

Maples & Associates, Inc.
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P.O. Box 893
Lampasas, TX 76550
(512) 556-2078
Firm No. 10097700
www.maplesinc.com

September 11, 2020

Job No. 200610

John and Norma Frank
7684 Maywood Crest Dr.
Palm Beach Gardens, FL 33412

For professional services rendered

Boundary Survey on the following: \$ 554.27

Being 13.00 acres of the F.L. Goodsell Survey, Abst. No. 983 in Lampasas County, Texas, and being part of a 103.57 acre tract of land (no description attached as Exhibit "A") conveyed in a deed from Troy Donnell, et ux, to John S. Frank, et ux, dated June 1, 1982, as recorded in Vol. 210, Page 244 of the Deed Records of Lampasas County, Texas.

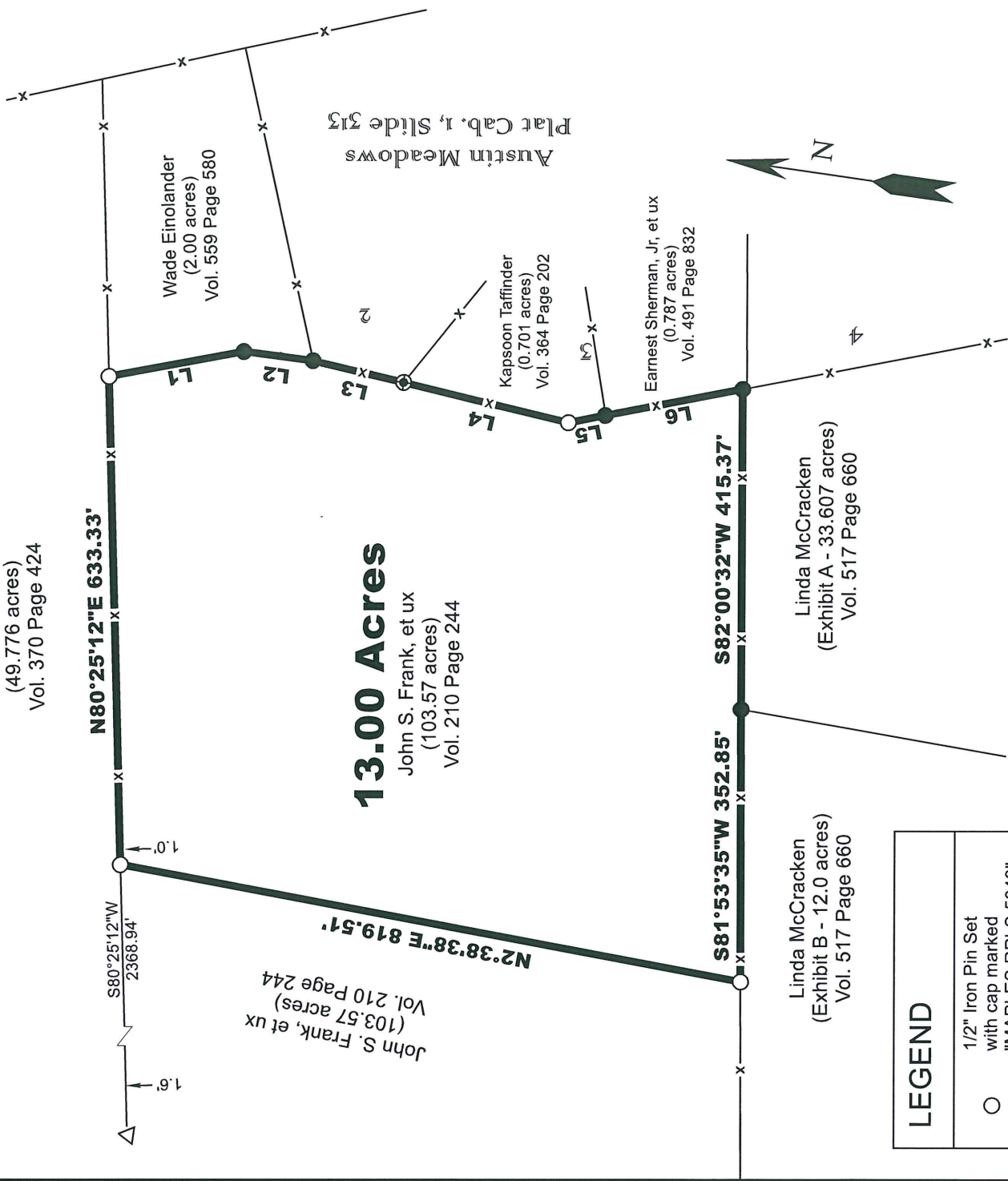
Sales Tax (8 $\frac{1}{4}$ %) \$ 45.73

Total \$ **600.00**

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John R. Hamer, et al
(49.776 acres)
Vol. 370 Page 424



13.00 Acres

John S. Frank, et ux
(103.57 acres)
Vol. 210 Page 244

John S. Frank, et ux
(103.57 acres)
Vol. 210 Page 244

Linda McCracken
(Exhibit B - 12.0 acres)
Vol. 517 Page 660

Linda McCracken
(Exhibit A - 33.607 acres)
Vol. 517 Page 660

Earnest Sherman, Jr, et ux
(0.787 acres)
Vol. 491 Page 832

Kapssoon Taffinder
(0.701 acres)
Vol. 364 Page 202

Wade Einolander
(2.00 acres)
Vol. 559 Page 580

Austin Meadows
Plat Cab. 1, Slide 313

LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	1/2" Iron Pin Found
	1" Pipe Found
	60d Nail Found
	Wire Fence
	Patent Survey Lines
	Scale Break
	Distance and direction from fence to deed line
	Record Call

LINE	BEARING	HORIZ DIST
L1	S18°33'49"E	177.07'
L2	S0°27'33"E	90.57'
L3	S5°21'53"W	121.50'
L4	S5°36'37"W	220.43'
L5	S18°58'56"E	49.04'
L6	S18°45'35"E	181.01'

Geodetic bearings derived from GPS observations.

The following blanket easement affects this tract:

10(e). Kempner Water Supply Corporation
Vol. 314 Page 562
Vol. 169 Page 717

Fidelity National Title Insurance Company
GF No. 15001

LAND TITLE SURVEY

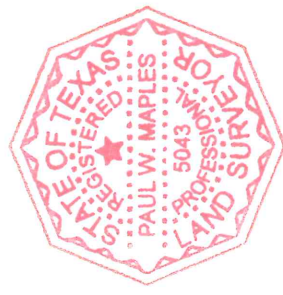
Being 13.00 acres of the F.L. Goodsell Survey, Abst. No. 983 in Lampasas County, Texas, and being part of a 103.57 acre tract of land (no description attached as Exhibit "A") conveyed in a deed from Troy Donnell, et ux, to John S. Frank, et ux, dated June 1, 1982, as recorded in Vol. 210, Page 244 of the Deed Records of Lampasas County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on September 11, 2020.

This survey complies with the Professional and Technical Standards (Sections 663.13 - 663.21) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Paul W. Maples, RPLS
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LEGAL DESCRIPTION OF A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS.

Being 13.00 acres of the F.L. Goodsell Survey, Abst. No. 983 in Lampasas County, Texas, and being part of a 103.57 acre tract of land (no description attached as Exhibit "A") conveyed in a deed from Troy Donnell, et ux, to John S. Frank, et ux, dated June 1, 1982, as recorded in Vol. 210, Page 244 of the Deed Records of Lampasas County, Texas; said 13.00 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the north line of said 103.57 acre tract and the south line of a 49.776 acre tract of land described in a deed to John R. Hamer, et al, as recorded in Vol. 370, Page 424 of said deed records, said pin being approximately 1.2 feet north of a fence and from whence a 60d nail found at a fence corner for the northwest corner of said 103.57 acre tract and the southwest corner of said 49.776 acre tract brs. South 80° 25' 12" West, 2368.94 feet;

THENCE North 80° 25' 12" East, with the north line of said 103.57 acre tract, with the south line of said 49.776 acre tract, and along the general course of a fence, 633.30 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the northwest corner of a 2.00 acre tract of land described in a deed to Wade Einolander, as recorded in Vol. 559, Page 580 of said deed records;

THENCE with the west line of said 2.00 acre tract and along the general course of a fence as follows;

South 18° 33' 49" East, 177.07 feet to a 1/2 inch iron pin found;

South 00° 27' 33" East, 90.57 feet to a 1/2 inch iron pin found for the southwest corner of said 2.00 acre tract and the northwest corner of Lot 2 of Austin Meadows, a subdivision recorded in Plat Cabinet 1, Slide 313 of the Plat Records of Lampasas County, Texas;

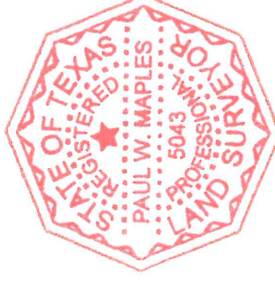
THENCE South 5° 21' 53" West, with the west line of said Lot 2 and along the general course of a fence, 121.50 feet to a one inch pipe found for the southwest corner of said Lot 2 and the northwest corner of Lot 3 of said subdivision, being the northwest corner of a 0.701 acre tract of land described in a deed to Kapsoon Taffinder, as recorded in Vol. 364, Page 202 of said deed records;

THENCE with the west line of said Lot 3 and said 0.701 acre tract, and along the general course of a fence as follows;

South 5° 36' 37" West, 220.43 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

South 18° 58' 56" East, 49.04 feet to a 1/2 inch iron pin found for the southwest corner of said 0.701 acre tract and the northwest corner of a 0.787 acre tract of land described in a deed to Earnest Sherman, Jr., et ux, as recorded in Vol. 491, Page 832 of said deed records;

THENCE South 18° 45' 35" East, with the west line of said Lot 3 and said 0.787 acre tract and along the general course of a fence, 181.01 feet to a 1/2 inch iron pin found for the northeast corner of a 33.607 acre tract of land described as Exhibit A in a deed to Linda McCracken, as recorded in Vol. 517, Page 660 of said deed records;



THENCE South 82° 00' 32" West, with the north line of said 33.607 acre tract and along the general course of a fence, 415.37 feet to a 1/2 inch iron pin found for the northernmost northwest corner of said 33.607 acre tract and the northeast corner of a 12.0 acre tract of land described as Exhibit in said deed to McCracken;

THENCE South 81° 53' 35" West, with the north line of said 12.0 acre tract, with the north line of a 7.119 acre tract of land described in a deed to Erick D. Knight, et ux, as recorded in Vol. 497, Page 670 of said deed records, and along the general course of a fence, 352.85 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the northwest corner of said 7.119 acre tract;

THENCE North 02° 38' 38" East, 819.51 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 11, 2020, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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