk's Instrument No. 308483, Official Public Records, Coryell County, Texas, and said centerline of 30.00 feet wide easement being more particularly described by metes and bounds as follows:

BEGINNING at a point in the approximate centerline of Greenbriar Road and the centerline of Dusty Trail, and also being in the south line of said 309.93 acre tract from whence the southwest corner of said 309.93 acre tract bears North 81° 41 minutes 00 seconds West 19.76 feet;

THENCE with the approximate centerline of Dusty Trail, North 27° 41 minutes 50 seconds East 362.07 feet to an angle point;

THENCE North 2° 27 minutes 10 seconds West 698.12 feet with the approximate centerline of Dusty Trail to an angle point;

THENCE North 86° 49 minutes 20 seconds East 555.28 feet with the centerline of this easement to a 3/8 inch spike for a point of angle at the end of a fenced lane;

THENCE across said 309.93 acre tract and with the approximate centerline of an existing road as follows:

North 88° 29 minutes 20 seconds East 619.79 feet to a 3/8 inch spike;

South 77° 22 minutes 00 E 148.90 feet to a 3/8 inch spike;

South 57° 15 minutes 00 seconds East 34.16 feet to a 3/8 inch spike set for the southwest corner of a 40.00 acre tract;

THENCE continuing across said 309.93 acre tract and the approximate centerline of an existing road and also the South line of said 40.00 acre tract as follows:

South 57° 15 minutes 00 seconds East 92.91 feet

North 79° 10 minutes 27 seconds East 50.26 feet

North 38° 58 minutes 36 seconds East 77.80 feet

North 50° 08 minutes 53 seconds East 44.87 feet

North 74° 58 minutes 59 seconds East 62.26 feet

South 84° 54 minutes 27 seconds East 102.05 feet

North 89° 27 minutes 48 seconds East 128.35 feet

North 73° 34 minutes 51 seconds East 256.06 feet

North 86° 37 minutes 24 seconds East 155.70 feet

South 86° 51 minutes 34 seconds East 177.61 feet

North 88° 33 minutes 48 seconds East 235.22 feet

North 83° 47 minutes 32 seconds East 318.04 feet to a point for a Y in this easement;

THENCE North 76° 22 minutes 24 seconds East 69.46 feet to a 3/8 inch spike set in the centerline of the existing road or the end of this portion of the easement and said spike also being southeast corner of said 40.00 acre tract;

THENCE beginning again at the aforementioned Y in this easement and continuing South 71° 40 minutes 10 seconds East 79.23 feet to a point for the end of this easement from whence a found 1/2" iron rod at the northwest corner of a 10.02 acre tract and a 130.64 acre tract described in Instrument No. 308485, Official Public Records, Coryell County, Texas, bears N 10° 34' 24" W 15.22 feet;

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.

Grady Glyn Sudduth
Registered Professional Land Surveyor No. 5309
January 12, 2021

Filename: gaitesvilleeasement

