

Maples & Associates, Inc.

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

Being 13.59 acres of the G.C. & S.F. R.R. Co. Survey No. 27, Abst. No. 990 in Lampasas County, Texas, and being part of a 28.20 acre tract of land described in a deed from Gerry Lynn Martin Ledbetter to Charles H. Thomason, et ux, dated November 10, 1994, as recorded in Vol. 311, Page 404 of the Deed Records of Lampasas County, Texas; said 13.59 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found on the north line of said Private Road 3359 (a 60 foot wide passage easement recorded in Vol. 303, Page 535 of said deed records) for the southwest corner of said 28.20 acre tract and the southeast corner of a 25.00 acre tract of land described in a deed to Robert J. Tavares, et ux, recorded as Doc. No. 203662 of said deed records;

THENCE North 20° 53' 02" West, with the west line of said 28.20 acre tract and the east line of said 25.00 acre tract, 1135.20 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, from whence a 1/2 inch iron pin found for the northwest corner of said 28.20 acre tract and the northeast corner of said 25.00 acre tract brs. North 20° 53' 02" West, 914.27 feet;

THENCE North 69° 05' 29" East, 506.98 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 20° 54' 31" East, 1324.71 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the north line of said County Road 3300 and the south line of said 28.20 acre tract, from whence a 1/2 inch iron pin found for the southeast corner of said 28.20 acre tract brs. North 70° 33' 32" East, 60.02 feet;

THENCE South 70° 33' 32" West, with the north line of said County Road 3300 and the south line of said 28.20 acre tract, 119.74 feet to a railroad spike found for the southeast corner of a 1.023 acre tract of land described in a deed to 1 Priority Environmental Services, Inc., as recorded in Vol. 531, Page 39 of said deed records;

THENCE with the east, north, and west lines respectively of said 1.023 acre tract as follows;

North 20° 16' 23" West, 279.70 feet to a 1/2 inch iron pin with cap marked "CCC 4835" found;



South 71° 11' 28" West, 180.14 feet to a 1/2 inch iron pin with cap marked "CCC 4835" found;

South 20° 02' 27" East, 205.87 feet to a 1/2 inch iron pin with cap found on the north line of Private Road 3359 (a 60 foot wide passage easement recorded in Vol. 303, Page 535 of said deed records, and on the south line of said 28.20 acre tract;

THENCE North 83° 52' 25" West, with the north line of said Private Road 3359 and the south line of said 28.20 acre tract, 233.22 feet to the PLACE OF BEGINNING, as surveyed on the ground on July 21, 2026, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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