

0.01 ACRES – JOINT USE EASEMENT

BEING 0.01 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:

BEGINNING at a 3/8 inch iron pin with no cap found in the south line of F.M. 581 for the 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, Page 828 of said deed records and being the northwest corner of the said Harris tract and this tract, from which a 3/8 inch iron pin with no cap found bears South 67°00'12" West, a distance of 13.72 feet;

THENCE: North 66°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 northeast corner of this tract;

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

1. South 03°04'28" East, a distance of 28.94 feet to a calculated corner for the southeast corner of this tract,
2. South 86°55'32" West, a distance of 20.00 feet to a calculated corner in the west line of said Harris tract and being the southwest corner of this tract,

THENCE: North 03°04'28" West, a distance of 21.38 feet with the west line of said Harris tract to the Point of Beginning.

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



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

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