



GOODSON SURVEYORS

RETAINING THE HISTORY OF

JERRY M. GOODSON, SURVEYOR

411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550

512-556-6885 FAX 512-556-6261 jerry@texps.com

TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR A 10.18-ACRE TRACT OF LAND, BEING PART OF THE C. W. BEARDON SURVEY,
ABSTRACT NO. 1506, IN LAMPASAS COUNTY, TEXAS.

(LOT 42, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING **10.18-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 10.18 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 southeast 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 62° 51' 34" E, 3738.81 feet.

THENCE, S 51° 55' 47" W, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 30.41 feet, in all, **708.57 feet**, to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, N 31° 23' 31" W, 515.65 feet to a **1/2-inch rebar found** for the southwest corner of this tract, on the East line of a called 458.144 Acre tract of land described in Deed to William K. Levens, and wife, Angela R. Levens, as recorded in Volume 489, Page 323, Deed Records of Lampasas County;

THENCE, N 26° 32' 20" E, 62.02 feet along the East line of said 458.144 Acre tract to a **1/2-inch rebar found** for angle point;

THENCE, N 18° 12' 04" E, 551.19 feet along the East line of said 458.144 Acre tract to a **1/2-inch rebar found** for corner;

THENCE, N 58° 38' 27" E, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 40.96 feet, in all, **71.26 feet** to a **60 penny nail set** in the approximate center of a gravel road, and a 60 foot Roadway Easement;

THENCE, S 39° 18' 13" E, 425.93 feet along the center of said 60 foot Roadway Easement to a **60 penny nail set** for a point of curvature;

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 **411.95 feet**, a central angle of **06° 43' 20"** and a **chord** that bears **S 44° 09' 05" E, 411.71** to the **POINT OF BEGINNING** and Containing **10.18-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 10.18 ACRES, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.



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

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

LOT 41
10.08 Acres

N 26°32'20" E
62.02'
(Deed N 26°32'20" E 62.02')

N 58°38'27" E
71.26'

N 18°12'04" E 551.19'
(Deed N 18°12'04" E 551.19')

30.30'

Existing Gravel Roadway

LOT 42
10.18 Acres

(Deed N 58°38'27" E
1552.46')

C1
Radius=3511.24'
Arc=411.95'
Δ=6°43'20"
Chord=S 44°09'05" E
Len=411.71'

LOT 61
10.06 Acres

60' ROADWAY EASEMENT

LOT 39
10.35 Acres

30.41'

- △ 60 PENNY NAIL SET
- 1/2" REBAR WITH CAP MARKED "GOODSONS RPLS 4330" SET
- 1/2" REBAR FOUND

- 1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- 2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP
- 3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS
- 4) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTES DESCRIPTION
- 5) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

1/2" REBAR, BEING THE NORTHEAST CORNER OF THE 704.19 ACRE TRACT BEARS N 62°51'34" E 3738.81'

LOT 60
10.54 Acres

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. Kriegel

Registered Professional Land Surveyor No. 4330

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Survey Completed June 4, 2018

Field Crew= EB & DF
Drawn By= DMF