



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

SURVEYORS FIELD NOTES FOR A 9.77 ACRE TRACT OF LAND, BEING PART OF THE JOSEPH WALKER SURVEY, ABSTRACT NO. 717, IN LAMPASAS COUNTY, TEXAS.

MADE FOR: McCOY

BEING 9.77-Acres, more or less, being part of the JOSEPH WALKER SURVEY, ABSTRACT NO. 717, in Lampasas County, Texas and embracing that certain called 4.81 acre tract, described in a deed to JESSIE G. McCOY, recorded in Volume 544, Page 790, Deed Records of Lampasas County, Texas and embracing that certain called 4.95 acre tract, described in a deed to JESSIE G. McCOY, recorded in Volume 420, Page 54, Deed Records of Lampasas County, Texas. Said 9.77 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a **1/2" rebar found**, in the east line of U. S. HIGHWAY NO. 281, being the northwest corner of said 4.81 acre tract, same being the southwest corner of that certain called 6.70 acre tract, described in a deed to TODD D. BODE and wife, PAULA BODE, recorded in Volume 457, Page 525, Deed Records of Lampasas County, Texas, for the northwest corner of this tract.

THENCE N 68° 54' 32" E, 477.66 feet, with the north line of said 4.81 acre tract (*deed N 69° 38' E, 475.4 feet*) same being the south line of said 6.70 acre tract, to a **1/2" rebar found**, in the west line of that certain tract described in a deed to JO RUTHELENE NEISSER, recorded in Volume 489, Page 193, Deed Records of Lampasas County, Texas, being the northeast corner of said 4.81 acre tract, for the northeast corner of this tract.

THENCE S 06° 55' 07" E, 448.34 feet, with the east line of said 4.81 acre tract (*deed S 06° 11' E, 449.3 feet*) same being the west line of said NEISSER tract, to a **1/2" rebar found**, being the southeast corner of said 4.81 acre tract, the southwest corner of said NEISSER tract, the northwest corner of said 4.95 acre tract and being the northwest corner of that certain called 5.80 acre tract, described in a deed to JANET RENEE SHIPMAN, recorded in Volume 490, Page 100, Deed Records of Lampasas County, Texas, for a corner of this tract.

THENCE S 07° 11' 53" E, 450.14 feet, with the east line of said 4.95 acre tract (*deed S 06° 11' E, 449.3 feet*) same being the west line of said 5.80 acre tract, to a **1/2" rebar found**, being the southeast corner of said 4.95 acre tract, same being the southwest corner of said 5.80 acre tract and being the northwest corner of that certain called 10.24 acre tract, described in a deed to DENNIS P. MORRIS, recorded in Volume 214, Page 208, Deed Records of Lampasas County, Texas and being the northeast corner of that certain called 5.06 acre tract, described in a deed to CHAD ROSS REYNOLDS, recorded in Volume 489, Page 191, Deed Records of Lampasas County, Texas, for the southeast corner of this tract.

THENCE S 68° 43' 51" W, 499.56 feet, with the south line of said 4.95 acre tract (*deed S 69° 38' W, 499.1 feet*) same being the north line of said 506 acre tract, to a **1/2" rebar found**, in the east line of said U. S. HIGHWAY NO. 281, being the southwest corner of said 4.95 acre tract, same being the northwest corner of said 5.06 acre tract, for the southwest corner of this tract.



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THENCE N 05° 45' 12" W, 452.76 feet, with the west line of said 4.95 acre tract (*deed N 04° 44' W, 452.6 feet*) same being the east line of said U. S. HIGHWAY NO. 281, to a **1/2" rebar found**, being the northwest corner of said 4.95 acre tract, same being the southwest corner of said 4.81 acre tract for a corner of this tract.

THENCE N 05° 43' 22" W, 452.77 feet, with the west line of said 4.81 acre tract (*deed N 04° 44' W, 452.6 feet*) same being the east line of said U. S. HIGHWAY NO. 281, to the **POINT OF BEGINNING** and **CONTAINING 9.77 ACRES.**

Survey completed on the ground December 16, 2021. 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.

Mike W. Kriegel
Registered Professional
Land Surveyor No. 4330