

Tract One - 1637.22 ACRES

BEING 1637.22 acres of land, of which approximately 3.15 acres are within County Road 2745 and approximately 7.42 acres are within County Road 220 and approximately 723.68 acres being out of the John Hasmann Survey, Abstract No. 322, and approximately 913.49 acres being out of the Austin County One League Survey, Abstract No. 3, Lampasas County, Texas, and being a part of that Parcel 1 described in a Deed to Kimber Conger Skinner dated January 30, 1985 and recorded in Volume 232, Page 192 of the Deed Records of Lampasas County, Texas and being a part of the same Parcel 1 as described in a Deed to Katherine Ellen Wood dated April 1, 1988 and recorded in Volume 271, Page 155 of said deed records and this tract being further described as that Second Tract and Third Tract in a Deed to Fred G. Gist, et ux, dated October 26, 1972 and recorded in Volume 156, Page 204 of said deed records and described by metes and bounds as follows:

BEGINNING at fence corner post found in the north line of F.M. 581 for the southeast corner of that Tract One described in an Independent Executor's Deed to Shellie Marie Oakley dated June 28, 2013 and recorded in Volume 489, Page 854 of said deed records, being further described in a Deed to Ernest W. Oakley dated October 31, 1956 and recorded in Volume 109, Page 393 of said deed records and being the southwest corner of said Gist Third tract and this tract, from which a 1/2" iron pin with no cap found on the south side of F.M. 581 bears S 42°04'44" E 102.47 feet;

THENCE: with the occupied west line of said Parcel 1 and said Gist Third tract the following courses and distances:

1. N 21° 25' 59" W 5002.57 feet to a fence post found in the east line of that tract described as Tract One in a Special Warranty Deed to High Point Hills, Ltd. dated September 10, 1998 and recorded in Volume 343, Page 585 of said deed records,
2. N 20° 32' 01" W 2430.76 feet to a 2.5" pipe fence corner post found for the northeast corner of that tract described as the Second Tract in said High Point Hills, Ltd. deed and being in the south line of that tract described as Tract One in a Special Warranty Deed to Stephen V. Ruzicka dated August 14, 2014 and recorded in Volume 509, Page 784 of said deed records;
3. N 68° 13' 38" E 35.33 feet crossing County Road 2745 to a 2.5" pipe fence corner post found for the southeast corner of said Ruzicka Tract One,
4. N 23° 01' 27" W 1620.62 feet to a 1/2" iron pin with a yellow plastic cap inscribed "Maples 5043" found in the east line of said Ruzicka Tract One for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to William J. Post dated November 19, 2014 and recorded in Volume 503, Page 80 of said deed records and being the northwest corner of said Gist Third tract and this tract;

THENCE: with the north line of said Gist Third Tract and with a portion of that Second Tract described in said Gist deed the following courses and distance:

1. N 71° 03' 40" E 2866.91 feet to a 1/2" iron pin with a yellow plastic cap inscribed "Maples 5043" found in the south line of that tract described in a Warranty Deed with Vendor's Lien to Lloyd B. Alexander, et al, dated December 11, 1978 and recorded in Volume 159, Page 130 of said deed records,
2. N 70° 21' 54" E 3605.73 feet to a spindle with a shiner inscribed "CCC 4835" set in the approximate center of County Road 2200 for the southeast corner of said Alexander tract and being an inside angle point of said Gist Second tract and this tract;

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THENCE: with the approximate centerline of County Road 2200 the following courses and distances:

1. N 16° 35' 47" W 113.82 feet to a spindle with a shiner inscribed "CCC 4835" set,
2. N 14° 48' 57" W 1374.18 feet to a spindle with a shiner inscribed "CCC 4835" set,
3. N 23° 03' 22" W 150.00 feet to a spindle with a shiner inscribed "CCC 4835" set,
4. N 13° 53' 09" W 201.39 feet to a spindle with a shiner inscribed "CCC 4835" set,
5. N 02° 06' 19" W 272.22 feet to a spindle with a shiner inscribed "CCC 4835" set,
6. N 12° 10' 03" W 168.81 feet to a spindle with a shiner inscribed "CCC 4835" set,
7. N 27° 00' 50" W 569.00 feet to a spindle with a shiner inscribed "CCC 4835" set,
8. N 51° 16' 19" W 150.35 feet to a spindle with a shiner inscribed "CCC 4835" set,
9. N 51° 32' 18" W 445.84 feet to a spindle with a shiner inscribed "CCC 4835" set,
10. N 08° 25' 15" W 150.00 feet to a spindle with a shiner inscribed "CCC 4835" set,
11. N 09° 42' 24" E 123.61 feet to a spindle with a shiner inscribed "CCC 4835" set in the intersection of County Road 2200 and Simms Creek for the most northerly northwest corner of said Gist Second Tract and this tract;

THENCE: N 34° 00' 10" E 120.88 feet leaving County Road 2200 and joining an old fence along the north line of Simms Creek;

THENCE: along an old fence for the occupied south line of that tract described in a Cash Warranty Deed to Barry Wayne Marburger, et ux, dated January 12, 1996 and recorded in Volume 321, Page 791 of said deed records and with the occupied north line of said Gist Second tract the following courses and distances:

1. N 63° 28' 11" E 509.02 feet to a fence corner post found,
2. S 78° 02' 14" E 394.47 feet to a fence corner post found,
3. S 34° 15' 46" E 639.95 feet to a fence corner post found,
4. N 81° 29' 47" E 164.37 feet to a fence corner post found,
5. S 70° 21' 50" E 131.76 feet to a dead tree used as a fence corner,
6. S 64° 00' 54" E 141.45 feet to a fence corner post found,
7. S 87° 29' 01" E 802.34 feet to a fence corner post found,
8. S 51° 05' 43" E 482.69 feet to a fence corner post found,
9. N 73° 12' 16" E 270.17 feet to a fence corner post found in the occupied west line of that tract described in a General Warranty Deed to Kenneth J. Bandy, et ux, dated May 10, 2013 and recorded in Volume 488, Page 26 of said deed records for a northeasterly corner of this tract;

THENCE: with the west and south line of said Bandy tract the following courses and distances:

1. S 21° 33' 51" E 408.54 feet to a fence corner post found,
2. S 20° 26' 42" E 593.35 feet to a 1/2" iron pin with a yellow plastic cap inscribed "M& ASSOC" found for the southwest corner of said bandy tract;
3. N 69° 21' 27" E 2157.95 feet to a fence post found,
4. N 71° 57' 10" E 426.31 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the west line of F.M. 1047 for the southeast corner of said bandy tract and being the northeast corner of said Gist Third tract and this tract;

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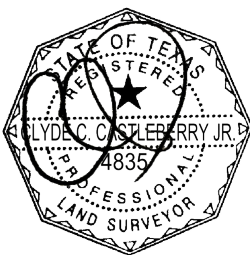
THENCE: with the west line of F.M. 1047 the following courses and distances:

1. S 19° 15' 26" E 2582.72 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at the beginning of a curve to the right,
2. 341.96 feet along said curve (delta: 03° 57' 19", radius: 4953.68 feet, long chord bears S 17° 32' 30" E 341.89 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
3. S 15° 48' 43" E 702.04 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
4. S 11° 15' 06" W 150.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the north line of F.M. 581 and being the southeast corner of this tract;

THENCE: with the north line of F.M. 581 the following courses and distance:

1. S 38° 23' 25" W 2768.85 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
2. 303.26 feet along a curve to the right (delta: 32° 00' 00", radius: 542.98 feet, long chord bears S 54° 20' 41" W 299.33 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
3. S 70° 20' 41" W 2115.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
4. S 69° 52' 41" W 851.32 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
5. 356.72 feet along a curve to the left (delta: 37° 06' 00", radius: 550.91 feet, long chord bears S 51° 19' 41" W 350.52 feet)
6. S 32° 46' 41" W 238.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
7. N 57° 13' 19" W 20.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
8. S 32° 46' 41" W 127.23 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
9. S 31° 05' 41" W 2905.63 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
10. 259.00 feet along said curve to the left (delta: 02° 35' 00", radius: 5744.61 feet, long chord bears S 29° 48' 41" W 258.98 feet)
11. S 28° 31' 41" W 3176.70 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
12. 366.71 feet along a curve to the right (delta: 06° 04' 34", radius: 3457.95 feet, long chord bears S 31° 33' 58" W 366.54 feet) to the Point of Beginning.

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



July 25, 2019

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Tract Two – 285.38 ACRES

BEING 285.38 acres of land out of the Austin County One League Survey, Abstract No. 3, Lampasas County, Texas, and being a part of that Parcel 1 described in a Deed to Kimber Conger Skinner dated January 30, 1985 and recorded in Volume 232, Page 192 of the Deed Records of Lampasas County, Texas and being a part of the same Parcel 1 as described in a Deed to Katherine Ellen Wood dated April 1, 1988 and recorded in Volume 271, Page 155 of said deed records and being further described in that tract described in a Deed to Fred G. Gist, et ux, dated November 10, 1972 and recorded in Volume 156, Page 348 of said deed records and described by metes and bounds as follows:

BEGINNING at a 1/2" yellow plastic cap inscribed "Maples RPLS 5043" found in the east line of F.M. 1047 for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Michael Shane Wilson dated October 11, 2012 and recorded in Volume 482, Page 315 of said deed records and being the northwest corner of this tract;

THENCE: with the occupied north line of this tract the following courses and distances:

1. N 71° 59' 53" E 525.22 feet to a 2.5" pipe fence post,
2. N 84° 14' 32" E 525.98 feet to a 2.5" pipe fence post,
3. N 75° 46' 20" E 200.48 feet to a 2.5" pipe fence post,
4. N 78° 05' 16" E 676.21 feet to a 2.5" pipe fence post,
5. N 79° 42' 13" E 705.29 feet to a 2.5" pipe fence post found in the west line of that tract described in a Special Warranty Deed to Jim and Mary Alcorn dated March 23, 2017 and recorded in Volume 540, Page 760 of said deed records for the southeast corner of that tract described in a General Warranty Deed to Jeffery D. Potts dated July 13, 2010 and recorded in Volume 462, Page 879 of said deed records and being an outside ell corner of this tract;
6. S 20° 24' 12" E 456.12 feet to a 2.5" pipe fence post,
7. S 52° 37' 25" E 7.47 feet to a 2.5" pipe fence post,
8. S 86° 01' 17" E 6.82 feet to a 2.5" pipe fence post,
9. N 72° 40' 41" E 991.97 feet to a 2.5" pipe fence post,
10. N 88° 03' 16" E 50.70 feet to a 1/2" iron pin with an orange plastic cap inscribed "JM Goodson RPLS 1960" found for an interior ell corner of said Alcorn tract and being the northeast corner of this tract;

THENCE: S 17° 03' 58" E 2617.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the north line of F.M. 581 for the southwest corner of said Alcorn tract and being the southeast corner of this tract;

THENCE: with the north line of F.M. 581 the following courses and distances:

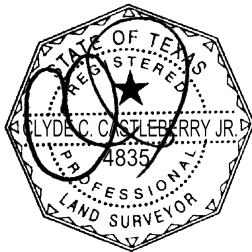
1. S 70° 12' 41" W 1362.71 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
2. 886.44 feet along a curve to the left (delta: 30° 28' 00", radius: 1667.05 feet, long chord bears S 54° 58' 41" W 876.04 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
3. S 39° 44' 41" W 1511.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
4. S 37° 46' 10" W 122.45 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at the intersection of the north line of F.M. 581 and the east line of F.M. 1047 and being the southwest corner of this tract;

Tract Two – 285.38 ACRES (continued 2nd pg)

THENCE: with the east line of F.M. 1047 the following courses and distances:

1. N 80° 56' 45" W 39.00 feet to a broken Type 1 TXDOT concrete monument found,
2. N 15° 48' 43" W 701.96 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
3. 345.29 feet along a curve to the left (delta: 03° 26' 00", radius: 5762.31 feet, long chord bears N 17° 32' 26" W 345.24 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
4. N 19° 15' 26" W 3384.80 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
5. N 07° 56' 50" W 101.98 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
6. N 11° 05' 39" W 24.12 feet to the Point of Beginning.

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



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