



GOODSON SURVEYORS

RETAINING THE HISTORY OF
JERRY M. GOODSON, SURVEYOR
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TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR A 10.25-ACRE TRACT OF LAND, BEING PART OF THE C. W. BEARDON SURVEY,
ABSTRACT NO. 1506, IN LAMPASAS COUNTY, TEXAS.

(LOT 40, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING **10.25-Acres**, more or less, being part of the C. BEARDON SURVEY, ABSTRACT NO. 1506, in Lampasas County, Texas and being a portion of that certain called 704.19 acre tract described in a deed to NEW RUMLEY RANCH, LLC., recorded in Volume 542, Page 800, Deed Records of Lampasas County, Texas. Said 10.25 acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a **60 penny nail set**, in the approximate center of a gravel road and a 60 foot wide Roadway Easement, being the northeast corner of this tract, from which from which a 1/2" rebar found, being the northeast corner of said 704.19 acre tract, bears: N 61° 58' 56" E, 3717.54 feet.

THENCE with and along a curve to the left for the center of said 60 foot Roadway Easement, having a **radius of 3511.24 feet**, an **arc length of 61.11 feet**, a **central angle of 00° 59' 50"** and a **chord** that bears: **S 49° 00' 18" E, 61.11 feet**, to a **60 penny nail set** for the southeast corner of this tract;

THENCE, S 51° 55' 47" W, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 30.60 feet, in all, **739.95 feet**, to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, S 60° 29' 11" W, 806.53 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, S 53° 07' 19" W, 339.79 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for the southwest corner of this tract, on the East line of a called 801.2 Acre tract of land described in Deed to Dinosaur Lake Ranch, LP, as recorded in Volume 447, Page 689, Deed Records of Lampasas County;

THENCE, N 21° 04' 00" W, 901.65 feet along the East line of said 801.2 Acre tract to a point for the northwest corner of this tract;

THENCE, N 72° 40' 37" E, passing a 60 penny nail at 3.95 feet, in all, **373.08 feet** to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for the a northwest corner of this tract;

THENCE, S 31° 23' 31" E, 709.92 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

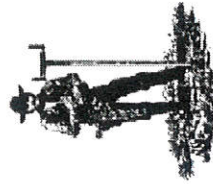
THENCE, N 60° 29' 11" E, 618.65 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, N 51° 55' 47" E, at 693.37 feet passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"**, in all, **723.87 feet** to the **POINT OF BEGINNING** and Containing **10.25-ACRES**.

Survey completed on the ground June 4, 2018. Basis of Bearings, as determined by G.P.S. Also reference accompanying Sketch of the Tract described hereon, which is made a part of this. This survey is accomplished along with 65 other tracts of land surveyed same completion date.



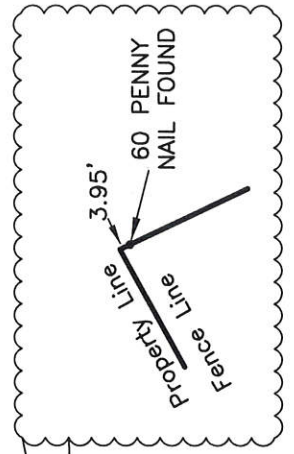
Mike W. Kriegel
Mike W. Kriegel
Registered Professional
Land Surveyor No. 4330



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A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

SURVEYOR'S SKETCH SHOWING 10.25 ACRES, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.



801.2 ACRES
DINOSAUR LAKE RANCH, LP
Volume 447, Page 689

N 21°04'00" W 901.65'
N 72°40'37" E 373.08'
(Deed N 72°40'27" E 1008.22')

LOT 40
10.25 Acres

(Deed N 21°04'00" W 2739.28')
S 53°07'19" W 339.79'
S 31°23'31" E 709.92'

458.144 ACRES
WILLIAM K. LEVENS and wife,
ANGELA R. LEVENS
Volume 489, Page 323

C. W. BEARDON SURVEY
ABSTRACT NO. 1506

LOT 37
10.04 Acres

S 60°29'11" W 806.53'
N 60°29'11" E 618.65'
LOT 41
10.08 Acres

LOT 38
10.33 Acres

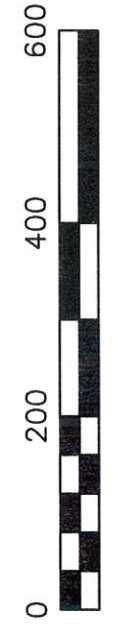
C1
Radius=3511.24'
Arc=61.11'
Δ=0°59'50"
Chord=S 49°00'18" E
Len=61.11'

704.19 ACRES
NEW RUMLEY RANCH, LLC
Volume 542, Page 800

LOT 42
10.18 Acres

△ 60 PENNY NAIL SET

○ 1/2" REBAR WITH CAP MARKED
"GOODSONS RPLS 4330" SET



Existing Gravel Roadway

LOT 39
10.35 Acres

60' ROADWAY EASEMENT

SEE NOTE

NOTE:
1/2" REBAR, BEING THE NORTHEAST
CORNER OF THE 704.19 ACRE TRACT
BEARS N 61°58'56" E 3717.54'

5) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (GORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS

4) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTES DESCRIPTION

2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP

1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY
THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGL RPLS, SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE OF DELINEATING LAND BOUNDARIES. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS GRAPHIC WORK. ALL RIGHTS, COPYRIGHT RESERVED BY MIKE W. KRIEGL RPLS



Mike W. Kriegl
Registered Professional Land Surveyor No. 4330

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Survey Completed June 4, 2018

Field Crew= EB & DF
Drawn By= DMF