

**BEING 7.862 ACRE ACCESS EASEMENT SITUATED IN THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 AND THE JOHN NORMAN SURVEY NO. 613, ABSTRACT NO. 522 LAMPASAS COUNTY, TEXAS, BEING OUT OF A CALLED 203.22 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO IAN B. FINGER AND NICOLE L. FINGER, TRUSTEES OF THE FINGER FAMILY TRUST, RECORDED IN DOCUMENT NO. 204739 THE OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 7.862 ACRE ACCESS EASEMENT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a Texas Department of Transportation brass disc monument found along the northerly right-of-way line of U.S. Highway No. 190, at the southwesterly corner of a remainder of a called 120.00 acre tract described in a document to CJWK Investments, LLC, recorded in Volume 528, Page 541 of the Official Public Records of Lampasas County, Texas, at the northwesterly corner of a called 0.1837 of an acre tract described in a document to the State of Texas, recorded in Volume 598, Page 133 of the Official Public Records of Lampasas County, Texas, at the northeasterly corner of a called 0.9041 of an acre tract described in a document to the State of Texas, recorded in Volume 598, Page 1 of the Official Public Records of Lampasas County, Texas, and at the most southerly southeast corner of said Finger tract,

**THENCE** along the northerly right-of-way line of said U.S. Highway No. 190, the northerly line of said 0.9041 of an acre tract, and the southerly line of said Finger tract, the following two (2) courses and distances:

- 1) North 81°14'52" West, a distance of 489.16' to a Texas Department of Transportation brass disc monument found;
- 2) North 85°31'27" West, a distance of 155.38' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the southeast corner and True **POINT OF BEGINNING** hereof, and having a northing of 10,413,294.39 US Ft, and an easting of 2,881,013.80 US Ft. of the Texas Coordinate System, Central Zone, Grid;

**THENCE** along the northerly right-of-way line of said U.S. Highway No. 190, the northerly line of said 0.9041 of an acre tract, the southerly line of said Finger tract, and hereof, the following two (2) courses and distances:

- 1) North 85°31'27" West, a distance of 45.09' to a calculated point, WHENCE a 3" iron fence post bears North 03°05'13" East, a distance of 0.48' for reference;
- 2) North 81°14'48" West, a distance of 15.12' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the southwest corner hereof;

**THENCE** over and across said Finger Tract, the following twenty (20) courses and distances:

- 1) North 10°00'28" East, a distance of 219.38' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;
- 2) Along said curve to the left having a radius of 100.00', an arc length of 21.50', a chord bearing of North 03°50'57" East, and a chord length of 21.46' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 3) North 02°18'33" West, a distance of 451.68' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;
- 4) Along said curve to the left having a radius of 25.00', an arc length of 39.27', a chord bearing of North 47°18'33" West, and a chord length of 35.36' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 5) South 87°41'27" West, a distance of 529.45' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the right;
- 6) Along said curve to the right having a radius of 85.00', an arc length of 133.52', a chord bearing of North 47°18'33" West, and a chord length of 120.21' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 7) North 02°18'33" West, a distance of 1260.72' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;
- 8) Along said curve to the left having a radius of 25.00', an arc length of 21.68', a chord bearing of North 27°08'57" West, and a chord length of 21.00' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve with a reverse curve to the right;
- 9) Along said curve to the right having a radius of 60.00', an arc length of 292.54', a chord bearing of North 87°41'27" East, and a chord length of 77.65' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a reverse curve to the left;
- 10) Along said curve to the left having a radius of 25.00', an arc length of 21.68', a chord bearing of South 22°31'51" West, and a chord length of 21.00' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 11) South 02°18'33" East, a distance of 1260.72' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;
- 12) Along said curve to the left having a radius of 25.00', an arc length of 39.27', a chord bearing of South 47°18'33" East, and a chord length of 35.36' to a point for corner;
- 13) North 87°41'27" East, a distance of 529.45' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;

- 14) Along said curve to the left having a radius of 25.00', an arc length of 39.27', a chord bearing of North 42°41'27" East, and a chord length of 35.36' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 15) North 02°18'33" West, a distance of 1219.28' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the right;
- 16) Along said curve to the right having a radius of 85.00', an arc length of 133.52', a chord bearing of North 42°41'27" East, and a chord length of 120.21' to a 1/2" iron pin set with plastic cap stamped "CUPLIN".
- 17) North 87°41'27" East, a distance of 466.72' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;
- 18) Along said curve to the left having a radius of 25.00', an arc length of 39.37', a chord bearing of North 42°34'51" East, and a chord length of 35.42' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 19) North 02°31'45" West, a distance of 661.68' to a 1/2" iron pin set with plastic cap stamped "CUPLIN"
- 20) South 88°01'15" West, a distance of 8.85' to a 1/2" iron pin found at the southwesterly corner of a called 61.56 acre tract described in a document to D'Ann L. Krause and Clint D. Krause, recorded in Document No. 198662 of the Official Public Records of Lampasas County, Texas, and along the west line of said Finger tract;

**THENCE** along the east line of said of said Krause Tract and a west line of said Finger tract, the following three (3) courses and distances:

- 1) North 01°04'42" West, a distance of 48.14' to a 1/2" iron pin found;
- 2) North 87°48'05" East, a distance of 59.40' to a 1/2" iron pin found;
- 3) North 07°16'47" East, a distance of 21.93' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the right;

**THENCE** over and across said finger tract, along said curve to the right having a radius of 60.00', an arc length of 272.67', a chord bearing of South 42°32'15" East, and a chord length of 91.68' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" along the north line of said remainder of a called 120.00 acre tract, a south line of said Finger tract;

**THENCE** along the north and west line of said remainder of a called 120.00 acre tract and the south and east line of said Finger tract, the following two (2) courses and distances;

- 1) South 87°39'05" West, a distance of 54.44' to a 1/2" iron pin found;
- 2) South 02°31'12" East, a distance of 746.43' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";

**THENCE** over and across said Finger tract, the following five (5) courses and distances:

- 1) South 87°41'27" West, a distance of 551.93' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the left;
- 2) Along said curve to the left having a radius of 25.00', an arc length of 39.27', a chord bearing of South 42°41'27" West, and a chord length of 35.36' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 3) South 02°18'33" East, a distance of 1780.96' to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at the Point of Curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 160.00', an arc length of 34.40', a chord bearing of South 03°50'57" West, and a chord length of 34.33' to a 1/2" iron pin set with plastic cap stamped "CUPLIN";
- 5) South 10°00'28" West, a distance of 214.70' to the **POINT OF BEGINNING** and calculated to contain 7.862 acres, more or less.

**NOTE:**

*A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.*

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©.



**Dated: 02/05/2025**

Lee P. Fox, Registered Professional Land Surveyor No. 7125

