

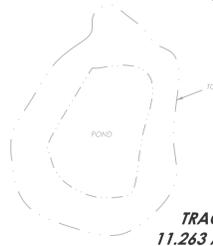
LINE	BEARING	DISTANCE
L1	N72°35'00"W	114.76'
L2	N33°36'14"W	81.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1387.69'	944.59'	926.46'	N53°07'16"W	39°00'03"

TRACT I
POINT OF BEGINNING
3/8" IRF

CALLLED 82.390 ACRES
LARRY T. PERRYMAN, SPOUSE OF BETTY PERRYMAN
CC# 247484
DRCT

CALLLED 20.22 ACRES
4A COWHOUSE RANCH, LP
CC# 243715
DRCT



CALLLED 82.390 ACRES
LARRY T. PERRYMAN, SPOUSE OF BETTY PERRYMAN
CC# 247484
DRCT

TRACT I
11.263 ACRES
490.601 SQ. FEET

TRACT II
11.263 ACRES
490.596 SQ. FEET

TRACT II
POINT OF BEGINNING

TRACT III
POINT OF BEGINNING
1/2" CIRF
"RPLS 3879"

TRACT III
11.263 ACRES
490.597 SQ. FEET

CALLLED 84.323 ACRES
RONALD W. PERRYMAN
CC# 247483
DRCT

COUNTY ROAD 96
PRESERVING RIGHT-OF-WAY

F.M. HIGHWAY NO. 1241
PRESERVING RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON OCTOBER 18, 2023. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 23RD DAY OF OCTOBER, 2023.

Marshall Miller



MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

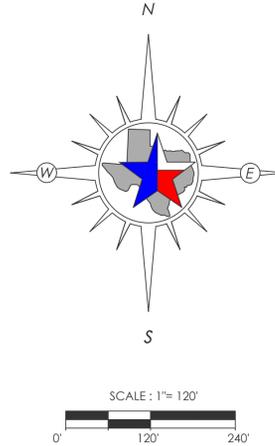
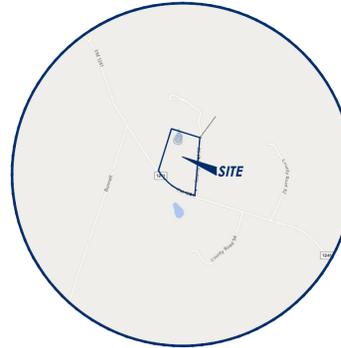
PROJECT NUMBER: 230838 DATE: OCTOBER 23, 2023
REVISION NOTES:
SHEET 1 OF 1

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE. 4202
- ALL CORNERS CALLED CIR'S ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48099C0075F, DATED FEBRUARY 17, 2010, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



- LEGEND**
- ALL SYMBOLS MAY NOT APPLY
 - BURIED UTILITY MARKER
 - TELEPHONE PEDISTAL
 - SANITARY SEWER MANHOLE
 - MAILBOX
 - SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - ELECTRIC BOX
 - STORM DRAIN MANHOLE
 - SINGLE POST TRAFFIC SIGN
 - GUY WIRE
 - LIGHT POLE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - ELECTRIC METER
 - A/C UNIT
 - GAS METER
 - SEPTIC LID
 - GAS LINE MARKER
 - BARBED WIRE FENCE
 - WOOD FENCE
 - DRCT = DEED RECORDS, CORYELL COUNTY, TEXAS
 - PRCCT = PLAT RECORDS, CORYELL COUNTY, TEXAS
 - CC# = COUNTY CLERK'S INSTRUMENT NUMBER
 - IRF = IRON ROD FOUND
 - CIR'S = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
 - OHE = OVERHEAD ELECTRIC

METES AND BOUNDS DESCRIPTION

TRACT I

BEING A 11.263 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JOHNSON SURVEY, ABSTRACT NUMBER 558, CORYELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 82.390 ACRE TRACT OF LAND DESCRIBED BY DEED TO LARRY T. PERRYMAN, SPOUSE OF BETTY PERRYMAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 247484, DEED RECORDS, CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT AN ELL CORNER IN THE WEST LINE OF SAID CALLED 82.390 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 20.22 ACRE TRACT OF LAND DESCRIBED BY DEED TO 4A COWHOUSE RANCH, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 243715, DEED RECORDS, CORYELL COUNTY, TEXAS, FROM WHICH A COTTON SPINDLE FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID CALLED 82.390 ACRE TRACT BEARS NORTH 51 DEGREES 47 MINUTES 06 SECONDS EAST, A DISTANCE OF 855.47 FEET;

THENCE SOUTH 72 DEGREES 28 MINUTES 44 SECONDS EAST, OVER AND ACROSS SAID CALLED 82.390 ACRE TRACT, A DISTANCE OF 829.15 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; BEING ON THE APPARENT WEST LINE OF COUNTY ROAD 96, A 50' PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 05 DEGREES 06 MINUTES 03 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 82.390 ACRE TRACT AND WITH THE APPARENT WEST LINE OF SAID COUNTY ROAD 96, A DISTANCE OF 564.53 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 72 DEGREES 28 MINUTES 44 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 82.390 ACRE TRACT, A DISTANCE OF 950.57 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE WEST LINE OF SAID CALLED 82.390 ACRE TRACT, SAME BEING THE EAST LINE OF SAID CALLED 20.22 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3879" AT THE SOUTHWEST CORNER OF SAID CALLED 82.390 ACRE TRACT BEARS SOUTH 17 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 644.39 FEET;

THENCE NORTH 17 DEGREES 31 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 82.390 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 20.22 ACRE TRACT, A DISTANCE OF 551.32 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.263 ACRES OR 490.601 SQUARE FEET OF LAND, MORE OR LESS.

TRACT II

BEING A 11.263 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JOHNSON SURVEY, ABSTRACT NUMBER 558, CORYELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 82.390 ACRE TRACT OF LAND DESCRIBED BY DEED TO LARRY T. PERRYMAN, SPOUSE OF BETTY PERRYMAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 247484, AND BEING A PORTION OF A CALLED 84.323 ACRE TRACT OF LAND DESCRIBED BY DEED TO RONALD W. PERRYMAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 247483, DEED RECORDS, CORYELL COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE WEST LINE OF SAID CALLED 82.390 ACRE TRACT, BEING ON THE EAST LINE OF SAID CALLED 20.22 ACRE TRACT OF LAND DESCRIBED BY DEED TO 4A COWHOUSE RANCH, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 243715, DEED RECORDS, CORYELL COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3879" AT THE SOUTHWEST CORNER OF SAID CALLED 82.390 ACRE TRACT BEARS SOUTH 17 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 175.93 FEET;

THENCE NORTH 17 DEGREES 31 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 82.390 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 20.22 ACRE TRACT, A DISTANCE OF 488.46 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; FROM WHICH A 3/8" IRON ROD FOUND AT AN ELL CORNER IN SAID WEST LINE BEARS NORTH 17 DEGREES 31 MINUTES 16 SECONDS EAST, A DISTANCE OF 551.32 FEET;

THENCE SOUTH 72 DEGREES 28 MINUTES 44 SECONDS EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 82.390 ACRE TRACT A DISTANCE OF 950.57 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; BEING ON THE APPARENT WEST LINE OF COUNTY ROAD 96, A 50' A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 05 DEGREES 06 MINUTES 03 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 82.390 ACRE TRACT AND OVER AND ACROSS SAID CALLED 84.323 ACRE TRACT AND WITH THE APPARENT WEST LINE OF SAID COUNTY ROAD 96, A DISTANCE OF 500.17 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 72 DEGREES 28 MINUTES 44 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 84.323 ACRE TRACT AND SAID CALLED 82.390 ACRE TRACT, A DISTANCE OF 1058.15 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.263 ACRES OR 490.596 SQUARE FEET OF LAND, MORE OR LESS.

TRACT III

BEING A 11.263 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JOHNSON SURVEY, ABSTRACT NUMBER 558, CORYELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 82.390 ACRE TRACT OF LAND DESCRIBED BY DEED TO LARRY T. PERRYMAN, SPOUSE OF BETTY PERRYMAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 247484, AND BEING A PORTION OF A CALLED 84.323 ACRE TRACT OF LAND DESCRIBED BY DEED TO RONALD W. PERRYMAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 247483, DEED RECORDS, CORYELL COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3879" AT THE SOUTHWEST CORNER OF SAID CALLED 82.390 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 20.22 ACRE TRACT OF LAND DESCRIBED BY DEED TO 4A COWHOUSE RANCH, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 243715, DEED RECORDS, CORYELL COUNTY, TEXAS, AND BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1241, A 90' RIGHT-OF-WAY;

THENCE NORTH 17 DEGREES 31 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 82.390 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 20.22 ACRE TRACT, A DISTANCE OF 175.93 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; FROM WHICH A 3/8" IRON ROD FOUND AT AN ELL CORNER IN SAID WEST LINE BEARS NORTH 17 DEGREES 31 MINUTES 16 SECONDS EAST, A DISTANCE OF 1039.79 FEET;

THENCE SOUTH 72 DEGREES 28 MINUTES 44 SECONDS EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 82.390 ACRE TRACT AND SAID CALLED 84.323 ACRE TRACT, A DISTANCE OF 1058.15 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; BEING ON THE APPARENT WEST LINE OF COUNTY ROAD 96, A 50' A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 05 DEGREES 06 MINUTES 03 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 84.323 ACRE TRACT AND WITH THE APPARENT WEST LINE OF SAID COUNTY ROAD 96, A DISTANCE OF 546.22 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 1241, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 84.323 ACRE TRACT BEARS SOUTH 72 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 941.14 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

NORTH 72 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 123.56 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3879" AT THE SOUTHWEST CORNER OF SAID CALLED 84.323 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 82.390 ACRE TRACT;

NORTH 72 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 114.76 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3879"; BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

944.59 FEET, CONTINUING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1387.69 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 00 MINUTES 03 SECONDS, WHOSE LONG CHORD BEARS NORTH 53 DEGREES 07 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 926.46 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3879";

NORTH 33 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF 81.21 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.263 ACRES OR 490.597 SQUARE FEET OF LAND, MORE OR LESS.

BOUNDARY SURVEY
OF
33.788 ACRES OF LAND
LOCATED IN THE WILLIAM JOHNSON SURVEY,
ABSTRACT NO. 558, CORYELL COUNTY, TEXAS



— LONESTAR —
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JOSHUA, TX 76058
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MARSHALL.MILLER@LONESTARLANDSURVEYING.COM