

48.13 ACRES

BEING 48.13 acres of land and being a part of Tract 2, Lometa North Ranches, a subdivision recorded in Cabinet 1, Slides 209-210, Plat Records of Lampasas County, Texas, and being that tract described in a Warranty Deed with Vendor's Lien to John M. Harwig, et ux, dated February 27, 2004 and recorded in Volume 395, Page 662 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the east line of U.S. Highway 183 and in the north line of said Tract 2 for the northeast corner of that tract described in a Deed to the State of Texas dated April 1, 1997 and recorded in Volume 331/959 of said deed records and being the most westerly corner of said Harwig tract and this tract;

THENCE: N 50° 43' 20" E 2421.67 feet with the north line of said Tract 2 to a 1/2" iron pin with no cap found in the west line of the G.C&S.F. R.R. for the most northerly corner of said Tract 2 and this tract;

THENCE: S 30° 09' 49" E 927.31 feet with the northeasterly line of said Tract 2 to a 1/2" iron pin with no cap found for the most easterly corner of this tract;

THENCE: S 50° 43' 09" W 2140.04 feet to a 12" cedar fence post found for the southeast corner of the said State of Texas tract and being the most southerly corner of this tract;

THENCE: across said Tract 2 and with the northeasterly line of said State of Texas tract the following courses and distances:

1. N 50° 04' 27" W 418.57 feet
2. N 45° 38' 54" W 507.69 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



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

October 15, 2020

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