

# Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

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

Being 1.30 acres of the Elijah Ingram Survey, Abst. No. 412, and the James R. Cook Survey, Abst. No. 110 in Lampasas County, Texas, and being part of a 1.43 acre tract of land described as Tract I in a deed from Seth B. Donelson, et ux, to Robert Scott Rushing, dated April 16, 1981, as recorded in Vol. 203, Page 784 of the Deed Records of Lampasas County, Texas; said 1.30 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found at a fence corner for the northeast corner of said 1.43 acre tract and the northwest corner of a 17.3 acre tract of land described as Tract II in said deed to Rushing, and being the southeast corner of a 0.916 acre tract of land described in a deed to Sheppard-Pitts Funeral Homes, Inc., as recorded in Vol. 203, Page 668 of said deed records, and being the southwest corner of a 2.25 acre tract of land described in a deed to Joe Arthur Treadwell, as recorded in Vol. 524, Page 820 of said deed records;

THENCE South 07° 37' 32" East, with the east line of said 1.43 acre tract, with the west line of said 17.3 acre tract, and along the general course of a fence, 231.13 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the southeast corner of said 1.43 acre tract and the northeast corner of a 2.35 acre tract of land described in a deed to Michael Shane Wilson, et ux, as recorded in Vol. 560, Page 749 of said deed records;

THENCE South 82° 17' 33" West, with the south line of said 1.43 acre tract, with the north line of said 2.35 acre tract, and along the general course of a fence, 244.85 feet to a concrete monument found on the east right of way line of U.S. Hwys. 183, 190, and 281;

THENCE North 07° 28' 06" West, with the east right of way line of said U.S. Hwys. 183, 190, and 281, 231.37 feet to a calculated point on the north line of said 1.43 acre tract for the southwest corner of said 0.916 acre tract, from whence a chainlink corner post brs. South 82° 20' 56" West, 0.36 feet;

THENCE North 82° 20' 56" East, with the north line of said 1.43 acre tract, with the south line of said 0.916 acre tract, and along the general course of a fence, 244.21 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 22, 2025, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

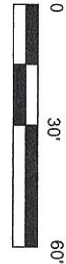
Paul W. Maples, RPLS  
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Surveyor:

**Maples & Associates**

420 S. Live oak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76850  
Firm No. 10097700  
Tel (512) 556-2078  
Fax (512) 556-0500

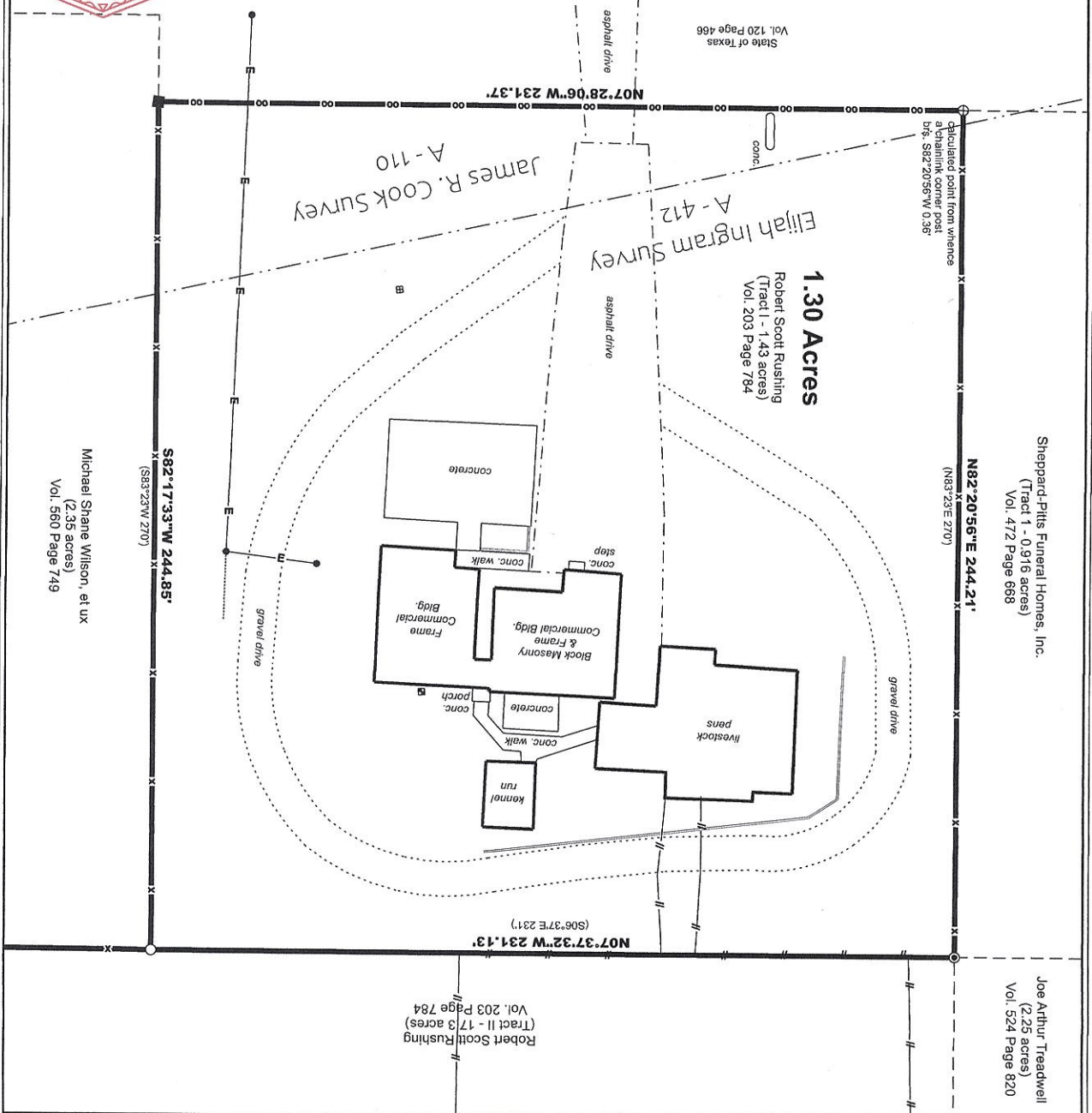


**LEGEND**

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ⊕ Calculated Point
- ⊙ 3/8" Iron Pin Found
- Concrete Monument Found
- x- Wire Fence
- #- Pipe Rail Fence
- - - Patent Survey Lines
- - - Edge of Asphalt
- - - Concrete Curb
- - - Overhead Electric
- - - Guy Wire
- Power Pole
- ⊗ Water Meter
- ⊠ A/C Unit
- ( ) Record Calls

Basis of Bearings: Texas State Plane Coordinate System NAD83 Texas Central Zone.  
This survey was performed without the benefit of a Title Commitment.

**U.S. Hwy. 281, 183, & 190**



**LAND TITLE SURVEY**

Being 1.30 acres of the Elijah Ingram Survey, Abst. No. 412, and the James R. Cook Survey, Abst. No. 110 in Lampasas County, Texas, and being part of a 1.43 acre tract of land described as Tract I in a deed from Seth B. Donelson, et ux, to Robert Scott Rushing, dated April 16, 1981, as recorded in Vol. 203, Page 784 of the Deed Records of Lampasas County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.  
Surveyed on the ground on January 22, 2025.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III Survey.



*Paul W. Maples*  
Paul W. Maples, RPLS  
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JOB NO. 250114

Sheppard-Pitts Funeral Homes, Inc.  
(Tract 1 - 0.916 acres)  
Vol. 472 Page 668

Joe Arthur Treadwell  
(2.25 acres)  
Vol. 524 Page 820

Robert Scott Rushing  
(Tract II - 17.3 acres)  
Vol. 203 Page 784

Michael Shane Wilson, et ux  
(2.35 acres)  
Vol. 560 Page 749