

35.00 ACRES

BEING 35.00 acres of land out of the James Nichols Survey, Abstract No. 521, Lampasas County, Texas, and being a part of that tract called 388.205 acres in a General Warranty Deed to J. Carlton Preston dated January 7, 2005 and recorded in Volume 404, Page 734 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin with no cap found in the north margin of County Road 1255 for the southeast corner of said Carlton tract and this tract;

THENCE: with the north margin of County Road 1255 the following courses and distances:

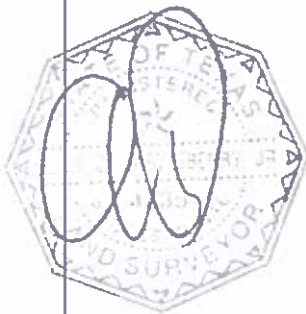
1. S 70°27'37" W 762.59 feet to a 12" cedar post found,
2. S 69°05'58" W 577.47 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the southwest corner of this tract;

THENCE: N 20°54'02" W 1134.38 feet into said Carlton tract to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the northwest corner of this tract;

THENCE: N 69°37'15" E 1350.38 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said Carlton tract and being the northeast corner of this tract;

THENCE: S 20°22'27" E 1140.25 feet with the west line of said Carlton tract to the Point of Beginning.

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



July 16, 2021

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

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

35.00 ACRES OUT OF THE JAMES NICHOLS SURVEY,
ABSTRACT NO 521, LAMPASAS COUNTY, TEXAS.

JOB No.: 210908
DRAWN: CCC
F.C.: DOB/DB/MB
PAGE 1 OF 2

(FIELD NOTES ATTACHED)



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

REMAINDER OF
CALLED 388.205 ACRES
J PRESTON CARLTON
GENERAL WARRANTY DEED
JANUARY 7, 2008
404/734 D.R.L.C.

(NO RECORD)
N 69°37'15" E
1350.38'

JACK CHAPMAN ET UX
JUNE 13, 1880
188/528 D.R.L.C.
(S 18°56'25" E 5713.08' (OVERALL))
S 20°22'27" E
1140.25'

35.00 ACRES

PART OF
CALLED 388.205 ACRES
J PRESTON CARLTON
GENERAL WARRANTY DEED
JANUARY 7, 2008
404/734 D.R.L.C.

REMAINDER OF
CALLED 388.205 ACRES
J PRESTON CARLTON
GENERAL WARRANTY DEED
JANUARY 7, 2008
404/734 D.R.L.C.
N 20°54'02" W
1134.35'
(NO RECORD)

P.O.B.
5/8" - NO DIP

782.59'
S 70°27'37" W
(S 71°54'23" W 763.01')

12" CEDAR
FENCE POST

577.47'
S 69°05'58" W
(S 70°31'46" W 3564.04')

COUNTY ROAD 1255

LEGEND

- O 1/2" IRON PIN SET
- W/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (As Noted)
- FENCE POST
- WIRE FENCE
- UTILITY POLE
- OVERHEAD UTILITIES
- RECORD DATA
- D.R.L.C.
- P.O.B. POINT OF BEGINNING

FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A FINAL SURVEY
CLYDE C. CASTLEBERRY, JR.
RPLS NO. 4835
7/22/2021

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #480888 0200 D DATED JANUARY 2, 1981;
HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS
BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY
SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE
FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMPASAS
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE
PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED
TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO
DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR
ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY
EXCEPT AS SHOWN HEREON.



TRIPLE C SURVEYING Co.

P.O. Box 544 - Lampasas, Texas 76550

(512) 845-5440

email: admin@triplecsurveying.com

www.triplecsurveying.com Firm No. 10193916

Witness my hand and seal
this the 19th day of
July, 2021

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CLYDE C. CASTLEBERRY, JR. ASSURED NO LIABILITY FROM THE USE OF AN UNREPRODUCIBLE COPY.