

48.66 ACRES

BEING 48.66 acres of land out of the Moses Allen Survey, Abstract No. 24, Coryell County, Texas, and being a portion of that tract described in a Warranty Deed with Vendor's Lien to Donnie Carpenter and Barbara Carpenter dated April 24, 2013 and recorded as Document No. 262795 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at 1/2" iron pin with an orange plastic cap inscribed "Cuplin 5938" found for the southwest corner of said Carpenter tract and this tract;

THENCE: with the west line of said Carpenter tract the following courses and distances:

1. N 17°58'46" E 697.04 feet to a 6" cedar fence post found,
2. N 19°15'22" E 1069.64 feet to a 6" cedar fence post found for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Mini's Legacy, LP dated August 10, 2015 and recorded as Document No. 282312 of said public records and being the northwest corner of this tract;

THENCE: S 68°42'03" E with the south line of said Mini's Legacy, LP tract at 39.68 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found, in all 68.65 feet to a point in the approximate centerline of South Settlement Branch;

THENCE: with the approximate centerline of South Settlement Branch the following courses and distances:

1. N 33°46'21" E 80.72 feet to a point,
2. N 78°41'13" E 229.90 feet to a point,
3. S 76°08'04" E 101.04 feet to a point,
4. S 59°00'31" E 100.01 feet to a mag nail set for the most northerly northeast corner of this tract;

THENCE: across said Carpenter tract the following courses and distances:

1. S 16°16'28" W at 42.40 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set, in all 825.20 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract;
2. S 73°43'32" E 1810.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said Carpenter tract and the west margin of Lutheran Church Road for the most easterly northeast corner of this tract;

THENCE: S 16°15'20" W 240.00 feet with the east line of said Carpenter tract and the west margin of Lutheran Church Road to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Jose Tobias Muniz and Esperanza Tobias Mundragon dated August 12, 2015 and recorded as Document No. 282379 of said public records and being the most easterly southeast corner of this tract;

THENCE: with the north and west line of said Muniz/Mondragon tract the following courses and distances:

1. N 73°43'32" W 1019.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the northwest corner of said Muniz/Mondragon tract and being an inside ell corner of this tract;
2. S 16°16'28" W 856.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the south line of said Carpenter tract and being the southwest corner of said Muniz/Mondragon tract;

THENCE: N 73°43'32" W 1361.57 feet with the south line of said Carpenter tract to the POINT OF BEGINNING.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).

09/15/15

Clyde C. Castleberry, Jr.
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