

Polk Land Surveying

Bret A. Polk
Registered Professional Land Surveyor No. 6126

30846 S. U.S. Highway 281
Hico, TX 76457
Phone (254) 965-0349
Email bpolk3@gmail.com

Legal Description

State of Texas:
County of Lampasas:

Tract 21

All that certain 11.61 acre tract out of the I. H. Hare Survey Abstract No. 805, in Lampasas County, Texas, being part of a 262.58 acre tract described in a deed from The Josephine and Luke Lee Family Trust to Rolling Vistas, Ltd., dated May 21, 2015 and recorded in Volume 508, Page 350 of the Deed Records of Lampasas County, Texas, and described as follows:
Commencing at a 60D nail found at the SB corner of said 262.58 acre tract and the SW corner of a 267.4 acre tract described in a deed from Laura Mae Ray Smith to Billy Ray Nesbit, dated July 10, 1990 and recorded in Volume 279, Page 72 of the Deed Records of Lampasas County, Texas, being a corner in the North line of a 247.412 acre tract described in a deed from Lucy Catherine Williams Joyce to JT Properties, LLC, dated September 19, 2013 and recorded in Volume 491, Page 869 of the Deed Records of Lampasas County, Texas:
Thence S 68° 34' 39" W, generally along a fence along the South line of said 262.58 acre tract and the North line of said 247.412 acre tract, 502.07' to a 3" pipe post, being a common corner of said 262.58 acre and 247.412 acre tracts:
Thence S 70° 04' 48" W, generally along a fence and the extension thereof along the South line of said 262.58 acre tract and the North line of said 247.412 acre tract, crossing Lampasas County Road No. 3930, 544.48' to a 60D nail found at a fence corner at a corner of said 262.58 acre tract, being the NW corner of said 247.412 acre tract and the NE corner of a 228 acre tract described as Tract 3 in a deed from Ronnie Hampton, as Independent Executor of the Will and Estate of Alfred E. Faubion to Alfred E. Faubion, Jr., dated February 9, 2011 and recorded in Volume 467, Page 422 of the Deed Records of Lampasas County, Texas, being in the South line of County Road No. 3930:
Thence S 70° 12' 41" W, along the South line of said 262.58 acre tract, being along the South line of County Road No. 3930 and the North line of said 228 acre tract, 783.34' to a capped 3/8" iron rod found stamped RPLS 6126 at a fence corner and S 69° 47' 39" W, 1668.08' to a point, for the SE and Beginning corner of the hereinafter described tract:
Thence S 69° 47' 39" W, along the South line of said 262.58 acre tract, being along the South line of County Road No. 3930 and the North line of said 228 acre tract 490.00' to a cotton gin spike found at the SW corner of said 262.58 acre tract and the occupied NW corner of said 228 acre tract, being at an intersection of the East right of way line of U. S. Highway No. 281 and the South line of County Road No. 3930, for the SW corner of this tract:
Thence N 09° 05' 56" E, along the West line of said 262.58 acre tract and the East right of way line of U. S. Highway No. 281, at 38.46' pass a capped 3/8" iron rod set at an intersection of the East right of way line of U. S. Highway No. 281 and the North line of County Road No. 3930, continuing in all, 1320.00' to a capped 3/8" iron rod set, for the NW corner of this tract:
Thence S 89° 07' 57" E, across a pasture, 396.00' to a capped 3/8" iron rod set, for the NE corner of this tract:
Thence S 07° 19' 00" W, across a pasture, at 1101.07' pass a capped 3/8" iron rod set in North line of County Road No. 3930, continuing across said county road in all, 1137.41' to the Point of Beginning and containing 11.61 acres of land, including 0.37 acres in the county road.

Bret A. Polk

I, Bret A. Polk, Registered Professional Land Surveyor No. 6126 of the State of Texas, do hereby certify that these field notes and accompanying plat were prepared from a survey performed on the ground, the 29th day of October, 2015.

Exhibit A
Page 1 of 1

