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Antonio Faz Martinez
(23.160 acres)
Doc. No. 315545

N17°06'48"E 1038.33'
X
 (N18°26'20"E 1038.02')

32

S72°41'59"E 835.34'
(S71°33'33"E 1667.23')

→ 7.

995.21'
S17°21'22"W 1055.19'

F.M. Hwy. 1783

59.98'

Earlie James Reynolds, Jr, et al
(40.00 acres)
Doc. No. 348312
Doc. No. 159033

Robert H. Shinn
(31.569 acres)
Doc. No. 172678

	with cap marked "KILLEEN E & S"
	1/2" Iron Pin Found
	1/2" Iron Pin Found
	with cap marked "JBB"
	5/8" Iron Pin Found
	with cap marked "RPLS 4327"
	3" Pipe Post
-----	Edge of Asphalt
————	Wire Fence
———	Overhead Electric
●	Power Pole
田	Water Meter
⌈	Telephone Pedestal
← dist.	Distance and direction from fence to deed line
()	Record Calls

Daniel W. McPherson

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S73°10'34"E	299.99'

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 40.00 acres of the Arthur Wells Survey, Abst. No. 1071 in Coryell County, Texas, and being the same tract of land described in a deed from the Veterans Land Board of the State of Texas to Earlie James Reynolds, Jr., et al, recorded as Doc. No. 348312 of the Official Public Records of Coryell County, Texas, and being further described in Doc. No. 159033 of said official public records; said 40.00 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin with cap marked "KILLEEN E&S" found on the east right of way line of F.M. Hwy. 1783 for the southeast corner hereof and the southeast corner of a 60 foot wide easement described in Doc. No. 315545 of said official public records, and the northeast corner of a 31.569 acre tract of land described in a deed to Robert H. Shinn, recorded as Doc. No. 172678 of said official public records;

THENCE North 72° 18' 39" West, with the south line of said easement and the north line of said 31.569 acre tract, and along the general course of a fence 1662.43 feet to a 3 inch pipe corner post for the southwest corner of said easement and the southeast corner of a 23.160 acre tract of land described in a deed to Anotnio Faz Martinez, recorded as Doc. No. 315545 of said official public records;

THENCE North 17° 06' 48" East, with the east line of said 23.160 acre tract and along the general course of a fence, 1038.33 feet to a 3/8 inch iron pin with cap marked "KILLEEN E&S" found at a fence corner for the northeast corner of said 23.160 acre tract and being on the south line of a 55.798 acre tract of land described in a deed to Cointa Avitia, recorded as Doc. No. 120649 of said official public records;

THENCE with the south line of said 55.798 acre tract and along the general course of a fence as follows;

South 73° 01' 59" East, 531.50 feet to a 1/2 inch iron pin found;

South 72° 41' 59" East, 835.34 feet to a 3/8 inch iron pin with cap marked "JBB" found at a fence corner for the southeast corner of said 55.798 acre tract and the southwest corner of a 1.00 acre tract of land described in a deed to John A. Caynon, recorded as Doc. No. 161751 of said official public records;

THENCE South 73° 10' 34" East, with the south line of said 1.00 acre tract and along the general course of a fence, 299.99 feet to a 5/8 inch iron pin with cap marked "RPLS 4327" found on the west right of way line of F.M. Hwy. 1783 for the southeast corner of said 1.00 acre tract;



THENCE South 17° 21' 22" West, with the west right of way line of said F.M. Hwy. 1783, at 995.21 feet passing a 3/8 inch iron pin with cap marked "KILLEEN E&S" found for the northeast corner of said easement, continuing for a total distance of 1055.19 feet to the PLACE OF BEGINNING, as surveyed on the ground on December 16, 2025, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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