

# Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76560 • (512) 556-2078 • (512) 556-0500 fax

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

Being 0.143 acres of Outlot No. 33 of the L.H.W. Johnson Survey, Abst. No. 419 in Lampasas County, Texas, and being part of a 0.65 acre tract of land described in a deed from Robert Eugene Carroll, et al, to Sandra Julian, dated April 19, 2007, as recorded in Vol. 432, Page 365 of the Deed Records of Lampasas County, Texas; said 0.143 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found at a fence corner for the southeast corner of said 0.65 acre tract and the northeast corner of a 0.88 acre tract of land described in a deed to Donald R. Hardeman, et ux, as recorded in Vol. 276, Page 632 of said deed records;

THENCE South 71° 29' 42" West, with the south line of said 0.65 acre tract, with the north line of said 0.88 acre tract, and along the general course of a chainlink fence, 70.73 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of a 0.36 acre tract of land described in a deed to Johnny D. Sanders, et ux, as recorded in Vol. 379, Page 89 of said deed records;

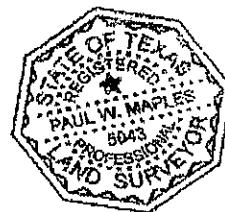
THENCE North 18° 24' 59" West, with a west line of said 0.65 acre tract, with the east line of said 0.36 acre tract, and along the general course of a chainlink fence, 100.03 feet to a 1/2 inch iron pin found at a fence corner for the northeast corner of said 0.36 acre tract;

THENCE North 87° 49' 10" East, 70.47 feet to a 1/2 inch iron pin set on the east line of said 0.65 acre tract;

THENCE South 20° 36' 35" East, with the east line of said 0.65 acre tract, and along the general course of a pipe rail fence, 80.28 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 7, 2012, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS  
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