

**BEING 203.22 ACRES SITUATED IN THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 AND THE JOHN NORMAN SURVEY NO. 613, ABSTRACT NO. 522 LAMPASAS COUNTY, TEXAS, BEING ALL OF A CALLED 203.22 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO IAN B. FINGER AND NICOLE L. FINGER, TRUSTEES OF THE FINGER FAMILY TRUST, RECORDED IN INSTRUMENT NO. 204739 OF THE OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 203.22 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a Texas Department of Transportation brass disc monument found along the northerly right-of-way line of U.S. Highway No. 190, at the southwesterly corner of a remainder of a called 120.00 acre tract described in a document to CJWK Investments, LLC, recorded in Volume 528, Page 541 of the Official Public Records of Lampasas County, Texas, at the northwesterly corner of a called 0.1837 of an acre tract described in a document to the State of Texas, recorded in Volume 598, Page 133 of the Official Public Records of Lampasas County, Texas, at the northeasterly corner of a called 0.9041 of an acre tract described in a document to the State of Texas, recorded in Volume 598, Page 1 of the Official Public Records of Lampasas County, Texas, and at the most southerly southeast corner hereof, **WHENCE** a Texas Department of Transportation brass disc found bears South 81°14'21" East, a distance of 349.92' for reference;

**THENCE** along the northerly right-of-way line of said U.S. Highway No. 190, the northerly line of said 0.9041 of an acre tract, and the southerly line hereof, the following three (3) courses and distances:

- 1) North 81°14'52" West, a distance of 489.16' to a Texas Department of Transportation brass disc monument found;
- 2) North 85°31'27" West, a distance of 200.48' to a calculated point, **WHENCE** a 3" iron fence post bears North 03°05'13" East, a distance of 0.48' for reference;
- 3) North 81°14'48" West, a distance of 1279.09' to a Texas Department of Transportation brass disc monument found along the easterly line of a called 3.66 acre tract described in a document to D'Ann L. Krause and Clint D. Krause, recorded in Document No. 198662 of the Official Public Records of Lampasas County, Texas, at the northwesterly corner of said 0.9041 of an acre tract, and at the most southerly southwest corner hereof;

**THENCE** North 01°43'11" West, along the easterly line of said 3.66 acre tract and the westerly line hereof, a distance of 2547.19' to a 1/2" iron pin found along the southerly line of a called 250 acre tract described in said document to D'Ann L. Krause and Clint D. Krause, at the northeasterly corner of said 3.66 acre tract, and the most westerly northwest corner hereof;

**THENCE** North 87°41'08" East, along the southerly line of said 250 acre tract and a northwesterly line hereof, a distance of 1551.19' to a 1/2" iron pin found at the southeasterly corner of said 250 acre tract, the southwesterly corner of a called 61.56 acre tract described in said document to D'Ann L. Krause and Clint D. Krause, and at a northerly angle point hereof;

**THENCE** along the southerly and easterly lines of said 61.56 acre tract and the northwesterly outbounds hereof, the following seven (7) courses and distances:

- 1) North 87°57'11" East, a distance of 277.52' to a 1/2" iron pin found;
- 2) North 01°04'42" West, a distance of 48.14' to a 1/2" iron pin found;
- 3) North 87°48'05" East, a distance of 59.40' to a 1/2" iron pin found;
- 4) North 07°16'47" East, a distance of 389.03' to a 1/2" iron pin found;
- 5) North 41°10'47" East, a distance of 1057.48' to a 1/2" iron pin found;
- 6) North 50°18'14" East, a distance of 993.13' to a 1/2" iron pin found;
- 7) North 36°01'33" East, a distance of 18.74' to a 1/2" iron pin found along the southerly line of the G.C. & S.F. Rail Road Co. right-of-way, at the northeasterly corner of said 61.56 acre tract, and at the most northerly northwest corner hereof;

**THENCE** along the said southerly line of the G.C. & S.F. Rail Road Co. right-of-way and the most northerly line hereof, the following six (6) courses and distances:

- 1) South 63°13'07" East, a distance of 305.06' to a 1/2" iron pin found;
- 2) South 63°25'53" East, a distance of 162.87' to a 1/2" iron pin found;
- 3) South 66°16'23" East, a distance of 139.54' to a 1/2" iron pin found;
- 4) South 66°37'27" East, a distance of 171.09' to a 4" iron pipe fence post;
- 5) South 70°45'12" East, a distance of 240.38' to a 1/2" iron pin found;

- 6) South  $74^{\circ}35'37''$  East, a distance of 284.54' to a 1/2" iron pin found at a northwesterly corner of a remainder of a called 100 acre tract described in a document to Karen Maxwell, recorded in Volume 479, Page 904 of the Official Public Records of Lampasas County, Texas, and at the northeasterly corner hereof;

**THENCE** South  $02^{\circ}20'17''$  East, along the westerly line of said Maxwell tract and an easterly line hereof, a distance of 1284.30' to a 2" iron pipe fence post along the northerly line of a called 75.00 acre tract described in a document to Nancy Nguyen and Son Hoang Dang, recorded in Volume 582, Page 552 of the Official Public Records of Lampasas County, Texas, at the southwesterly corner of said Maxwell tract, and the most easterly southeast corner hereof;

**THENCE** along the northerly line of said 75.00 acre tract and then the northerly line of said remainder of a 120.00 acre tract, and a southeasterly line hereof, the following two (2) courses and distances:

- 1) South  $87^{\circ}52'00''$  West, a distance of 1745.50' to a 1/2" iron pin found;
- 2) South  $87^{\circ}39'05''$  West, a distance of 1023.41' to a 1/2" iron pin found at the northwesterly corner of said remainder of a 120.00 acre tract and a southeasterly interior corner hereof;

**THENCE** South  $02^{\circ}31'12''$  East, along the westerly line of said remainder of a 120 acre tract and an easterly line hereof, a distance of 2908.51' to the **POINT OF BEGINNING**, and containing 203.22 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES REPORTED HEREON ARE GRID VALUES. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

Dated: 02/05/2025

LEE P. FOX  
Registered Professional Land Surveyor No. 7125

