

**LEGAL DESCRIPTION
CURTIS HAYES AND MARY FLORENCE HAYES 50.516 RESIDUE TRACT
JEPHTHA WILKINS SURVEY ABSTRACT NO. 878 AND
ELIZABETH BERRY SURVEY ABSTRACT NO. 947
BELL COUNTY, TEXAS**

FIELD NOTES FOR A 50.516 ACRES, and being the residue of a called 85 acre tract situated in the JEPHTHA WILKINS SURVEY ABSTRACT No. 878, said tract described as "SECOND TRACT" in a deed from Luther Hayes and Mildred Mary Hayes to Curtis Hayes and Mary Florence Hayes, said deed dated September 21, 1959 and recorded in Volume 795, Page 636, Deed Records, and also the residue of a called 63.72 acre tract situated in the ELIZABETH BERRY SURVEY ABSTRACT NO. 947, said tract described as "FIRST TRACT" in said Hayes deed, Volume 795, Page 636, Deed Records, said 50.516 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" IR for the southerly southwest corner of the herein described tract on the northeast right-of-way line of a local thoroughfare known as Little Mexico Road (60 foot right-of-way), said point also being the southeast corner of a called 15.048 acre tract conveyed by Curtis D. Hayes and Mary F. Hayes to Dale Hayes by deed dated May 31, 2006 and recorded in Volume 6079, Page 901, Official Public Records;

THENCE leaving said right-of-way northeasterly along the common line between the herein described tract and said Dale Hayes tract North 17° 44' 05" East, a distance of 983.00 feet to a 5/8 inch iron rod found for a northwesterly reentrant corner of the herein described tract and the northeast corner of said Dale Hayes tract;

THENCE along the common line between the herein described tract and said Dale Hayes tract North 73° 46' 57" West, for a distance of 199.53 feet to a Corp of Engineers concrete monument with brass disc marked "E410-14" for the northerly southwest corner of the herein described tract, said point being a southerly corner of a called 220 acre tract awarded in a Judgement of Taking to the United States of America (USA), said judgement dated August 25, 1952 and recorded in Volume 663, Page 635, Deed Records, said 220 acre tract designated as TRACT 410 in said Judgement;

THENCE along the common line between the herein described tract and said USA tract the following calls:

North 23° 03' 55" East, for a distance of 284.32 feet to a Corps of Engineers concrete monument with brass disc marked "E410-13" found for the westerly northwest corner of the herein described tract;

South 69° 45' 56" East, for a distance of 1194.34 feet to a Corps of Engineers concrete monument with brass disc marked "E410-12" found for a northerly reentrant corner of the herein described tract;

North 11° 31' 28" East, for a distance of 427.50 feet to a found Corps of Engineers broken concrete monument;

North 22° 15' 33" East, for a distance of 204.60 feet to a found Corps of Engineers concrete monument with brass disc marked "E410-10" for an angle corner in the north line of the herein described tract;

North 74° 57' 32" East, for a distance of 135.10 feet to a ½ inch iron rod with orange plastic cap marked "STARRSURV RPLS 6706" found for the north corner of the herein described tract;

South 37° 22' 58" East, for a distance of 206.05 feet to a Corps of Engineer concrete monument with brass disc marked "E410-8" found for an angle corner in the north line of the herein described tract;

South 64° 37' 45" East, for a distance of 367.94 feet to a ½ inch iron rod with aluminum cap inside a ¾ inch iron pipe found for the northeast corner of the herein described tract, said point being the northwest corner of the residue of a called 11.528 acre tract conveyed to Porter L. Bills and Connie Bills by deed dated April 11, 2019 and recorded in Instrument No. 2019014650, Official Public Records;

THENCE South 16° 33' 11" West, for a distance of 693.68 feet along the common line between the herein described tract and said Bills tract and along the common line between the herein described tract and a called 2.494 acre tract conveyed to Elisha Kay Jackson by deed dated November 5, 2020 and recorded in Instrument No. 2020061951, Official Public Records, said point being on the north right-of-way line of a called 0.138 acre right-of-way tract described as "TRACT TWO" in a deed from Curtis Hayes and Mary Florence Hayes to Bell County, said deed dated November 23, 1992 and recorded in Volume 2913, Page 581, Official Public Records, and point being on the north right-of-way line of Little Mexico Road;

THENCE along the north line of said right-of-way tract and the southeast line of the herein described tract North 74° 11' 14" West, for a distance of 173.52 feet to a ½ inch iron rod found for corner;

THENCE South 89° 19' 54" West, for a distance of 101.37 feet along the north line of said right-of-way tract to a ½ inch iron rod found for an angle corner in the southeast line of the herein described tract, said point being the west corner of said right-of-way tract and a northerly corner of a called 2.641 acre tract described as "TRACT ONE" in said Bell County right-of-way deed, Volume 2913, Page 581, Official Public Records;

THENCE along said north right-of-way line of Little Mexico Road South 34° 44' 54" West, for a distance of 82.65 feet to a ½ inch iron rod found for corner;

THENCE along said north right-of-way line South 34° 44' 56" West, for a distance of 38.45 feet to a ½ inch iron rod found for corner;

THENCE southerly along said right-of-way line South 16° 57' 51" West, for a distance of 524.12 feet to a ½ inch iron rod found for the beginning of a curve to the right, said curve having a radius of 471.86 feet;

THENCE along the north right-of-way of said Little Mexico Road and along said curve an arc distance of 804.99 feet, said arc having a chord bearing of South 65° 49' 24" West and a chord distance of 710.86 feet, to a ½ inch rod found for the point of tangency of said curve;

THENCE along the north right-of-way line of said Little Mexico Road North 65°12' 54" West, for a distance of 830.92 feet to the **POINT OF BEGINNING**, said parcel being 2,200,487 square feet of land or 50.516 acres more or less, all in Bell County, Texas.

Notes: (1) All bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone; (2) All distances are grid distances and can be converted to surface horizontal distances by dividing by a combine scale factor of 0.999886.

Surveyed this date April 26, 2022.



Starr Technical Services
Licensed Surveying Firm No. 10193754
3779 W. FM 436, Belton Texas 76513
936-662-0077

