

**3.68 ACRES**

BEING 3.68 acres of land, out of the ANDERSON RAY SURVEY, Abstract No. 584, Lampasas County, Texas, and being part of that tract described in a Warranty Deed with Vendor's Lien to Forrest Dale Harris and wife, Fannie Jo Harris, dated October 12, 1974 and recorded in Volume 166, Page 773 of the Deed Records of Lampasas County, Texas (DRLC) and described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron pin with no cap found in the south line of F.M. 581 for the most northerly northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Alvin W. Snell, et ux, dated July 20, 2007 and recorded in Volume 434, 828 of said deed records and being the northwest corner of the said Harris tract;

THENCE: North  $66^{\circ}13'33''$  East, with the south line of F.M. 581, a distance of 21.38 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the northwest corner and POINT OF BEGINNING of this tract;

THENCE: North  $66^{\circ}13'33''$  East continuing with the south line of F.M. 581, a distance of 168.40 feet to a TxDOT Type I concrete monument found at the intersection of the southwesterly line of F.M. 581 and the southeasterly line of U.S. Highway 190, and being the most northerly corner of this tract;

THENCE: South  $67^{\circ}46'13''$  East, with the south line of U.S. Highway 190, a distance of 402.64 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: over and across the said Harris tract the following courses and distances:

1. South  $04^{\circ}31'37''$  West, a distance of 71.09 feet to a pipe fence post found,
2. South  $00^{\circ}42'18''$  West, a distance of 133.14 feet to a pipe fence post found for the southeast corner of this tract,
3. North  $88^{\circ}31'41''$  West, a distance of 112.17 feet to a "T" post found,
4. South  $82^{\circ}06'36''$  West, a distance of 392.94 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the southwest corner of this tract;
5. North  $03^{\circ}04'28''$  West, a distance of 339.99 feet to the Point of Beginning.

Bearings based on the Texas State Plane Coordinate System, Central Zone NAD83.



\_\_\_\_\_, October 28, 2021  
Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

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