

FIELD NOTES for a 1.522 acre tract of land in Bell County, Texas, being part of the Eugene Lasere Survey, Abstract No. 527, and the land herein described being part of a called 110 acre tract conveyed to Ace Turland, of record in Volume 4484, Page 267, Official Public Records of Real Property, Bell County, Texas (O.P..R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set on the present east right-of-way line of Bunny Trail (90' R.O.W.), for the southwest corner of this tract, whence the intersection of the south line of said 110 acre tract with the present east right-of-way line of Bunny Trail bears S. 17° 04' 06" W., 1066.41 feet;

THENCE N. 17° 04' 06" E., 70.00 feet, with the east right-of-way line of said Bunny Trail, to a 1/2" iron rod with cap stamped "M&A" set for the northwest corner of this tract;

THENCE over and across said 110 acre tract, the following three (3) calls:

1. S. 72° 55' 54" E., 831.30 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the right, for a corner of this tract;
2. Along said curve to the right, having a radius of 50.00 feet, an arc length of 225.55 feet and a long chord bearing S. 16° 08' 33" E., 83.67 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 72° 55' 54" W., 877.13 feet, to the POINT OF BEGINNING and containing 1.522 acres of land.

The bearings for the above description are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas SmartNet GPS observations.

See accompanying drawing.
Revised April 16, 2015 (date)

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground, the above described tract and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground January 14, 2015.

IN WITNESS THEREOF, my hand and seal this the 16th day of January 2015.


Rex D. Haas
Registered Professional
Land Surveyor, No. 4378



FIELD NOTES for a 31.235 acre tract of land in Bell County, Texas, being part of the Eugene Lasere Survey, Abstract No. 527, and the land herein described being part of a called 110 acre tract conveyed to Ace Turland, of record in Volume 4484, Page 267, Official Public Records of Real Property, Bell County, Texas (O.P..R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set on the south line of said 110 acre tract and the north line of Goodnight Ranch Addition Phase Six, of record in Cabinet D, Slide 252-C & 253-A, Plat Records of Bell County, Texas, being at the northwest corner of Lot 10, Block 5, said Goodnight Ranch Phase Six, for the southwest corner of this tract, whence the intersection of the south line of said 110 acre tract with the present east right-of-way line of Bunny Trail bears N. 73° 55' 29" W., 376.97 feet;

THENCE over and across said 110 acre tract, the following seven (7) calls:

1. N. 06° 21' 22" E., 235.45 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 52° 13' 34" E., 455.40 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 27° 13' 34" E., 463.47 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. S. 72° 55' 54" E., 418.38 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. S. 55° 06' 24" E., 891.45 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northeast corner of this tract;
6. S. 16° 04' 31" W., 493.54 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. S. 48° 38' 02" W., 315.80 feet, to a 1/2" iron rod with cap stamped "M&A" found on the south line of said 110 acre tract at the north mutual corner of Lots 17 and 18, Block 12, said Goodnight Ranch Phase Six, for the southeast corner of this tract;

THENCE N. 73° 55' 29" W., 1410.70 feet, with the south line of said 110 acre tract and the north line of said Goodnight Ranch Phase Six, to the POINT OF BEGINNING and containing 31.235 acres of land.

The bearings for the above description are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas SmartNet GPS observations.

See accompanying drawing.
Revised April 16, 2015 (date)

STATE OF TEXAS

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COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 16th day of January 2015.


Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

