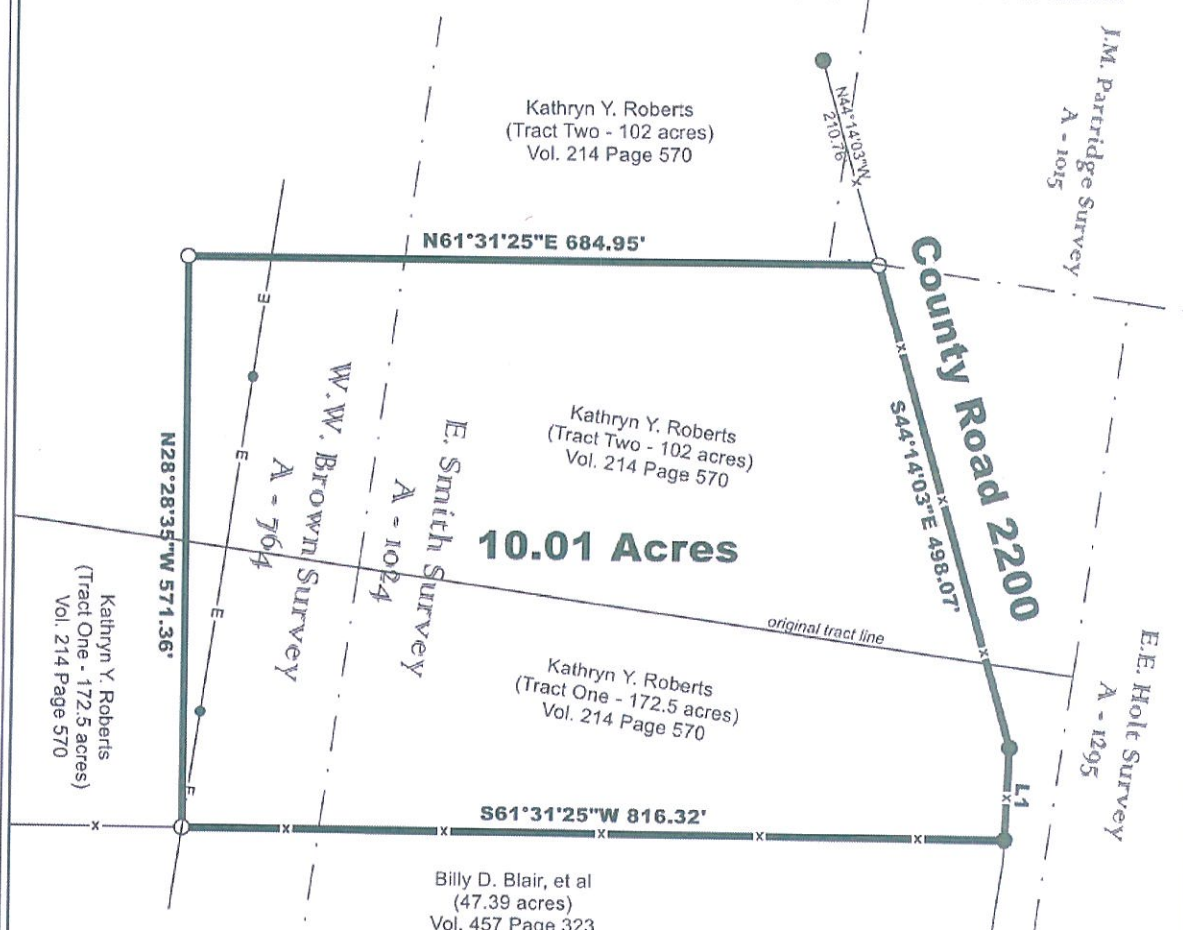


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Kathryn Y. Roberts
(Tract Two - 102 acres)
Vol. 214 Page 570

Kathryn Y. Roberts
(Tract One - 172.5 acres)
Vol. 214 Page 570

10.01 Acres

Billy D. Blair, et al
(47.39 acres)
Vol. 457 Page 323

W.W. Brown Survey
A - 764

E. Smith Survey
A - 1024

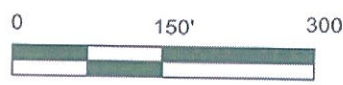
J.M. Partridge Survey
A - 1015

E.E. Holt Survey
A - 1295

County Road 2200

original tract line

LINE	BEARING	HORIZ DIST
L1	S26°03'02"E	92.08'



LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found with cap marked "MAPLES RPLS 5043"
- x- Wire Fence
- E- Overhead Electric
- Power Pole
- () Record Call

Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

The following blanket easements affect this tract:

10(j). Hamilton County Electric Cooperative Assoc.
Vol. 378 Page 13

10(k). Hamilton County Electric Cooperative Assoc.
Vol. 441 Page 779

North American Title Insurance Company
File No. 2021-25023

LAND TITLE SURVEY

Being 10.01 acres comprised of 7.71 acres of the E. Smith Survey, Abst. No. 1024, 2.29 acres of the W.W. Brown Survey, Abst. No. 764 in Lampasas County, Texas; and being part of a 172.5 acre tract of land described as Tract One, and part of a 102 acre tract of land described as Tract Two in a deed from John Allen Roberts to Kathryn Y. Roberts, dated February 7, 1983, as recorded in Vol. 214, Page 570 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 January 14, 2022.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

Paul W. Maples, RPLS
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Job No. 211224



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

Being 10.01 acres comprised of 7.71 acres of the E. Smith Survey, Abst. No. 1024, 2.29 acres of the W.W. Brown Survey, Abst. No. 764 in Lampasas County, Texas; and being part of a 172.5 acre tract of land described as Tract One, and part of a 102 acre tract of land described as Tract Two in a deed from John Allen Roberts to Kathryn Y. Roberts, dated February 7, 1983, as recorded in Vol. 214, Page 570 of the Deed Records of Lampasas County, Texas; said 10.01 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found at a fence corner on the west line of County Road 2200 for the northeast corner of a 47.39 acre tract of land described in a deed to Billy D. Blair, et al, as recorded in Vol. 457, Page 323 of said deed records;

THENCE South 61° 31' 25" West, with the north line of said 47.39 acre tract and along the general course of a fence, 816.32 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence, from whence a 1/2 inch iron pin found at a fence corner for the northwest corner of said Tract Two brs. South 61° 31' 25" West, 3344.02 feet, and North 20° 38' 12" West, 2044.15 feet;

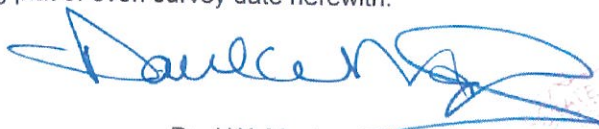
THENCE North 28° 28' 35" West, 571.36 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 61° 31' 25" East, 684.95 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence on the west line of said County Road 2200, from whence a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found at a fence corner brs. North 44° 14' 03" West, 210.76 feet;

THENCE with fence on the west line of said County Road 2200 as follows;

South 44° 14' 03" East, 498.07 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found at a fence corner;

South 26° 03' 02" East, 92.08 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 14, 2022, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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