Maples & Associates, Inc.

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LEGAL DESCRIPTION OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.

Being 69.97 acres comprised of parts of the W.R. Lewis Survey No. 950, Abst. No. 571, and the Jackson Berry Survey, Abst. No. 52 in Burnet County, Texas, and being part of a 143.676 acre tract of land described in a deed from James Larry Smith to Donald D. Mason, et ux, dated May 17, 1996, as recorded in Vol. 698, Page 743 of the Official Public Records of Burnet County, Texas; said 69.97 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner for the northwest corner of said 143.676 acre tract and the occupied northwest corner of said Lewis Survey, and being an inner ell corner of a 652.17 acre tract of land described in a deed to Craig M. Smith, et ux, recorded as Doc. No. 201704338 of said official public records;

THENCE with the north line of said 143.676 acre tract, with the south line of said 652.17 acre tract, and along the general course of a fence as follows;

North 65° 27' 07" East, 739.47 feet to a 1/2 inch iron pin found at a fence corner;

North 71° 48' 21" East, 802.90 feet to a 1/2 inch iron pin found at a fence corner on the southwest line of County Road 209C for the northeast corner of said 143.676 acre tract and the northernmost southeast corner of said 652.17 acre tract:

THENCE with the southwest line of said County Road 209C and the east line of said 143.676 acre tract as follows;

139.28 feet counterclockwise along the arc of a circular curve with a radius of 859.00 feet (long chord=South 36° 29' 48" East, 139.13 feet) to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;

South 41° 08' 25" East, 144.41 feet to a calculated point in the approximate centerline of Campbell Branch;

THENCE up the approximate centerline of said Campbell Branch with its meanders as follows;

South 60° 27' 31" West, 58.59 feet;
South 24° 42' 02" West, 95.77 feet;
South 08° 45' 05" West, 62.36 feet;
South 08° 02' 24" West, 40.88 feet;



South 33° 09' 22" East, 69.84 feet;
South 02° 43' 13" East, 75.78 feet;
South 11° 40' 16" West, 724.52 feet;
South 11° 00' 13" West, 107.15 feet;
South 26° 14' 29" West, 38.54 feet;
South 10° 24' 08" East, 102.48 feet;
South 29° 32' 17" East, 62.68 feet;
South 47° 11' 13" East, 94.72 feet;
South 71° 41' 03" East, 75.84 feet;
South 50° 49' 52" East, 146.12 feet;
South 46° 04' 27" East, 173.08 feet to the mouth of a tributary branch of said Campbell Branch;

THENCE up the approximate centerline of said tributary branch with its meanders as follows;

South 17° 47' 53" West, 53.49 feet;
South 86° 02' 46" West, 18.17 feet;
North 74° 25' 42" West, 54.88 feet;
South 64° 11' 02" West, 29.25 feet;
South 18° 02' 17" West, 31.69 feet;
South 13° 06' 12" West, 106.71 feet;
South 18° 44' 10" East, 109.10 feet;
South 07° 48' 36" West, 64.14 feet;
South 59° 33' 17" West, 131.41 feet;
South 30° 55' 08" West, 74.29 feet;
South 18° 56' 07" West, 55.08 feet;
South 59° 13' 45" West, 109.29 feet;
South 1° 13' 15" West, 38.63 feet;
South 32° 48' 13" East, 46.07 feet;
South 55° 15' 12" East, 46.68 feet;
South 83° 32' 39" East, 90.74 feet;
North 87° 37' 47" East, 93.65 feet;
South 82° 47' 13" East, 104.70 feet;
South 87° 58' 39" East, 87.84 feet;
South 24° 16' 24" East, 36.01 feet;
South 10° 44' 32" East, 66.67 feet to a calculated point on the south line of said 143.676 acre tract and the north line of a 297.3 acre tract of land described in a deed to Judy Juby Smith, as recorded in Vol. 1014, Page 854 of said official public records;

THENCE with the south line of said 143.676 acre tract, with the north line of said 297.3 acre tract, and along the general course of a fence as follows;

South 72° 23' 57" West, 55.65 feet to a 2.5 inch pipe post;



South 68° 39' 21" West, 203.35 feet to a 1/2 inch iron pin found at a fence corner for the northwest corner of said 297.3 acre tract and the southernmost northeast corner of said 652.17 acre tract;

THENCE South 69° 10' 14" West, with the south line of said 143.676 acre tract, with a north line of said 652.17 acre tract, and along the general course of a fence 714.74 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set at a fence corner for the southwest corner of said 143.676 acre tract and an inner ell corner of said 652.17 acre tract;

THENCE with the west line of said 143.676 acre tract, with the east line of said 297.3 acre tract, and along the general course of a fence as follows;

North 23° 20' 27" West, 107.10 feet to a cotton spindle set in the base of a 36 inch Liveoak;

North 19° 59' 12" West, 236.68 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;

North 20° 11' 05" West, 530.83 feet to a 2.5 inch pipe post;

North 20° 49' 52" West, 485.55 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;

North 21° 28' 51" West, 483.76 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;

North 21° 43' 33" West, 163.04 feet to a cotton spindle set in the base of a 10 inch Liveoak;

North 21° 53' 12" West, 159.23 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;

North 22° 18' 26" West, 494.15 feet to the PLACE OF BEGINNING, as surveyed on the ground on October 27, 2025, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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