

82.48 ACRES – TRACT 1

BEING 82.48 acres of land, approximately 69.49 acres out of the T.R. Johnson Survey, Abstract No. 1341, and approximately 12.99 acres out of the David Andrews Survey, Abstract No.3, Hamilton County, Texas, and being all of that tract described as 43.04 acres (Tract I) and all that tract described as 40 acres (Tract II) in a Warranty Deed granted to Lakeshore Resources, Inc., dated June 17, 1983 and recorded in Volume 255, Page 940 of Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in County Road 410, bearing South 72° 05' 22" East , a distance of 5.93 feet from a 2-1/2" pipe fence corner, for the southeast corner of that tract described as 21.34 acres in a Warranty Deed with Vendor's Lien granted to Robert R. Janisch, et ux, dated June 17, 1985 and recorded in Volume 262, Page 452 of said real property records, for the northeast corner of said Lakeshore Resources, Inc. tract (Tract II) and of this tract,

THENCE: along the east line of said Lakeshore Resources, Inc. tracts and this tract in the following courses and distances:

1. South 17° 21' 25" West, a distance of 900.29 feet running east of the fenced west margin of said county road to a 2-1/2" pipe fence corner post at the transition of said west margin of said county road to the east for an angle point in the occupied west line of that tract described as 145 acres, more or less in a Warranty Deed with Vendor's Lien granted to Lakeshore Resources, Inc., dated May 4, 1979 and recorded in Volume 240, Page 62 of said real property records and continuing with the occupied west line of said Lakeshore Resources, Inc. tract (240/62),
2. South 18° 20' 08" West, a distance of 292.32 feet leaving said county road and continuing along the general course of a wire fence to mag nail with shiner stamped "CCC 4835" set in a cedar fence corner post,
3. South 09° 12' 01" West, a distance of 196.30 feet leaving said wire fence continuing across a gap in fencing to mag nail with shiner stamped "CCC 4835" set in a cedar fence corner post,
4. South 16° 43' 52" West, a distance of 143.31 feet rejoining and continuing with the general course of wire fence to a 2-1/2" pipe fence corner post on the north side of a gate,
5. South 16° 56' 33" West, a distance of 16.83 feet across said gate to mag nail with shiner stamped "CCC 4835" set in a cedar fence corner post on the south side of said gate,
6. South 16° 13' 05" West, a distance of 637.79 feet to mag nail with shiner stamped "CCC 4835" set in a cedar fence corner post,
7. South 16° 10' 09" West, a distance of 923.94 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
8. South 16° 29' 38" West, a distance of 454.04 feet to a 2-1/2" pipe fence corner post at an offset in the occupied west line of said Lakeshore Resources, Inc. (240/62) tract and for the occupied southeast corner of said Lakeshore Resources, Inc. tract (255/940 – Tract I) and this tract;

THENCE: along the occupied south line of said Lakeshore Resources, Inc. tract (255/940 – Tract I) and this tract generally following the course of a wire fence:

1. North 77° 06' 22" West, a distance of 40.08 feet with an offset in the occupied west line of said Lakeshore Resources, Inc. (240/62) tract to a mag nail with shiner stamped "CCC 4835" found in a cedar fence post for an angle point in irregular west line of said Lakeshore Resources, Inc. (240/62) tract and for an angle point in the irregular east line of that tract described as 1034.39 acres in a Special Warranty Deed granted to 4A Cowhouse Ranch, LP, dated December 16, 2010 and recorded in Vol. 466, Page 826 of said real property records,

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2. North $72^{\circ} 40' 37''$ West, a distance of 823.43 feet with the irregular east line of said 4A Cowhouse Ranch, LP tract to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post for an angle point in said 4A Cowhouse Ranch, LP tract and the southwest corner of said Lakeshore Resources, Inc. tract (255/940 – Tract I) and this tract;

THENCE: along the occupied irregular west line of said Lakeshore Resources, Inc. tracts (255/940 – Tract I & II) and this tract generally following the course of a wire fence:

1. North $16^{\circ} 39' 46''$ East, a distance of 1300.55 feet to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post for a common angle point in said 4A Cowhouse Ranch, LP tract, said Lakeshore Resources, Inc. tract (255/940 – Tract I) and this tract,
2. North $74^{\circ} 03' 02''$ West, a distance of 439.05 feet with the north line of said 4A Cowhouse Ranch, LP tract, to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post for the southeast corner of that tract described as 190.60 acres in a Special Warranty Deed granted to Danny Karl Easterling, et al, dated April 18, 2012 and recorded in Volume 460, Page 334 of said real property records and for an angle point of said Lakeshore Resources, Inc. tract (255/940 – Tract I) and this tract,
3. North $16^{\circ} 19' 05''$ East, a distance of 550.44 feet continuing with the east line of said Easterling tract to a 2-1/2" pipe fence corner post adjacent to common westerly corner of said Lakeshore Resources, Inc. tracts (255/940 – Tract I & II),
4. North $16^{\circ} 05' 34''$ East, a distance of 727.73 feet to a 2-1/2" pipe fence corner post for a common angle point in said Easterling tract, said Lakeshore Resources, Inc. tract (255/940 – Tract II) and this tract,
5. South $73^{\circ} 31' 47''$ East, a distance of 448.02 feet to a 2-1/2" pipe fence corner post for a common angle point in said Easterling tract, said Lakeshore Resources, Inc. tract (255/940 – Tract II) and this tract,
6. North $17^{\circ} 04' 24''$ East, a distance of 999.62 feet to a 2-1/2" pipe fence corner post for the occupied southwest corner of said Janisch, the occupied northwest corner of said Lakeshore Resources, Inc. tract (255/940 – Tract II) and the northwest corner of this tract,

THENCE: South $72^{\circ} 05' 22''$ East, along the occupied north line of said Lakeshore Resources, Inc. tract (255/940 – Tract II) and the north line of this tract with the occupied south line of said Janisch tract generally following the course of a wire fence, at 831.97 feet passing a 2-1/2" pipe fence corner post in the west margin of County Road 410 and continuing into the same, in all a distance of 837.90 feet to the Point of Beginning.

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



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

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