

Maples & Associates, Inc.

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

Being 15.64 acres of the of the Byrd B. Lockhart Survey, Abst. No. 456 in Lampasas County, Texas, of which 0.87 acres are situated within public streets and alleys as shown on a plat of the Fulton Addition to the City of Lometa, as recorded in Plat Cabinet 1, Slide 49 of the Plat Records of Lampasas County, Texas; and containing all of Blocks 33 and 34, and part of Block 35 of said Fulton Addition; and being the same tract of land described in two tracts in a deed from Charley Farr, et ux, to Christopher J. Whewell, dated January 18, 2012, as recorded in Vol. 475, Page 777 of said deed records; said 15.64 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin set at a fence corner for the occupied southwest corner of said Block 33 at the intersection of the east line of A Street with the north line of Live Oak Street;

THENCE North 26° 30' 48" West, with the east line of said A Street, with the west line of said Blocks 33, 34, and 35, and along the general course of a fence, 1074.80 feet to a 1/2 inch iron pin set at a fence corner on the south line of a 62.5 acre tract of land described in a deed to Odie D. Wright, as recorded in Vol. 444, Page 896 of said deed records;

THENCE with the south line of said 62.5 acre tract and along the general course of a fence as follows;

North 76° 54' 58" East, 200.46 feet to a 1/2 inch iron pin found at a fence corner;
South 74° 50' 54" East, 437.68 feet to a 1/2 inch iron pin found at a fence corner;
North 84° 58' 24" East, 417.51 feet to a 1/2 inch iron pin set at a fence corner on the west side of a lane;

THENCE with fence on the west side of a lane as follows;

South 02° 53' 23" East, 255.97 feet to a 1/2 inch iron pin set;
South 02° 31' 09" East, 192.80 feet to a 1/2 inch iron pin set;
South 01° 23' 12" East, 211.18 feet to a 1/2 inch iron pin set;
South 02° 20' 03" West, 27.47 feet to a 1/2 inch iron pin set for the northeast corner of a tract of land described in a deed to Francisco Hernandez, as recorded in Vol. 458, Page 607 of said deed records;

THENCE South 88° 37' 51" West, with the north line of said Hernandez tract and along the general course of a fence, 109.91 feet to a 1/2 inch iron pin set at a fence corner for the northwest corner of said Hernandez tract;

THENCE South 01° 01' 14" West, with the west line of said Hernandez tract and along the general course of a fence, 82.64 feet to a 1/2 inch iron pin set at a fence corner for the southwest corner of said Hernandez tract, being on the north line of a tract of land described in a deed to Marcia A. Chown Revocable Living Trust, as recorded in Vol. 352, Page 166 of said deed records;

THENCE South 88° 48' 34" West, with the north line of said Chown tract, and along the general course of a fence, 91.16 feet to a 1/2 inch iron pin found at the east terminus of said Live Oak Street;

THENCE North 00° 08' 20" West, with fence, 38.38 feet to a 1/2 inch iron pin set at a fence corner for the occupied southeast corner of said Block 33;

THENCE South 62° 46' 45" West, with the north line of Live Oak Street, with the south line of said Block 33, and along the general course of a fence, 423.52 feet to the PLACE OF BEGINNING, as surveyed on the ground on April 21, 2015, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPIS
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