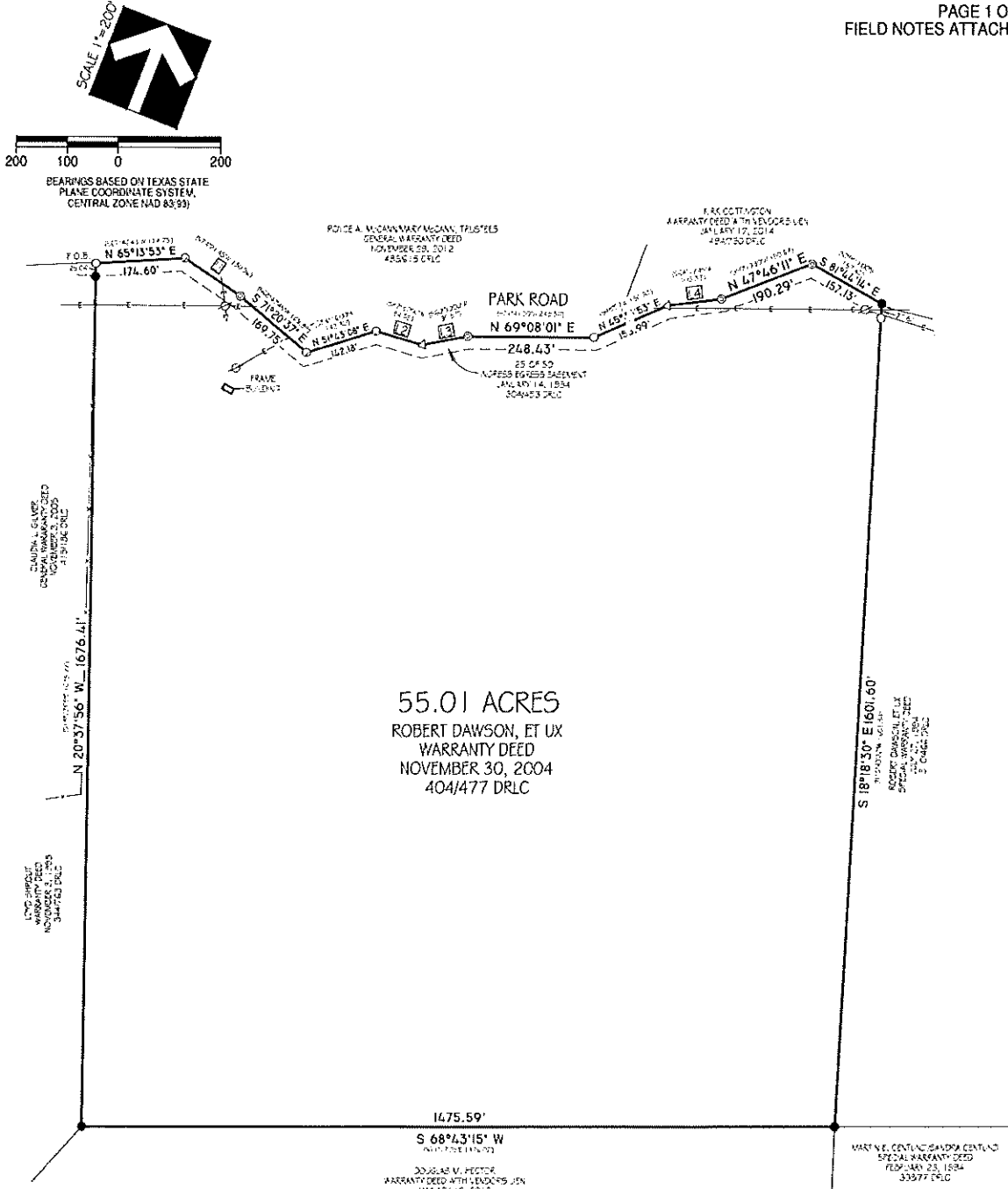


55.01 ACRES OUT OF THE THOMAS R. STIFF SURVEY, ABSTRACT NO. 602,
LAMPASAS COUNTY, TEXAS.

JOB NO. 151208
DRAWN BY: CCC
F.C.: BBD8

PAGE 1 OF 2
FIELD NOTES ATTACHED



55.01 ACRES
ROBERT DAWSON, ET UX
WARRANTY DEED
NOVEMBER 30, 2004
404/477 DRLC

| LINE TABLE | | |
|------------|----------------|----------|
| Id | Bearing | Distance |
| L1 | S 76°54'37\" E | 130.85' |
| L2 | N 85°04'10\" E | 94.57' |
| L3 | N 57°55'47\" E | 90.60' |
| L4 | N 61°39'26\" E | 105.12' |

- LEGEND**
- 1/2\" IRON PIN FOUND - NO CAP
 - ⊙ 1/2\" IRON PIN FOUND YELLOW CAP
 - 1/2\" IRON PIN SET YELLOW CAP
 - △ 60# NAIL FOUND
 - △ MAG NAIL SET W/SH-NER
 - ⊙ 60# SET W/SH-NER
 - ⊙ SPADLE FOUND
 - ⊙ SPADLE SET INSCRIBED 'J'
 - X- WIRE FENCE
 - E- OVERHEAD ELEC LINE (RECORD DATA)

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON MAY APPLY.



Triple C Surveying Co.
21214 FM 963 - Lampasas, Texas 76550
(512) 845-5440 email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS
I, CLYDE C. CASTLEBERRY, JR., FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

THIS AREA IS NOT SHOWN TO BE IN A FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #180699A 2005 DATED JANUARY 2, 1991, HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

Witness my hand and seal this the 23rd day of December, 2015.

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55.01 ACRES

BEING 55.01 acres of land out of the Thomas R. Stiff Survey, Abstract No. 602, Lampasas County, Texas, of which 0.95 acre is within an ingress egress easement and being that tract described in a Warranty Deed to Robert Dawson, et ux, dated November 30, 2004 and recorded in Volume 404, Page 407 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the center of a 50' ingress egress easement known as Park Road and being described in an easement document dated January 14, 1994 and recorded in Volume 304, Page 453 of said deed records and being in the south line of that tract described in a General Warranty Deed to Royce A. McCann and Mary McCann, Trustees dated November 29, 2012 and recorded in Volume 483, Page 615 of said deed records for the northeast corner of that tract described in a General Warranty Deed to Claudia L. Gilmer, dated November 3, 2005 and recorded in Volume 415, Page 186 of said deed records and being the northwest corner of said Dawson tract and this tract;

THENCE: with the center of Park Road and the north line of said Dawson tract the following courses and distances:

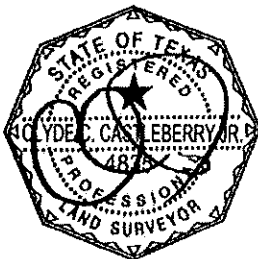
1. N 65°13'53" E 174.60 feet to a spindle inscribed "J" set,
2. S 76°54'37" E 130.85 feet to a 60d nail with a shiner inscribed "CCC 4835" set,
3. S 71°20'37" E 169.75 feet to a spindle inscribed "J" set,
4. N 51°43'08" E 142.18 feet to a spindle inscribed "J" set,
5. N 85°04'10" E 94.57 feet to a 60d nail with a shiner inscribed "CCC 4835" set,
6. N 69°08'01" E 248.43 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
7. N 45°33'53" E at 46.11 feet passing the southeast corner of said McCann tract and the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Kirk Cottingham dated January 17, 2014 and recorded in Volume 494, Page 730 of said deed records, in all 156.99 feet to a 60d nail found,
8. N 61°39'26" E 105.12 feet to a 60d nail with a shiner inscribed "CCC 4835" set,
9. N 47°46'11" E 190.29 feet to a 60d nail with a shiner inscribed "CCC 4835" set,
10. S 81°44'14" E 157.13 feet to a 1/2" iron pin with no cap found for the northwest corner of that tract described in a Special Warranty Deed to Rod nail found,
11. N 57°55'47" E 90.60 feet to a 60bert Dawson, et ux, dated July 27, 1994 and recorded in Volume 310, Page 466 of said deed records and being the northeast corner of said Dawson tract (404/477) and this tract;

THENCE: S 18°18'30" E 1601.60 feet to a 1/2" iron pin with no cap found for the southwest corner of said Dawson tract (310/466), being the northwest corner of that tract described in a Special Warranty Deed to Martin E. Centunzi and Sandra Centunzi dated February 23, 1994 and recorded in Volume 308, Page 77 of said deed records, being the northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Douglas M. Hector dated January 16, 2013 and recorded in Volume 485, Page 3 of said deed records and being the southeast corner of said Dawson tract (404/477) and this tract;

THENCE: S 68°43'15" W 1475.59 feet to a 1/2" iron pin with no cap found in the east line of that tract described in a Warranty Deed to Loyd ShROUT dated November 3, 1998 and recorded in Volume 344, Page 763 of said deed records for the northwest corner of said Hector tract and being the southwest corner of said Dawson tract (404/477) and this tract;

THENCE: N 20°37'56" W at 640.77 passing the northeast corner of said ShROUT tract and the southeast corner of said Gilmer tract, at 1651.35 feet passing a 1/2" iron pin with no cap found in the south margin of said Park Road, in all 1676.41 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).



12/23/15
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

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