



**9.99 ACRES**

BEING 9.99 acres of land out of the William P. Brashear Survey, Abstract No. 36, Lampasas County, Texas, and being a part of that Tract 4 as described in an Assumption Warranty Deed to Seth Halliwell, et al, dated March 16, 2017 and recorded in Volume 530, Page 115 of the Deed Records of Lampasas County and a part of that Tract 5 as described in a Warranty Deed with Vendor's Lien to Seth Halliwell and Beau A. Miller dated July 1, 2016 and recorded in Volume 521, Page 493 of said deed records and described by metes and bounds as follows:

BEGINNING at a railroad spike found in the south margin of County Road 1281 for the northwest corner of that tract described as Tract 6 in a Warranty Deed with Vendor's Lien to Leland Wright, et ux, dated September 26, 2016 and recorded in Volume 523, Page 845 of said deed records and being the northeast corner of said Tract 5 and this tract;

THENCE: S 01° 01' 29" E, a distance of 1599.02 feet to a 1/2" iron pin with an orange plastic cap inscribed "RPLS 5482" found for the southwest corner of said Wright tract and being the southeast corner of said Tract 5 and this tract;

THENCE: with the south line of said Tracts 4 and 5 the following courses and distances:

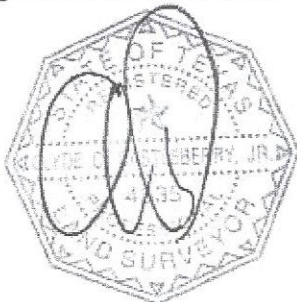
1. S 81° 14' 47" W, a distance of 272.07 feet to a 1/2" iron pin with an orange plastic cap inscribed "RPLS 5482" found for the southeast corner of said Tract 4 and the southwest corner of said Tract 5,
2. S 81° 14' 23" W, a distance of 263.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south line of said Tract 4 and being the southwest corner of this tract;

THENCE: across said Tracts 4 and 5 the following courses and distances:

1. N 26° 27' 29" E, a distance of 625.01 feet to a mag nail with a shiner inscribed "CCC 4835" set in a fence post,
2. N 03° 39' 55" W, a distance of 543.14 feet to a mag nail with a shiner inscribed "CCC 4835" set in a fence post,
3. N 06° 17' 23" E, a distance of 235.51 feet to a mag nail with a shiner inscribed "CCC 4835" set in a fence post,
4. N 02° 16' 08" W, a distance of 14.48 feet to a t-post found,
5. N 82° 21' 53" E, a distance of 118.87 feet to a mag nail with a shiner inscribed "CCC 4835" set in a fence post,
6. N 00° 27' 07" W, a distance of 310.62 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the south margin of County Road 1281 and the north line of said Tract 5 and being the northwest corner of this tract;

THENCE: N 88° 08' 34" E, a distance of 116.52 feet to the Point of Beginning.

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



May 11, 2020

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

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