

**208.95 ACRES**

BEING 208.95 acres of land approximately 157.03 acres being out of the Lewis Hayes Survey, Abstract No. 297, approximately 41.61 acres being out of the John Elkins Survey, Abstract No. 182, approximately 1.37 acres being out of the W.G. Dunn Survey, Abstract No. 1593, approximately 7.54 acres being out of the Annie McDow Survey, Abstract No. 1519 and approximately 1.40 acres being out of the Mary A. McDow Survey, Abstract No. 1520, Lampasas County, Texas, and being that tract described as Tract Two in a Partition Deed for the benefit of Jimmie Jean Ryan dated February 23, 1984 and recorded in Volume 233, Page 419 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 4" pipe fence corner post found in the west line of that tract described in a Warranty Deed with Vendor's Lien to Gerald A. Click, et ux, dated June 12, 2006 and recorded in Volume 442, Page 406 of said deed records for the northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Marvin Lee Deviney, III, et ux, dated August 15, 2017 and recorded in Volume 534, Page 1 of said deed records and being the southeast corner of said Ryan tract and this tract;

THENCE: with the north line of said Deviney tract and the south line of said Ryan tract the following courses and distances:

1. S 70° 07' 10" W 1099.69 feet to a mag nail w/shiner inscribed "CCC 4835" found in a fence post,
2. S 53° 34' 10" W 1557.85 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
3. S 19° 06' 19" E 154.69 feet to a 1/2" iron pin with no cap found,
4. S 69° 08' 13" W 3059.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the east line of that tract described in a Warranty Deed with Vendor's Lien to James W. Spivey dated May 8, 2006 and recorded in Volume 421, Page 104 of said deed records for the northwest corner of said Deviney tract and being the southwest corner of said Ryan tract and this tract;

THENCE: with the east line of said Spivey tract the following courses and distances:

1. N 20° 27' 09" W 500.04 feet to a 1/2" iron pin with no cap found,
2. N 19° 56' 30" W 1296.40 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at a fence corner for the southwest corner of that tract described in a General Warranty Deed to Michael M. Murphy and Ruby N. Murray, Co-Trustees dated July 14, 2015 and recorded in Volume 509, Page 605 of said deed records and being the northwest corner of said Ryan tract and this tract;

THENCE: with the south line of said Murray tract and the north line of said Ryan tract the following courses and distances:

1. N 68° 23' 59" E 2985.55 feet to a 1/2" iron pin with no cap found at a pipe fence post,
2. N 63° 29' 58" E 1427.93 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at a fence corner,
3. N 05° 19' 17" W 213.89 feet to a 1/2" iron pin with no cap found at a fence post for the most northerly northeast corner of said Ryan tract and this tract;

**208.95 ACRES (continued)**

THENCE: with the east line of said Ryan tract the following courses and distances:

1. S 72° 33' 59" E 140.73 feet to a 1/2" iron pin with a yellow plastic cap (illegible inscription) found at a pipe fence post,
2. S 77° 25' 13" E 200.65 feet to a 1/2" iron pin with a yellow plastic cap (illegible inscription) found at a pipe fence post,
3. N 18° 39' 14" E 77.12 feet to a 1/2" iron pin with no cap found at a pipe fence post,
4. S 70° 20' 13" E 553.49 feet to a 1/2" iron pin with no cap found,
5. S 09° 47' 04" W 85.96 feet to a 1/2" iron pin with no cap found at a 6" pipe fence post,
6. S 56° 38' 24" E 839.89 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
7. S 18° 02' 14" E 374.30 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



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Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

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