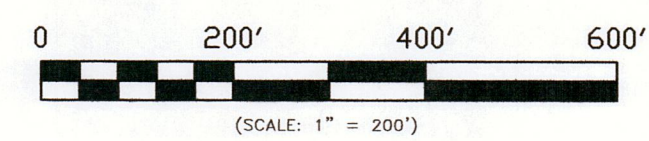


Line Table		
LINE	BEARING	DISTANCE
L1	N 58°20'08" E	23.70'
L2	S 09°15'21" E	47.24'
L3	S 36°40'31" W	95.33'
L4	S 20°57'15" W	92.19'
L5	S 53°03'19" W	78.94'
L6	S 39°46'16" W	172.55'
L7	S 52°01'45" W	104.70'
L8	S 30°07'56" W	59.90'
L9	S 14°49'45" W	176.16'
L10	S 29°26'26" E	136.46'
L11	S 00°04'00" E	115.60'
L12	S 11°10'28" W	73.52'
L13	S 35°06'35" E	43.98'
L14	S 75°04'19" E	75.40'
L15	S 47°47'09" E	80.54'
L16	S 54°34'26" E	180.32'
L17	S 67°46'40" E	194.80'
L18	S 45°44'36" W	100.87'
L19	S 78°28'25" W	158.48'
L20	N 76°01'53" W	117.10'
L21	N 44°17'42" W	175.40'
L22	N 38°33'10" W	129.23'

NOTE  
Deeds call for the Center line  
of the River. Texas Statutes  
do not allow survey lines to  
cross "Navigable Streams".  
The bed of a Navigable  
Stream is owned by the  
State of Texas.



**LEGAL DESCRIPTION**

BEING all of that certain tract of land in McLennan County, Texas, part of the George Green Survey, Abstract No. 369, being part of that called 98.20 acre tract of land described in a deed to Kurt F. Kaiser et ux, Patricia A. Kaiser, recorded in Volume 1220, Page 291 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 3/8 steel rod found for the most Westerly corner of said 98.20 acre tract, for the North corner of that called 7.81 acre tract of land described in a deed to Virginia Crunk, recorded in Volume 1230, Page 669 of said Deed Records, and on the Southeast line of that called 17 acre tract described as Second Tract in a deed to B.M. Simpson, record in Volume 1701, Page 266 of said Deed Records;

THENCE North 58 degrees 39 minutes 05 seconds East, 1126.16 feet along the Northwest line of said 98.20 acre tract, and along the Southeast lines of said 17 acre tract and of that called 35.29 acre tract of land described in a deed to Linda P. Kinslow, recorded as Instrument No. 2002002346 of the Official Public Records of McLennan County, Texas, to a 1/2 inch steel rod with cap marked "1519 Surveying" set for the most Southerly East corner of said 35.29 acre tract and for the most Westerly South corner of that called 30.00 acre tract of land described in a deed to Mike Williams, recorded in Volume 1235, Page 533 of said Deed Records, also being on the South end of a private road and 60 foot wide ingress-egress easement;

THENCE North 58 degrees 20 minutes 08 seconds East, 23.70 feet along the Northwest line of said 98.20 acre tract, along a Southeast line of said 30.00 acre tract and along the South end of said easement to a 3/8 inch steel rod found for the Northwest corner of that called 62.49 acre tract of land described as Tract One in a deed to Philip D. Frederick and Suzanne Frederick, recorded as Instrument No. 2005012321 of said Official Public Records, from which a 3/8 inch steel rod found for the North corner of said 62.49 acre tract bears North 58 degrees 11 minutes 53 seconds East, 415.46 feet for reference;

THENCE along the west line of said 62.49 acre tract and generally along a gravel drive, the following eighteen courses and distances:

1. South 09 degrees 15 minutes 21 seconds East, 47.24 feet to a 3/8 inch steel rod found;
2. South 36 degrees 40 minutes 31 seconds West, 95.33 feet to a 3/8 inch steel rod found;
3. South 20 degrees 57 minutes 15 seconds West, 92.19 feet to a 3/8 inch steel rod found;
4. South 53 degrees 03 minutes 19 seconds West, 78.94 feet to a 60d nail found;
5. South 39 degrees 46 minutes 16 seconds West, 172.55 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set;
6. South 52 degrees 01 minutes 45 seconds West, 104.70 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set;
7. South 30 degrees 07 minutes 56 seconds West, 59.90 feet to a 60d nail found;
8. South 14 degrees 49 minutes 45 seconds West, 176.16 feet to a 60d nail found;
9. South 29 degrees 26 minutes 26 seconds East, 136.46 feet to a 60d nail found;
10. South 07 degrees 08 minutes 05 seconds East, 636.29 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set;
11. South 00 degrees 04 minutes 00 seconds East, 115.60 feet to a 60d nail found;
12. South 11 degrees 10 minutes 28 seconds West, 73.52 feet to a 60d nail found;
13. South 35 degrees 06 minutes 35 seconds East, 43.98 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set;
14. South 75 degrees 04 minutes 19 seconds East, 75.40 feet to a 60d nail found;
15. South 47 degrees 47 minutes 09 seconds East, 80.54 feet to a 60d nail found;
16. South 54 degrees 34 minutes 26 seconds East, 180.32 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set;
17. South 67 degrees 46 minutes 40 seconds East, 194.80 feet to a 60d nail found, and;
18. South 59 degrees 40 minutes 20 seconds East, 413.01 feet to a point on the North top of bank of the Middle Bosque River, from which a 3/8 inch steel rod found for reference bears North 59 degrees 40 minutes 20 seconds West, 18.26 feet;

THENCE along the North top of bank of the Middle Bosque River, the general course of which is described by the following six courses and distances:

1. South 45 degrees 44 minutes 36 seconds West, 100.87 feet to a point;
2. South 56 degrees 27 minutes 37 seconds West, 541.26 feet to a point;
3. South 78 degrees 28 minutes 25 seconds West, 158.48 feet to a point;
4. North 76 degrees 01 minutes 53 seconds West, 117.10 feet to a point;
5. North 44 degrees 17 minutes 42 seconds West, 175.40 feet to a point, and;
6. North 38 degrees 33 minutes 10 seconds West, 129.23 feet to a 1/2 inch steel rod with cap marked "1519 Surveying" set on the Southwest line of said 98.20 acre tract, from which a cotton spindle set for reference on top of a bluff bears North 18 degrees 14 minutes 58 seconds West, 806.83 feet;

THENCE North 18 degrees 14 minutes 58 seconds West, 1745.67 feet along the common line of said 98.20 acre tract and of said 7.81 acre tract to the Point of Beginning, containing 29.660 acres of land.

Measured bearings, distances and acreage are Grid, Texas State Plane Coordinate System, NAD83, Texas Central Zone.

- NOTES:**
1. Bearings, distances, and acreage are Grid, NAD83, Texas State Plane Coordinate System, Texas Central Zone 4203.
  2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
  3. No flood zone determination was made as part of this survey.
  4. A Gradient Boundary Survey was not made as part of this survey.

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This plat is valid only if a raised impression seal is present.

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision on February 28, 2017; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

March 9, 2017

*Julianne Henson*  
Julianne Henson  
Registered Professional Land Surveyor No. 6566

<b>BOUNDARY SURVEY</b> 29.660 ACRES IN THE GEORGE GREEN SURVEY, A-369 MCLENNAN COUNTY, TEXAS	1519 Job No.: 40781	Drawn By: bj
	Sheet 1 of 1	Reviewed By: jrh
	Property Address: Off of High Prairie Road Valley Mills, Texas	Prepared For: Brad Harrell

**1519 Surveying, LLC**  
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