

Mitchell & Associates, Inc.

Surveying

Being 18.40 acres of land in the A.D. Kelker Survey, Abstract No. 1091, and the J. May Survey, Abstract No. 568 in McLennan County, Texas, being part of that called First Tract (226 acres) described in a deed to Larry Hawkins and wife, Linda Truitt Hawkins, recorded under McLennan County Clerk's File Number 2016028536 of the Official Public Records of McLennan County, Texas, and being further described as follows with bearings based on the Texas Coordinate System, Central Zone, NAD 83.

Beginning at a mag nail set in the approximate centerline of Prairie Chapel Road, in the northeast line of said 226 acres, at the southeast corner of that called 16.00 acres of land described in a deed to Dustin Sykora and wife Lyndsi Sykora, recorded under McLennan County Clerk's File Number 2016037758 of the Official Public Records of McLennan County, Texas, and at the northeast corner of this, from which a 1/2-inch steel rod set capped "M&A" Bears: South 58 Degrees 30 Minutes 44 Seconds West a distance of 25.00 feet for reference:

Thence South 52 Degrees 06 Minutes 31 Seconds East a distance of 53.42 feet along the approximate centerline of said Prairie Chapel Road and along the northeast line of said 226 acres to a mag nail set at the most easterly corner of this, from which a 1/2-inch steel rod set capped "M&A" Bears: South 58 Degrees 30 Minutes 44 Seconds West a distance of 25.00 feet for reference;

Thence South 58 Degrees 30 Minutes 44 Seconds West a distance of 1137.27 feet to a 1/2-inch steel rod set capped "M&A" at an interior corner of this;

Thence South 40 Degrees 29 Minutes 42 Seconds East a distance of 42.79 feet to a 1/2-inch steel rod set capped "M&A" at the southeast corner of this;

Thence South 58 Degrees 30 Minutes 44 Seconds West a distance of 1053.22 feet to a 1/2-inch steel rod set capped "M&A" at the southwest corner of this;

Thence North 37 Degrees 17 Minutes 50 Seconds West a distance of 648.02 feet to a 1/2-inch steel rod set capped "M&A" at the most westerly corner of this;

Thence North 56 Degrees 55 Minutes 26 Seconds East a distance of 309.16 feet to a 1/2-inch steel rod set capped "M&A" at an interior corner of this;

Thence North 37 Degrees 17 Minutes 48 Seconds West a distance of 100.51 feet to a 1/2-inch steel rod set capped "M&A" at the southwest corner of that called 30.00 acres of land described in a deed to Nathan Nance and wife, Tara Nance, recorded under McLennan County Clerk's File Number 2017010723 of the Official Public Records of McLennan County, Texas, and at the northwest corner of this;

Thence North 58 Degrees 30 Minutes 44 Seconds East a distance of 700.54 feet along the southeast line of said 30.00 acres to a 1/2-inch steel rod found capped "M&A" at the northwest corner of said 16.00 acres and at the most northerly corner of this;

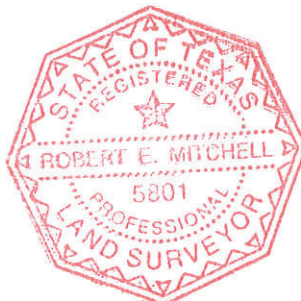
Thence South 40 Degrees 29 Minutes 42 Seconds East a distance of 669.24 feet to a 1/2-inch steel rod set capped "M&A" at the southwest corner of said 16.00 acres and at an interior corner of this;

Thence North 58 Degrees 30 Minutes 44 Seconds East a distance of 1126.38 feet to the Point of Beginning, containing 18.40 acres of land.

Surveyed September 27, 2017



Robert E. Mitchell
Registered Professional
Land Surveyor No. 5801
W.O. No. 17-07-0457



600 Austin Avenue – Suite #29, Waco, Texas 76701
A Firm Branch of Mitchell & Associates, Inc., Killeen, TX
TBPLS Firm Registration Number 10194044
Phone 254.776.5151 FAX 254.776.5152