

Sketch Showing:
A tract of land situated in the Joseph Walker Survey, Abstract No. 717, Lampasas County, Texas, being a portion of a tract of land described in the deed to Leon J. Clift and Katherine A. Clift, recorded in Volume 440, Page 50, Deed Records, Lampasas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 5/8" rebar rod found (control monument) in the west line of U.S. Highway No. 281 for the southeast corner of the Clift Tract, same being the northeast corner of a tract of land described in the deed to Barbara J. Baskin, recorded in Volume 302, Page 909, Deed Records, Lampasas County, Texas;

Thence S.71°11'42"W., along a common line between the Clift Tract and the Baskin Tract, at 125.56 feet passing a 5/8" rebar rod found for reference, continuing along said line, at 942.29 feet passing a 600 nail found 1.75 feet right of line continuing along said line, in all, 1004.12 feet to a point in the approximate center of the Lampasas River for the southwest corner of the Clift Tract and in the east line of a tract of land described in the deed to Nancee Stevens and Mary Kay Adams, recorded in Volume 404, Page 933, Deed Records, Lampasas County, Texas;

Thence the following cells along the approximate center of the Lampasas River, same being a common line between the Clift Tract and the Stevens and Adams Tract:

N.11°28'13"W., 87.16 feet;
N.31°28'19"E., 131.45 feet;
N.63°08'52"E., 125.98 feet;
N.50°17'17"E., 144.65 feet;
N.02°33'23"W., 348.32 feet to a point for the northwest corner of this described tract;

Thence N.70°16'28"E., leaving the Lampasas River, crossing the Clift Tract, at 271.92 feet passing a 1/2" rebar rod set with a cap stamped RPLS 1983 for reference, continuing along said line, in all, 681.02 feet to a 1/2" rebar rod set with a cap stamped RPLS 1983 (control monument) in the west line of U.S. Highway No. 281 for the northeast corner of this described tract;

Thence S.04°31'33"E. (base bearing per GPS Observation, WGS 84), 583.24 feet along the west line of U.S. Highway No. 281 to the point of beginning and containing 10.0 acres.

