

LEON RIVER

LOUISA MAYBERRY - 100 AC.

N 21° 16' E 1715.0'

TRACT ONE

32.354 AC.

TRACT TWO

32.352 AC.

TRACT THREE

32.354 AC.

Exhibit A

S 21° 25' 13" W 2512.42' 30

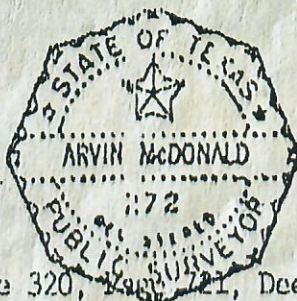
75372.60

SCALE 1" = 40'

THOMAS MAYBERRY 21 AC.

PLAT OF THREE TRACTS OF LAND SITUATED IN CORYELL COUNTY, TEXAS, OUT OF THE P. L. MARSHALL SURVEY, A SUBDIVISION OF THAT TRACT OF LAND CONVEYED BY J. L. MARSHALL, ET UX TO THE VETERAN'S LAND BOARD OF THE STATE OF TEXAS, OF RECORD IN VOL. 175, PAGE 516, DEED RECORDS OF CORYELL COUNTY, TEXAS.

Surveyed, September 14th, 1975.



Arvin McDonald
Arvin McDonald
Registered Public Surveyor

Filed for record December 18, 1975 in Volume 320, Page 721, Deed Records, Coryell County, Texas.

EXHIBIT "A"

TRACT ONE

All that certain 32.354 acres of land lying and being situated in Coryell County, Texas, out of the H. L. Marshall Survey, being a part of 96 acres of land described in the deed from J. K. Sasse, et ux to the Veteran's Land Board of Texas, of record in Vol. 175, Page 516, Deed Records of Coryell County, Texas, and described metes and bounds as follows:

BEGINNING at an iron stake for a corner in the South fence line of said 96 acres, the same being 1441.13 feet South 72 deg. 30' East from the Southwest corner of same;

THENCE North 21 deg. 14' 09" East 2267.15 feet to a point for a corner in the low bank of the Leon River from which an iron stake bears South 21 deg. 14' 09" West 105 feet;

THENCE North 86 deg. 33' East 654.24 feet with the bank of said river to a point for the Northeast corner of said 96 acres from which an iron stake bears South 21 deg. 26' 13" West 105 feet;

THENCE South 21 deg. 26' 13" West 2512.42 feet with the East fence line of the 96 acres to an iron stake by a corner post for the Southeast corner of same;

THENCE North 71 deg. 30' West 586.27 feet with the South fence line of the 96 acres to the place of beginning.

TOGETHER WITH THE FOLLOWING EASEMENT

All that certain tract in Coryell County, Texas, out of the H. L. Marshall Survey, being a part of 96 acres of land referred to above and being more particularly described as follows:

BEGINNING at the intersection of the West line of a public road with the South line of said 96 acres; being 18 feet South 71 deg. 30' East from the Southwest corner of same;

THENCE South 71 deg. 30' East 1413.13 feet with the South fence line of said 96 acres to an iron stake for a corner;

THENCE North 21 deg 14' 09 East 30 feet to an iron stake for a corner;

THENCE North 71 deg 30' West 1412.99 feet to a point for a corner;

THENCE South 21 deg 30' 20" West 30 feet to the place of beginning.