

# Maples & Associates, Inc.

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

MADE FOR: HAROLD W. SAWYER

Being 55.88 acres comprised of 46.96 acres of the J.E. Thomas Survey, Abst. No. 949, and 8.92 acres of the Boykin and Griffin Survey, Abst. No. 1692 in Lampasas County, Texas, and being part of a 179.5 acre tract of land described in a deed from Harold W. Sawyer, et ux, to The Harold W. Sawyer and Nelda G. Sawyer Trust, dated May 24, 1994, as recorded in Vol. 308, Page 109 of the Deed Records of Lampasas County, Texas; said 55.88 acres being more particularly described as follows;

BEGINNING at a 1/2 inch by 2 inch steel bar found at a fence corner for the southwest corner of said 179.5 acre tract and the northwest corner of an 83.05 acre tract of land described in a contract of sale to Robert Carl Deutsch, as recorded in Vol. 275, Page 430 of said deed records, being on the occupied west line of said Thomas Survey;

THENCE North 19° 57' 35" West, with the west line of said 179.5 acre tract and along the general course of a fence, at 1295.78 feet passing a 1/2 inch iron pin set at a fence corner on the south line of County Road 109, continuing a total distance of 1308.95 feet to a point in a cattleguard in the approximate centerline of said County Road 109;

THENCE with the approximate centerline of said County Road 109 as follows;

North 62° 58' 55" East, at 4.57 feet passing a 1/2 inch iron pin set, continuing a total distance of 173.53 feet to a 1/2 inch iron pin set;

North 74° 59' 20" East, 117.79 feet to a 1/2 inch iron pin set;

North 81° 50' 00" East, 500.86 feet to a 1/2 inch iron pin set;

North 76° 08' 45" East, 424.98 feet to a 1/2 inch iron pin set;

North 75° 17' 30" East, 504.40 feet to a 1/2 inch iron pin set;

North 87° 56' 20" East, 182.42 feet to a 1/2 inch iron pin set at the intersection of the approximate centerlines of said County Road 109 and County Road 112;

South 89° 08' 40" East, at 124.05 feet passing a 1/2 inch iron pin set, continuing a total distance of 126.59 feet to a punchmark found in the centerline of a cattleguard on an east line of said 179.5 acre tract, for the northernmost northwest corner of said 83.05 acre tract, from whence a USGS monument found brs. South 20° 46' 35" East, 46.79 feet;

THENCE South 21° 48' 40" East, with the east line of said 179.5 acre tract, with a west line of said 83.05 acre tract, and along the general course of a fence, at 26.75 feet passing a 1/2 inch iron pin found, continuing a total distance of 1038.74 feet to a 1/2 inch by 2 inch steel bar found at a fence corner for the southernmost southeast corner of said 179.5 acre tract and an inner ell corner of said 83.05 acre tract;

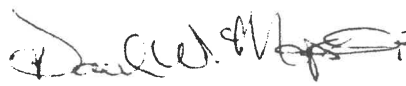
THENCE with the north line of said 83.05 acre tract and along the general course of a fence as follows;

South 70° 29' 25" West, 763.03 feet to a 1/2 inch iron pin found;

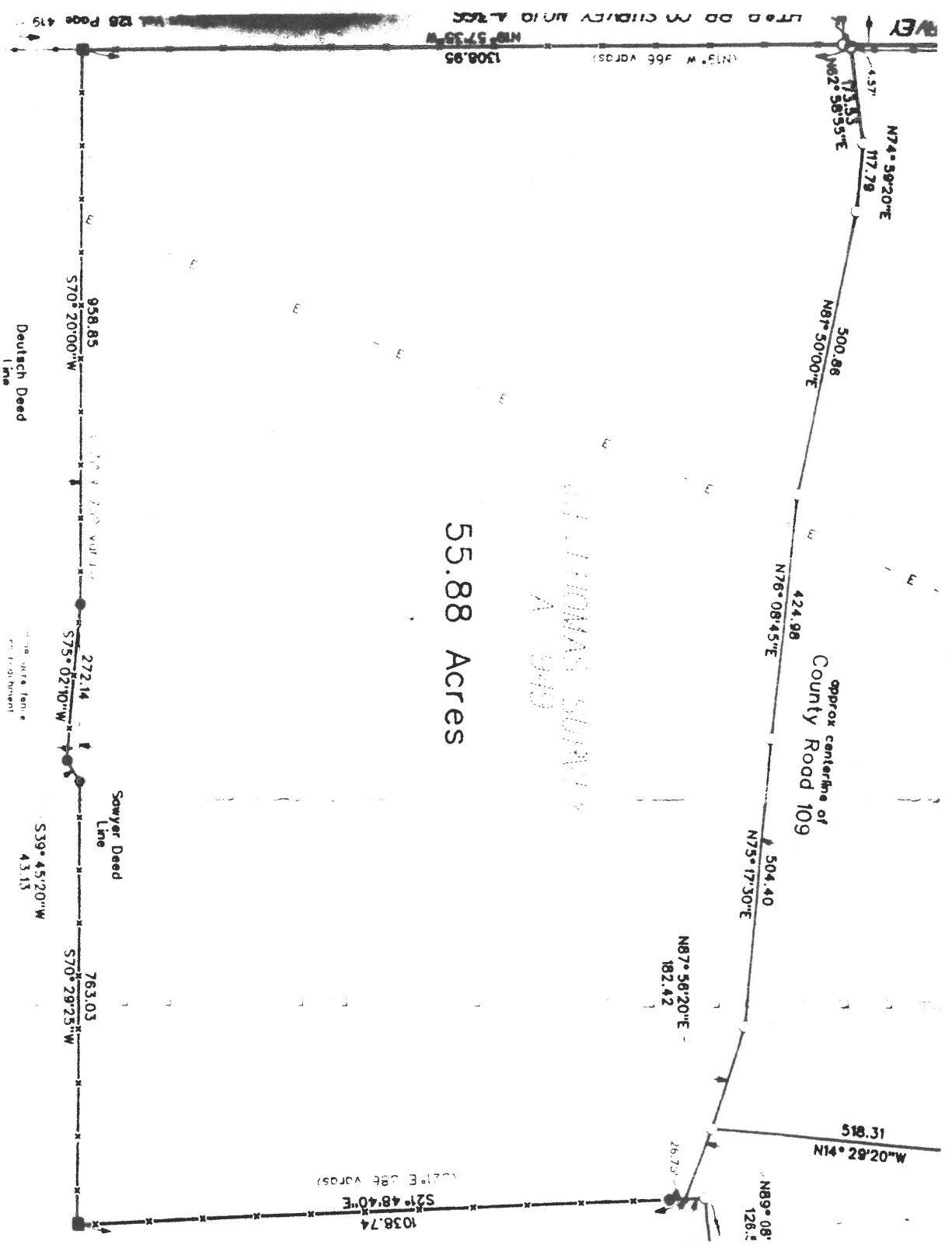
South 39° 45' 20" West, 43.13 feet to a 1/2 inch iron pin found;

South 75° 02' 10" West, 272.14 feet to a 1/2 inch iron pin found;

South 70° 20' 00" West, 958.85 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 30, 1999, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

  
Paul W. Maples, RPLS





55.88 Acres

THOMAS SURVEY  
A 940

Approx centerline of  
County Road 109

Deutch Deed  
Line

Sawyer Deed  
Line

1986  
1987