

Valley View Ranch Deed Restrictions

This Deed Restriction prepared for Valley View Ranch (formerly known as 5060 West highway 190 Lometa Texas 76853 +-203 acres and described in "Exhibit A") voids and replaces the previously deed restrictions recorded in instrument number 205628 of the Official Records of Lampasas County, Texas. THIS DECLARATION OF RESTRICTIVE COVENANTS made this 25 day of April, 2025, for Finger Family Trust, RESTRICTIVE COVENANTS for WHEREAS, the New Owners assure that the Property shall be developed in accordance with representations NOW THEREFORE, the New Owners voluntarily covenant and agree that the Property shall be subject to restrictions as follows:

1. Site built homes allowed-either pier and beam or concrete slab maximum construction time 18 months
2. Bardominium Homes allowed-maximum construction time 18 months
3. Mobile Homes not older than 5 years old from the date of install on the lot and fully skirted at all times
4. No lot to be subdivided or divided. Developer retains the right to subdivide if deemed necessary by developer for any reason
5. All homes must be setback a minimum of 50 feet from side, front, and rear lot lines. All homes must also be setback 50' from access easement lines described in Exhibit B.
6. Maximum of two homes allowed on each lot
7. All landowners are required to keep lots clean of unsightly garbage, trash, broke down cars, and rubbish of any kind.
8. Shops, storage buildings and barns are allowed and do not count towards the 2 home maximum.
9. No permanent residence allowed to be an RV or fifth wheel, however temporary residence is allowed for up to 18 months while building a permanent residence.
10. Rv's, boats and trailers allowed to be stored on lots as long as they are 50' from any lot line and 50' from access easement described in Exhibit B and do not exceed 6 total
11. No commercial use on ROW street
12. All lots to be subject to splitting maintenance cost of road/gate annually.
13. All lots agree to keep the 60' access easement described in Exhibit B free from fencing and allow vehicular access to other owners and their guest.
14. No garbage trucks allowed within the subdivision on a re-occurring basis to minimize damage to Road. All garbage cans to be serviced from hwy 190 entrance.

15. All hunting with a firearm must be from an elevated stand at least 6' high at the base for safety to other owners and at least 50' all from property lines.

16. All shooting must be done in a safe manner away from others Houses. Must shoot into a dirt berm minimum of 8' tall and 15' wide

17. All owners agree to let cattle owned by lessee to freely graze the property to maintain Ag exemption. If an owner fences their property then it is responsibility of the owner to maintain ag exemption. Lessee may have to perform fence repair to keep cattle in from time to time.

18. Speed Limit on road is 20 mph

19. Mailbox cluster to be located at the front of neighborhood

20. No pigs may be kept on any lot accept for school ag projects or personal consumption.

This voluntary Declaration shall remain in full force and effect and shall be binding upon the Owners of the Property, their successors in interest and assigns for an initial period of thirty (30) years from the date this instrument is recorded in the public records, and shall be automatically extended for successive periods of ten (10) years, unless modified, amended or released by majority owners.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 25 Day of April

2025.

Declarant: Finger Family Trust

By: Ian Finger, Trustee



Attached Exhibits:

Exhibit A – Description of Valley View Ranch Property Limits

Exhibit B – Description of 60' access easement

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Solano

On April 25, 2025

Date

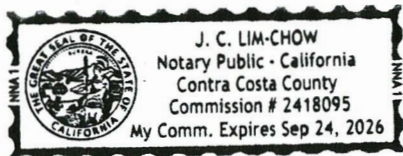
before me, J. C. Lim-Chow, Notary Public

Here Insert Name and Title of the Officer

personally appeared Ian Finger

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Valley View Ranch Deed Restrictions

Document Date: 4/25/2025

Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ian Finger

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☒ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

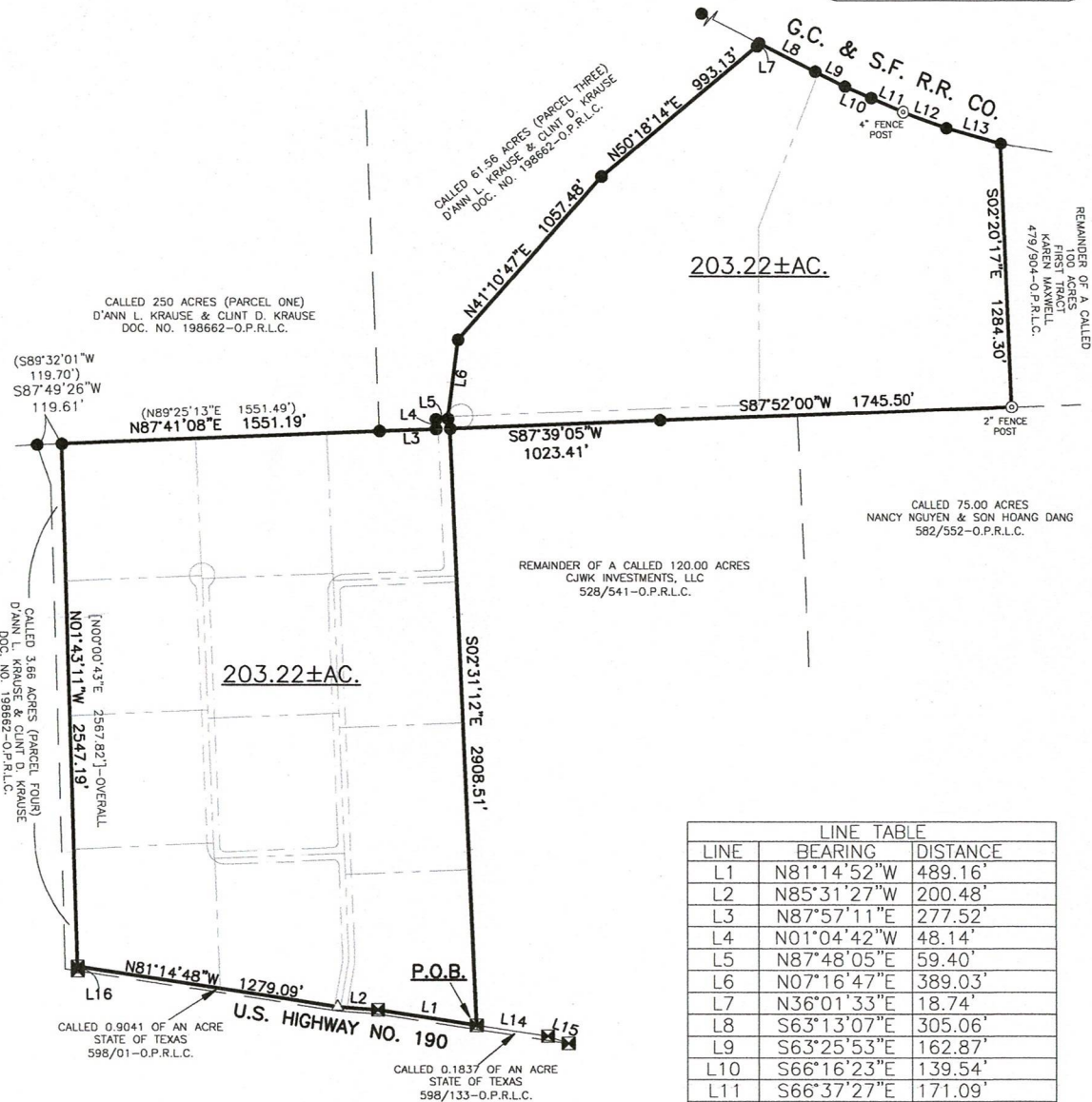
Exhibit A

Description of Valley View Ranch Property Limits



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FENCE POST
- △ CALC. POINT
- ⊠ TXDOT R.O.W. MONUMENT FND.
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- [] RECORD INFO/ADJOINER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°14'52"W	489.16'
L2	N85°31'27"W	200.48'
L3	N87°57'11"E	277.52'
L4	N01°04'42"W	48.14'
L5	N87°48'05"E	59.40'
L6	N07°16'47"E	389.03'
L7	N36°01'33"E	18.74'
L8	S63°13'07"E	305.06'
L9	S63°25'53"E	162.87'
L10	S66°16'23"E	139.54'
L11	S66°37'27"E	171.09'
L12	S70°45'12"E	240.38'
L13	S74°35'37"E	284.54'
L14	S81°14'21"E	349.92'
[L14]	S81°14'48"E	350.00'
L15	S70°19'35"E	105.87'
[L15]	S70°21'34"E	105.89'
L16	S02°03'29"E	20.50'

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990100B, EFFECTIVE 01/02/1991.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) ALL DISTANCES SHOWN HEREON ARE GRID VALUES, TO OBTAIN SURFACE VALUES APPLY A SCALE FACTOR OF 1.000177070.
- 4) BEARINGS AND DISTANCES MATCH THOSE OF RECORD DEED INST. NO. 204739-O.P.R.L.C.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 203.22 ACRES 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 ALL 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 INSTRUMENT NO. 204739 OF THE OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 203.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

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. ©.

Lee P. Fox
LEE P. FOX, R.P.L.S. NO. 7125

DATED 02/05/2025



1 OF 3
SHEET

PROJ NO. 241218
PREPARED FOR: IAN & NICOLE FINGER
TECH: LEE P. FOX
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 12/18/2024
COPYRIGHT 2025 PROFESSIONAL FIRM NO: 10128900

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MARBLE FALLS, TX. 78654
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SCALE 1" = 700'
0 350 700

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

BEING 203.22 ACRES 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 ALL 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 INSTRUMENT NO. 204739 OF THE OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 203.22 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 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 hereof, **WHENCE** a Texas Department of Transportation brass disc found bears South 81°14'21" East, a distance of 349.92' for reference;

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 hereof, the following three (3) 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 200.48' to a calculated point, **WHENCE** a 3" iron fence post bears North 03°05'13" East, a distance of 0.48' for reference;
- 3) North 81°14'48" West, a distance of 1279.09' to a Texas Department of Transportation brass disc monument found along the easterly line of a called 3.66 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, at the northwesterly corner of said 0.9041 of an acre tract, and at the most southerly southwest corner hereof;

THENCE North 01°43'11" West, along the easterly line of said 3.66 acre tract and the westerly line hereof, a distance of 2547.19' to a 1/2" iron pin found along the southerly line of a called 250 acre tract described in said document to D'Ann L. Krause and Clint D. Krause, at the northeasterly corner of said 3.66 acre tract, and the most westerly northwest corner hereof;

THENCE North 87°41'08" East, along the southerly line of said 250 acre tract and a northwesterly line hereof, a distance of 1551.19' to a 1/2" iron pin found at the southeasterly corner of said 250 acre tract, the southwesterly corner of a called 61.56 acre tract described in said document to D'Ann L. Krause and Clint D. Krause, and at a northerly angle point hereof;

THENCE along the southerly and easterly lines of said 61.56 acre tract and the northwesterly outbounds hereof, the following seven (7) courses and distances:

- 1) North 87°57'11" East, a distance of 277.52' to a 1/2" iron pin found;
- 2) North 01°04'42" West, a distance of 48.14' to a 1/2" iron pin found;
- 3) North 87°48'05" East, a distance of 59.40' to a 1/2" iron pin found;
- 4) North 07°16'47" East, a distance of 389.03' to a 1/2" iron pin found;
- 5) North 41°10'47" East, a distance of 1057.48' to a 1/2" iron pin found;
- 6) North 50°18'14" East, a distance of 993.13' to a 1/2" iron pin found;
- 7) North 36°01'33" East, a distance of 18.74' to a 1/2" iron pin found along the southerly line of the G.C. & S.F. Rail Road Co. right-of-way, at the northeasterly corner of said 61.56 acre tract, and at the most northerly northwest corner hereof;

THENCE along the said southerly line of the G.C. & S.F. Rail Road Co. right-of-way and the most northerly line hereof, the following six (6) courses and distances:

- 1) South 63°13'07" East, a distance of 305.06' to a 1/2" iron pin found;
- 2) South 63°25'53" East, a distance of 162.87' to a 1/2" iron pin found;
- 3) South 66°16'23" East, a distance of 139.54' to a 1/2" iron pin found;
- 4) South 66°37'27" East, a distance of 171.09' to a 4" iron pipe fence post;
- 5) South 70°45'12" East, a distance of 240.38' to a 1/2" iron pin found;

- 6) South $74^{\circ}35'37''$ East, a distance of 284.54' to a 1/2" iron pin found at a northwesterly corner of a remainder of a called 100 acre tract described in a document to Karen Maxwell, recorded in Volume 479, Page 904 of the Official Public Records of Lampasas County, Texas, and at the northeasterly corner hereof;

THENCE South $02^{\circ}20'17''$ East, along the westerly line of said Maxwell tract and an easterly line hereof, a distance of 1284.30' to a 2" iron pipe fence post along the northerly line of a called 75.00 acre tract described in a document to Nancy Nguyen and Son Hoang Dang, recorded in Volume 582, Page 552 of the Official Public Records of Lampasas County, Texas, at the southwesterly corner of said Maxwell tract, and the most easterly southeast corner hereof;

THENCE along the northerly line of said 75.00 acre tract and then the northerly line of said remainder of a 120.00 acre tract, and a southeasterly line hereof, the following two (2) courses and distances:

- 1) South $87^{\circ}52'00''$ West, a distance of 1745.50' to a 1/2" iron pin found;
- 2) South $87^{\circ}39'05''$ West, a distance of 1023.41' to a 1/2" iron pin found at the northwesterly corner of said remainder of a 120.00 acre tract and a southeasterly interior corner hereof;

THENCE South $02^{\circ}31'12''$ East, along the westerly line of said remainder of a 120 acre tract and an easterly line hereof, a distance of 2908.51' to the **POINT OF BEGINNING**, and containing 203.22 acres, more or less.

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. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES REPORTED HEREON ARE GRID VALUES. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

Dated: 02/05/2025

LEE P. FOX
Registered Professional Land Surveyor No. 7125

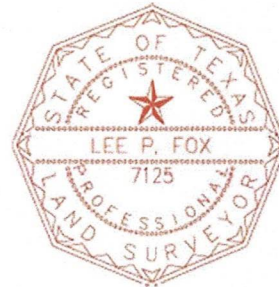


Exhibit B

Description of 60' access easement



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 1/2" IRON PIN SET WITH CAP "CUPLIN"
- △ CALC. POINT
- ⊠ TXDOT R.O.W. MONUMENT FND.
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990100B, EFFECTIVE 01/02/1991.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID VALUES. THE SCALE FACTOR TO CONVERT TO SURFACE IS 1.000177070

ACCESS EASEMENT

LEGAL DESCRIPTION: 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 TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY EXCLUSIVELY TO ECKERMANN ENGINEERING THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©.

Lee P. Fox

DATED 02/05/2025

LEE P. FOX, R.P.L.S. NO. 7125



SHEET
1 OF 4

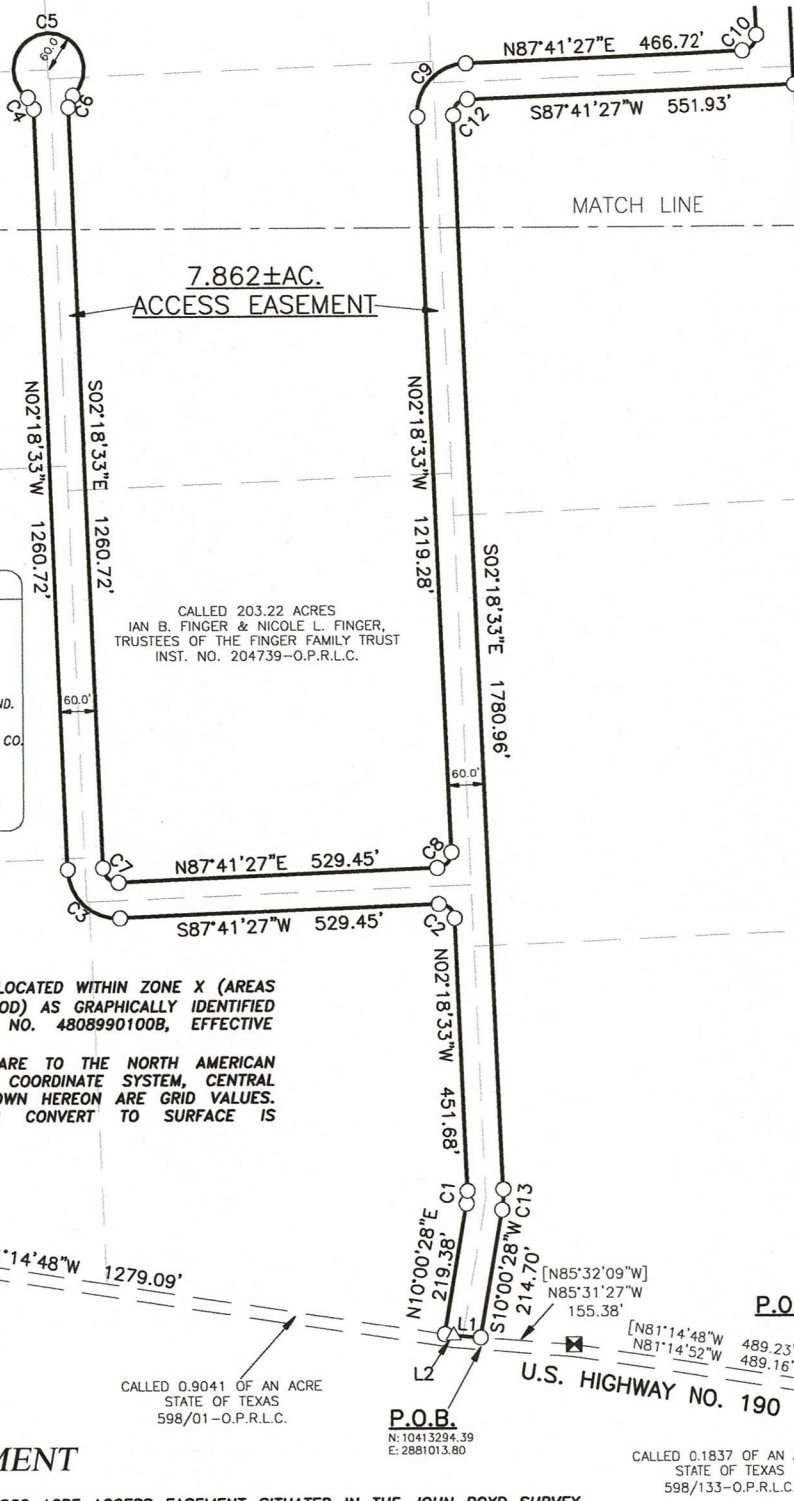
PROJ NO. 241218
PREPARED FOR: ECKERMANN ENGINEERING
TECH: P. LANGDON
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 12/18/2024
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MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
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SCALE 1" = 250'

0 125 250

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		



REMAINDER OF A CALLED 120.00 ACRES
CJWK INVESTMENTS, LLC
528/541-O.P.R.L.C.

CALLED 0.9041 OF AN ACRE
STATE OF TEXAS
598/01-O.P.R.L.C.

P.O.B.
N: 10413294.39
E: 2881013.80

CALLED 0.1837 OF AN ACRE
STATE OF TEXAS
598/133-O.P.R.L.C.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°31'27"W	45.09'
L2	N81°14'48"W	15.12'
L3	S88°01'15"W	8.85'
L4	N01°04'42"W	48.14'
L5	N87°48'05"E	59.40'
L6	N07°16'47"E	21.93'
L7	S87°39'05"W	54.44'



LEGEND

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- 1/2" IRON PIN SET WITH CAP "CUPLIN"
- △ CALC POINT
- ⊠ TXDOT R.O.W. MONUMENT FND.
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- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- () RECORD INFO/SUBJECT
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CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	100.00'	21.50'	21.46'	N03°50'57"E
C2	25.00'	39.27'	35.36'	N47°18'33"W
C3	85.00'	133.52'	120.21'	N47°18'33"W
C4	25.00'	21.68'	21.00'	N27°08'57"W
C5	60.00'	292.54'	77.65'	N87°41'27"E
C6	25.00'	21.68'	21.00'	S22°31'51"W
C7	25.00'	39.27'	35.36'	S47°18'33"E
C8	25.00'	39.27'	35.36'	N42°41'27"E
C9	85.00'	133.52'	120.21'	N42°41'27"E
C10	25.00'	39.37'	35.42'	N42°34'51"E
C11	60.00'	272.67'	91.68'	S42°32'15"E
C12	25.00'	39.27'	35.36'	S42°41'27"W
C13	160.00'	34.40'	34.33'	S03°50'57"W

CALLED 250 ACRES (PARCEL ONE)
D'ANN L. KRAUSE & CLINT D. KRAUSE
DOC. NO. 198662-O.P.R.L.C.

CALLED 61.56 ACRES
(PARCEL THREE)
D'ANN L. KRAUSE &
CLINT D. KRAUSE
DOC. NO.
198662-O.P.R.L.C.

CALLLED 203.22 ACRES
IAN B. FINGER & NICOLE L. FINGER,
TRUSTEES OF THE FINGER FAMILY TRUST
INST. NO. 204739-O.P.R.L.C.

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990100B, EFFECTIVE 01/02/1991.
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CALLLED 203.22 ACRES
IAN B. FINGER & NICOLE L. FINGER,
TRUSTEES OF THE FINGER FAMILY TRUST
INST. NO. 204739-O.P.R.L.C.

7.862±AC.
ACCESS EASEMENT

REMAINDER OF A CALLED 120.00 ACRES
CJMK INVESTMENTS, LLC
528/541-O.P.R.L.C.

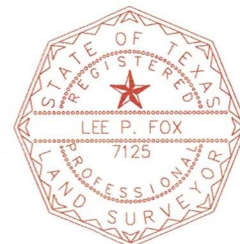
ACCESS EASEMENT

LEGAL DESCRIPTION: 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 TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY EXCLUSIVELY TO ECKERMANN ENGINEERING THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©.

Lee P. Fox
LEE P. FOX, R.P.L.S. NO. 7125

DATED 02/05/2025



SHEET
2 OF 4

PROJ NO. 241218
PREPARED FOR: ECKERMANN ENGINEERING
TECH: P. LANGDON
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 12/18/2024
COPYRIGHT: 2025 PROFESSIONAL FIRM NO: 10126900

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SCALE 1" = 250'
0 125 250

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

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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:

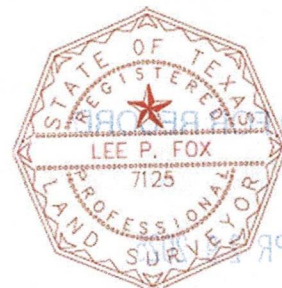
A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

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. ©.

Lee P. Fox

Dated: 02/05/2025

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



FILED FOR RECORD

3:20 pm

APR 29 2025

DIANNE MILLER, COUNTY CLERK
LAMPASAS COUNTY, TEXAS
Dianne Miller, DEPUTY



I, Dianne Miller,
County Clerk of Lampasas County,
do hereby certify that this instrument,
with its certificate of authentication,
was filed and recorded in my office on

April 29, 2025 at 4:05 P.M.

Deed Records of Lampasas County
INSTRUMENT # 206054

Witness my hand and seal of the County Court of Lampasas
County, Texas. Dianne Miller, Lampasas County Clerk

By: *Corey Rodman*, Deputy