

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.

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"
-x-	Wire Fence
( )	Record Calls

0 200' 400'



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**

State of Texas  
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**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)  
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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  
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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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