

BEING a 24.326 acre tract of land situated in the C. J. O. LOCKHART SURVEY, ABSTRACT No. 640, Coryell County, Texas and being a part or portion of that certain 73.311 acre tract of land described in a Assumption Warranty Deed dated July 1, 1994 from Aubrey W. Wheat and wife, Allie L. Wheat to Terry L. Wheat and wife, Pamela J. Wheat and being of record in Document No. 78778, Official Public Records of Coryell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being in the west boundary line of the said 73.311 acre tract which bears N. 17° 39' 40" E., 597.50 feet from a 3/8" iron rod found at the southwest corner of the said 73.311 acre tract and being in the east right-of-way line of County Road No. 182 for corner;

THENCE N. 17° 39' 40" E., 488.43 feet with the west boundary line of the said 73.311 acre tract ( calls N. 17° 39' 40" E., 1629.14 feet ) and with the said east right-of-way line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 72° 20' 20" E., 1940.88 feet departing the said west boundary line and the said east right-of-way line and over and across the said 73.311 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the east boundary line of the said 73.311 acres tract and being in the west boundary line of that certain 201.798 acre tract of land described in a Deed dated July 20, 2021 from Douglas Flach, as Trustee of the McGinty Ranch Trust to Peggy McGinty McGuigan, Trustee of the McGinty Family Trust and being of record in Document No. 340969, Official Public Records of Coryell County, Texas for corner;

THENCE S. 17° 39' 25" W., 548.43 feet with the east boundary line of the said 73.311 acre tract ( calls S. 17° 39' 25" W., 1662.92 feet ) and with the west boundary line of the said 201.798 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE departing the said 201.798 acre tract and the said east boundary line and over and across the said 73.311 acres tract the following three ( 3 ) calls:

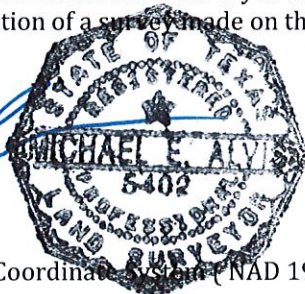
- 1) N. 72° 20' 20" W., 1860.92 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 17° 39' 40" E., 60.00 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 72° 20' 20" W., 80.00 feet to the Point of BEGINNING and containing 24.326 acres of land.

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I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

*Michael E. Alvis*

Michael E. Alvis, RPLS#5402  
January 17, 2024



Bearing Base: Texas State Plain Coordinate System ( NAD 1983 ) as determined by G.P.S. observation.