

PLAT SHOWING THE LOCATION OF IMPROVEMENTS ON FOUR TRACTS OF LAND IN LAMPASAS COUNTY, TEXAS.

Being 10.00 acres comprised of 5.00 acres of the William Gray Survey, Abst. No. 229 in Lampasas County, Texas, being part of Lot 4 of Kempner Oaks, Unit One, a subdivision recorded in Plat Cabinet 1, Slide 213 of the Plat Records of Lampasas County, Texas, and being the same tract of land described in a deed from Lisa Egbert to Phillip Egbert, dated October 12, 2009, as recorded in Vol. 456, Page 514 of the Deed Records of Lampasas County, Texas; and 5.00 acres of the Augustus Cholwell Survey, Abst. No. 133, and being part of a 15.80 acre tract of land described in a contract of sale and purchase between Phillip Sheridan Egbert and the Texas Veterans Land Board, as recorded in Vol. 329, Page 523 of said deed records.

Being 10.85 acres of the Augustus Cholwell Survey, Abst. No. 133, and being part of a 15.80 acre tract of land described in a contract of sale and purchase between Phillip Sheridan Egbert and the Texas Veterans Land Board, as recorded in Vol. 329, Page 523 of the Deed Records of Lampasas County, Texas, and being part of a 15.19 acre tract of land described in a deed from Lisa Gayle Egbert to Phillip Sheridan Egbert, dated October 13, 2009, as recorded in Vol. 456, Page 507 of said deed records.

Being 15.14 acres of the Augustus Cholwell Survey, Abst. No. 133, and being part of a 15.19 acre tract of land described in a deed from Lisa Gayle Egbert to Phillip Sheridan Egbert, dated October 13, 2009, as recorded in Vol. 456, Page 507 of the Deed Records of Lampasas County, Texas.

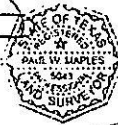
Being 6.84 acres of the William Gray Survey, Abst. No. 229 in Lampasas County, Texas, being part of Lot 1 of Kempner Oaks, Unit One, a subdivision recorded in Plat Cabinet 1, Slide 213 of the Plat Records of Lampasas County, Texas, and being the same tract of land described in a deed from Gerald J. Weber, Jr., et ux, to Phillip Sheridan Egbert, dated July 29, 2014, as recorded in Vol. 499, Page 748 of the Deed Records of Lampasas County, Texas.

Legal descriptions of even survey date herewith of the tracts shown herein accompany this plat.

Surveyed on the ground on October 3, 2019.

This survey complies with the Professional and Technical Standards (Sections 663.13 - 663.21) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Land Surveying.

Paul W. Maples, RPLS
62019 All rights reserved
Job No. 190907



Aubrey L. Gaddy, et al
(Tract One - Exhibit A - 11.53 acres)
Vol. 343 Page 816

Philip Sheridan Egbert
(Exhibit A - 15.80 acres)
Vol. 329 Page 523

10.00 Acres

Philip Egbert
(Exhibit A - 5.00 acres)
Vol. 456 Page 514

Dryan E. Moore, et ux
(Exhibit B - 1.00 acres)
Vol. 339 Page 869

Dryan E. Moore, et ux
(Tract 4 S&E 1.00 acres)
Vol. 393 Page 378

Kempner Oaks
Unit One
Plat Cab 1, Slide 213

10.85 Acres

Philip Sheridan Egbert
(Exhibit A - 15.80 acres)
Vol. 329 Page 523

15.14 Acres

Philip Sheridan Egbert
(Exhibit A - 15.19 acres)
Vol. 456 Page 507

6.84 Acres

Philip Sheridan Egbert
(Exhibit A - 6.84 acres)
Vol. 409 Page 748

Larry Wayne Hughes, et ux
(Exhibit A - 24.2 acres)
Vol. 350 Page 815

Larry J. Harrod, et ux
(Tract #1 - 10.00 acres)
Vol. 399 Page 885
Vol. 121 Page 1

Gerald John Weber, Jr.
(Tract 1 - S&E 6.84 acres)
Vol. 510 Page 380

DocuSigned by:

KELLY TURNER

850ADD11AEF940A...

DocuSigned by:

RW

850ADD11AEF940A...

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found
- ⊙ 1" Pipe Found
- ⊕ 3.5" Pipe Post
- ⊖ 3" Pipe Post
- ⊗ 2.5" Pipe Post
- Wire Fence
- Wood Fence
- Overhead Electric
- Power Pole
- A/C Unit
- Water Meter
- Septic
- ◇ Windmill
- Distance and direction from force to dead line
- () Record Calls

LINE	BEARING	HORIZ DIST
L1	N11°43'43"E	47.53'
L2	S3°49'48"W	40.90'
L3	N19°37'19"W	79.74'
L4	S53°34'27"W	101.74'
L5	N24°49'38"W	129.81'
L6	S77°23'19"W	200.75'
L7	S79°01'05"W	81.38'
L8	N19°35'01"W	156.86'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L1	N11°43'43"E	47.53'
L2	S3°49'48"W	40.90'
L3	N19°37'19"W	79.74'
L4	S53°34'27"W	101.74'
L5	N24°49'38"W	129.81'
L6	S77°23'19"W	200.75'
L7	S79°01'05"W	81.38'
L8	N19°35'01"W	156.86'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L9	S31°18'05"W	48.92'
L10	N19°42'27"W	388.04'

LINE	BEARING	HORIZ DIST
L		

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 6.84 acres of the William Gray Survey, Abst. No. 229 in Lampasas County, Texas, being part of Lot 1 of Kempner Oaks, Unit One, a subdivision recorded in Plat Cabinet 1, Slide 213 of the Plat Records of Lampasas County, Texas, and being the same tract of land described in a deed from Gerald J. Weber, Jr., et ux, to Phillip Sheridan Egbert, dated July 29, 2014, as recorded in Vol. 499, Page 748 of the Deed Records of Lampasas County, Texas; said 6.84 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found on the west line of County Road 3300 for the northeast corner of said Lot 1 and the southeast corner of Lot 2 of said subdivision;

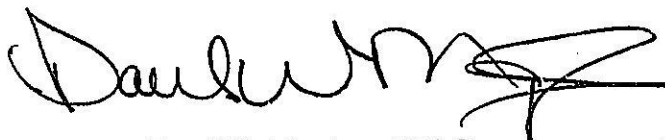
THENCE South 03° 09' 32" West, with the west line of said County Road 3300, with the east line of said Lot 1 and said 6.84 acre tract, and along the general course of a fence, 474.12 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found for the southeast corner of said 6.84 acre tract;

THENCE South 85° 21' 38" West, with the south line of said 6.84 acre tract, 585.13 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found on the west line of said Lot 1 and the east line of a 10.00 acre tract of land described in a deed to Larry J. Herrod, et ux, as recorded in Vol. 399, Page 865 of said deed records, and being further described in Vol. 121, Page 1 of said deed records;

THENCE North 19° 35' 01" West, with the west line of said Lot 1, with the east line of said 10.00 acre tract, and along the general course of a fence, 156.86 feet to a one inch pipe found at a fence corner for the northeast corner of said 10.00 acre tract and the southeast corner of a 15.19 acre tract of land described in to Phillip Sheridan Egbert, as recorded in Vol. 456, Page 507 of the Deed Records of Lampasas County, Texas;

THENCE North 19° 49' 05" West, with the west line of said Lot 1, with the east line of said 15.19 acre tract, and along the general course of a fence, 271.48 feet to a 1/2 inch iron pin found for the southwest corner of said Lot 2 and the northwest corner of said Lot 1 and said 6.84 acre tract;

THENCE North 81° 08' 20" East, with the north line of said Lot 1 and said 6.84 acre tract, with the south line of said Lot 2, and along the general course of a fence, 763.07 feet to the PLACE OF BEGINNING, as surveyed on the ground on October 3, 2019, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
©2019 All rights reserved.

