

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.

Being 23.66 acres of the George W. Hockley Survey No. 27, Abst. No. 436 in Burnet County, Texas, and being part of a 73.72 acre tract of land described in a deed from Jerry James Ross, Exc., to Karen Lock, et al, dated February 4, 2021, recorded as Doc. No. 202101987 of the Official Public Records of Burnet County, Texas; said 23.66 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "DJS" found at a fence corner on the south line of County Road 330 for the northernmost northwest corner of said 73.72 acre tract and the northeast corner of a 10.001 acre tract described in a deed to Zachary Reed, et ux, recorded as Doc. No. 201106397 of said official public records;

THENCE with the south line of said County Road 330, with the north line of said 73.72 acre tract, and along the general course of a fence, as follows;

South 65° 38' 35" East, 94.22 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

South 75° 43' 42" East, 197.64 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

South 81° 50' 58" East, 109.58 feet to a 1/2 inch iron pin with cap marked "DJS" found at a fence corner for the northwest corner of a 12.211 acre tract of land described in a deed to Roger D. Harrell, Jr., et al, recorded as Doc. No. 201308182 of said official public records;

THENCE South 02° 59' 12" West, with the east line of said 73.72 acre tract, with the west line of said 12.211 acre tract and along the general course of a fence, 1470.15 feet to a 3/8 inch iron pin found at a fence corner for the southwest corner of said 12.211 acre tract and an inner ell corner of said 73.72 acre tract;

THENCE South 74° 42' 01" West, 190.75 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 80° 43' 30" West, 682.23 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the west line of said 73.72 acre tract and the east line of a 39.97 acre tract of land described as Tract I in a deed to Paul S. Merrill, et ux, as recorded in Vol. 934, Page 426 of said official public records;

THENCE North 13° 07' 08" West, with the west line of said 73.72 acre tract, with the east line of 510.46 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a point where fence lines would intersect for the southwest corner of a 10.001 acre tract of land described in a deed to Zachary Reed, et ux, recorded as Doc. No. 201106397 of said official public records;

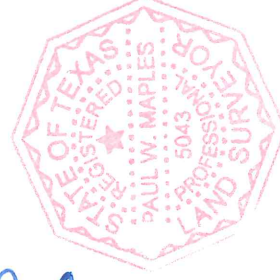
THENCE North 78° 23' 01" East, with a north line of said 73.72 acre tract, with the south line of said 10.001 acre tract and along the general course of a fence, 360.46 feet to a 1/2 inch iron pin with cap marked "DJS" found at a fence corner for the southeast corner of said 10.001 acre tract;

THENCE North 14° 58' 41" East, with the west line of said 73.72 acre tract, with the east line of said 10.001 acre tract and along the general course of a fence, 1202.70 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 8, 2021, and April 16, 2021, and December 30, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS

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LEGAL DESCRIPTION OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.

Being 21.33 acres of the George W. Hockley Survey No. 27, Abst. No. 436 in Burnet County, Texas, and being part of a 73.72 acre tract of land described in a deed from Jerry James Ross, Exc., to Karen Lock, et al, dated February 4, 2021, recorded as Doc. No. 202101987 of the Official Public Records of Burnet County, Texas; said 21.33 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at fence corner for the northwest corner of said 20.267 acre tract and a 5.00 acre tract of land described as Tract I in a deed to Joseph Michael Gorman, et al, recorded as Doc. No. 202000384 of said official public records, and being a corner on the east line of a 24.88 acre tract of land described as Tract I in a deed to Rodney D. Patton, as recorded in Vol. 547, Page 37 of said official public records;

THENCE with the west line of said 73.72 acre tract, with the east line of said 24.88 acre tract and along the general course of a fence as follows;

North 44° 07' 03" West, 36.91 feet to a 1/2 inch iron pin found in the base of a 24 inch Cedar tree;

North 49° 50' 49" West, 40.38 feet to a 1/2 inch iron pin found at a fence corner;

North 12° 55' 36" West, with the west line of said 73.72 acre tract, 328.07 feet to a 1/2 inch iron pin found at a fence corner for the northeast corner of said 24.88 acre tract and the southeast corner of a 15.00 acre tract of land described in a deed to James Cody Ulbrich, as recorded in Vol. 852, Page 777 of said official public records;

THENCE North 12° 55' 04" West, with the west line of said 73.72 acre tract, with the east line of said 15.00 acre tract, and along the general course of a fence, 541.17 feet to a 1/2 inch iron pin found at a fence corner for the northeast corner of said 15.00 acre tract and the southeast corner of a 39.97 acre tract of land described as Tract I in a deed to Paul S. Merrill, et ux, as recorded in Vol. 934, Page 426 of said official public records;

THENCE North 12° 54' 13" West, with the west line of said 73.72 acre tract, with the east line of said 39.97 acre tract, and along the general course of a fence, 442.82 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

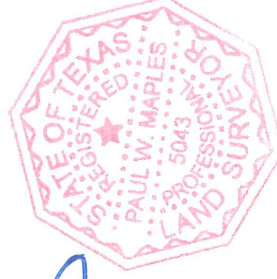
THENCE North 80° 43' 30" East, 682.23 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 04° 54' 20" West, 156.30 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 18° 16' 54" East, 1196.75 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the south line of said 73.72 acre tract and the north line of a 20.267 acre tract of land described as Tract No. 1 in a deed to Robert E. Barton, recorded as Doc. No. 200712281 of said official public records;

THENCE South 77° 42' 54" West, with the south line of said 73.72 acre tract, with the north line of said 20.267 acre tract, and along the general course of a fence, 701.61 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 8, 2021, and April 16, 2021, and December 30, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

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LEGAL DESCRIPTION OF A 50 FOOT WIDE EASEMENT IN BURNET COUNTY, TEXAS.

Being a 50 foot wide easement across part of the George W. Hockley Survey No. 27, Abst. No. 436 in Burnet County, Texas, and being across part of a 73.72 acre tract of land described in a deed from Jerry James Ross, Exc., to Karen Lock, et al, dated February 4, 2021, recorded as Doc. No. 202101987 of the Official Public Records of Burnet County, Texas; the west and north lines of said 50 foot wide easement being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap found in a driveway, being on the south line of said County Road 330, for the easternmost northwest corner of said 73.72 acre tract and the northeast corner of a 12.211 acre tract of land described in a deed to Roger D. Harrell, Jr., et al, recorded as Doc. No. 201308182 of said official public records;

THENCE South 14° 58' 32" East, with the west line of said easement, with a west line of said 73.72 acre tract, and with the east line of said 12.211 acre tract, 1342.76 feet to a 1/2 inch iron pin with cap marked "DJS" found for the southeast corner of said 12.211 acre tract and an inner ell corner of said 73.72 acre tract;

THENCE South 74° 42' 44" West, with the north line of said easement, with a north line of said 73.72 acre tract, with the south line of said 12.211 acre tract, and along the general course of a fence, 610.56 feet to a 3/8 inch iron pin found at a fence corner for the southwest corner of said 12.211 acre tract and an inner ell corner of said 73.72 acre tract;

THENCE South 74° 42' 01" West, 190.75 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the TERMINUS hereof, as surveyed on the ground on January 8, 2021, and April 16, 2021, and December 30, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

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