

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax

LEGAL DESCRIPTION OF A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS.

Being 60.00 acres of the L.S. Walters League Survey, Abst. No. 653 in Williamson County, Texas, and being part of a 44 acre tract of land described as 2nd Tract, part of an 80 acre tract of land described as 3rd Tract, and part of a 152 acre tract of land described as 4th Tract in a deed from Delia W. Hollingsworth, et al, to Marvin Andres, et ux, dated February 10, 1959, as recorded in Vol. 428, Page 396 of the Official Public Records of Williamson County, Texas; said 60.00 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner for the southeast corner of said 4th Tract, the southwest corner of said 3rd Tract, the northwest corner of said 2nd Tract, and the northeast corner of a 2.00 acre tract of land described in a deed to Toy L. Burson, recorded as Doc. No. 2002053843 of said official public records;

THENCE South 69° 58' 53" West, with the south line of said 4th Tract, with the north line of said 2.00 acre tract, and along the general course of a fence, 300.10 feet to a 1/2 inch iron pin found for the northwest corner of said 2.00 acre tract, being on the north line of a 39.64 acre tract of land described in a deed to David Burson, recorded as Doc. No. 2001095126 of said official public records;

THENCE South 69° 58' 19" West, with the south line of said 4th Tract, with the north line of said 39.64 acre tract, and along the general course of a fence, 51.67 feet to a 1/2 inch iron pin set;

THENCE North 20° 11' 32" West, 1360.10 feet to a 1/2 inch iron pin set on the north line of said 4th Tract and the south line of a 57.95 acre tract of land described in a deed to Margie Ruth Ischy, recorded as Doc. No. 2004063401 of said official public records;

THENCE North 69° 47' 58" East, with the north line of said 4th Tract, with the south line of said 57.95 acre tract and along the general course of a fence, 299.22 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of said 57.95 acre tract and the northernmost southwest corner of said 3rd Tract;

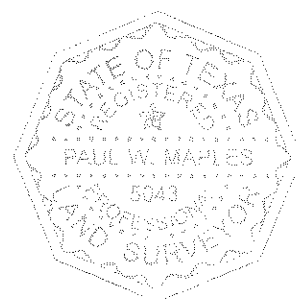
THENCE North 20° 12' 57" West, with the west line of said 3rd Tract, with the east line of said 57.95 acre tract, and along the general course of a fence, 660.12 feet to a 1/2 inch iron pin set;

THENCE 1611.77 feet counterclockwise along the arc of a circular curve with a radius of 3175.00 feet (long chord = South 55° 42' 35" East, 1594.52 feet) to a 1/2 inch iron pin set;

THENCE North 19° 44' 53" East, 50.00 feet to a 1/2 inch iron pin set;

THENCE 742.40 feet counterclockwise along the arc of a circular curve with a radius 3125.00 feet (long chord = South 77° 03' 31" East, 740.66 feet) to a 1/2 inch iron pin found on the west line of a 5 acre tract described as a Save and Except tract in said Andres deed, and being on the west line of a 32.84 acre tract of land described as Tract Two in a deed to Howard B. Pierce, et al, recorded as Doc. No. 2002017745 of said official public records, and being further described in Vol. 804, Page 248 of said official public records;

THENCE South 19° 59' 49" East, with the west line of said 32.84 acre tract and along the general course of a fence, 222.93 feet to a 1/2 inch iron pin found at a fence corner for the southwest corner of said 32.84 acre tract;



THENCE South 20° 12' 37" East, 569.74 feet to a 1/2 inch iron pin set;

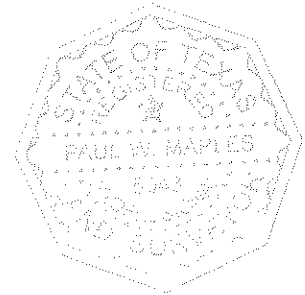
THENCE South 68° 49' 01" West, 1524.86 feet to a 1/2 inch iron pin found on the west line of said 2nd Tract for a corner on the east line of said 39.64 acre tract;

THENCE North 20° 10' 11" West, with the west line of said 2nd Tract, with the east line of said 39.64 acre tract, and along the general course of a fence, 172.02 feet to a 1/2 inch iron pin found for the southeast corner of said 2.00 acre tract;

THENCE North 20° 19' 39" West, with the west line of said 2nd Tract, with the east line of said 2.00 acre tract, and along the general course of a fence, 290.04 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 10, 2010, 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

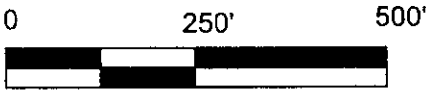
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550
Tel (512) 556-2078
Fax (512) 556-0500

Howard B. Pierce, et ux
(61.52 acres)
Vol. 910 Page 715

Margie Ruth Ischy
(57.95 acres)
Doc. No. 2004063401



LEGEND	
○	1/2" Iron Pin Set
●	1/2" Iron Pin Found
-x-	Wire Fence
()	Record Call



Geodetic bearings derived from GPS observations.

Improvements are not shown and an easement search was not performed.

Marvin Andres, et ux
(Third Tract - 80 acres)
Vol. 428 Page 396

N69°47'58"E
299.22'

S55°42'35"E
LC=1594.52'
R=3175.00'
A=1611.77'
T=823.65'
D=29°05'09"

Marvin Andres, et ux
(Fourth Tract - 152 acres)
Vol. 428 Page 396

N20°11'32"W 1360.10'

Tract line

60.00 Acres

Marvin Andres, et ux
(Third Tract - 80 acres)
Vol. 428 Page 396

LINE	BEARING	HORIZ DIST
L1	S69°58'19"W	51.67'
L2	N19°44'53"E	50.00'
L3	N20°10'11"W	172.02'
L4	N20°19'39"W	290.04'

S77°03'31"E
LC=740.66'
R=3125.00'
A=742.40'
T=372.96'
D=13°36'42"

Howard B. Pierce, et al
(Tract Two - 32.84 acres)
Doc. No. 2002017745
Vol. 804 Page 248

S19°59'49"E
222.93'

L1 S69°58'53"W
300.10'

Toy L. Burson
(2.00 acres)
Doc. No. 2002053843

David Burson
(39.64 acres)
Doc. No. 2001095126

Marvin Andres, et ux
(Second Tract - 44 acres)
Vol. 428 Page 396

S20°12'37"E 569.74'

S68°49'01"W 1524.86'

PLAT OF A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS.

Being 60.00 acres of the L.S. Walters League Survey, Abst. No. 653 in Williamson County, Texas, and being part of a 44 acre tract of land described as 2nd Tract, part of an 80 acre tract of land described as 3rd Tract, and part of a 152 acre tract of land described as 4th Tract in a deed from Delia W. Hollingsworth, et al, to Marvin Andres, et ux, dated February 10, 1959, as recorded in Vol. 428, Page 396 of the Official Public Records of Williamson County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on September 10, 2010.

Paul W. Maples, RPLS
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Job No. 100901

