

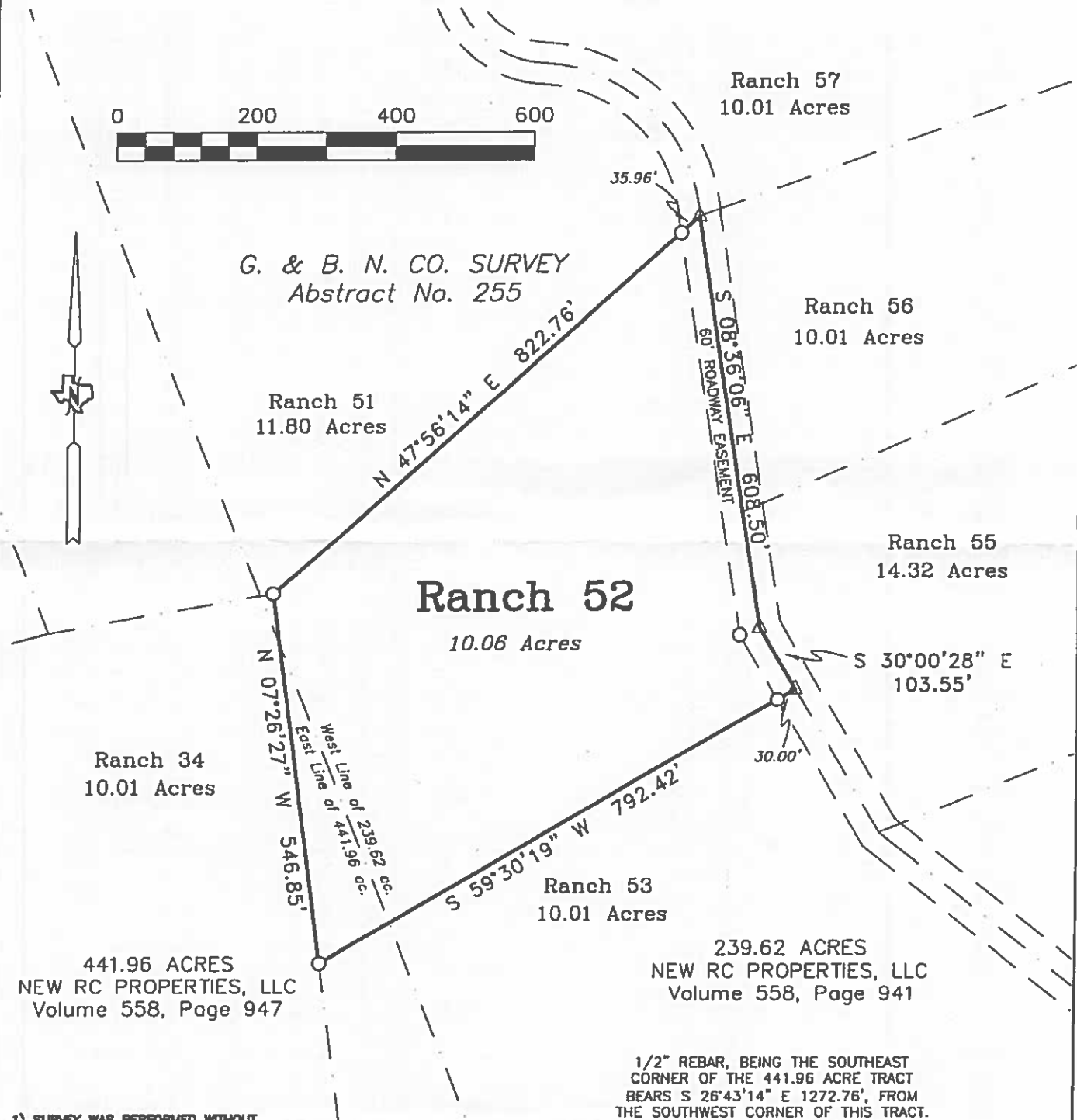
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CR 3270

GOODSON SURVEYORS



RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76750
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TSPS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

SURVEYOR'S SKETCH SHOWING 10.06 ACRES, BEING PART OF THE G. & B. N. CO. SURVEY, ABSTRACT NO. 255, IN LAMPASAS COUNTY, TEXAS, IN PECAN CREEK RANCH, AN UNRECORDED SUBDIVISION IN LAMPASAS COUNTY, TEXAS.



1/2" REBAR, BEING THE SOUTHEAST CORNER OF THE 441.96 ACRE TRACT BEARS S 26° 43' 14" E 1272.76', FROM THE SOUTHWEST CORNER OF THIS TRACT.

Approximately 0.58 acres out of the 441.96 acre tract and 9.48 acres out of the 239.62 acre tract

- 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) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORR 06), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- 5) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTE DESCRIPTION.

- LEGEND:**
- 1/2" REBAR WITH "GOODSONS RPLS 4330" CAP SET
 - △ 60 PENNY NAIL SET

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGEBLY

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEDEL 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. KRIEDEL RPLS



Mike W. Kriegel
Registered Professional Land Surveyor No. 4330

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Surveyed July 2019

Field Crew= EB & IT
Drawn By= DMF



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RANCH 52, PECAN CREEK RANCH

FIELD NOTES FOR A 10.06-ACRE TRACT OF LAND, BEING PART OF THE G. & B. N. CO. SURVEY,
ABSTRACT NO. 255, IN LAMPASAS COUNTY, TEXAS.

MADE FOR: NEW RC PROPERTIES, LLC

BEING 10.06-Acres, more or less, being part the G. & B. N. CO. SURVEY, ABSTRACT NO. 255, in Lampasas County, Texas and being part of that certain called 239.62 acre tract, described in deed to New RC Properties, LLC., recorded in Volume 558, Page 941, Deed Records of Lampasas County and being part of that certain called 441.96 acre tract, described in a deed to New RC Properties, LLC, recorded in Volume 558, Page 947, Deed Records of Lampasas County, Texas. Said 10.06-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with "GOODSONS RPLS 4330" cap set, for the southwest corner of this tract, from which a 1/2" rebar found, being the southeast corner of said 441.96 acre tract, bears: S 26° 43' 14" E, 1272.76 feet.

THENCE N 07° 26' 27" W, 546.85 feet, over and across said 441.96 acre tract and said 239.62 acre tract, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, for the northwest corner of this tract.


THENCE N 47° 56' 14" E, at a distance of 786.80 feet, passing a 1/2" rebar with "GOODSONS RPLS 4330" cap set on the west line of a 60 foot wide Roadway Easement, and continuing in all 822.76 feet, over and across said 239.62 acre tract, to a 60 penny nail set, in the center of said Roadway Easement, for the northeast corner of this tract.

THENCE over and across said 239.62 acre tract, with the center of said Roadway Easement, for the following TWO (2), courses and distances:

- 1). S 08° 36' 06" E, 608.50 feet, to a 60 penny nail set; and
- 2). S 30° 00' 28" E, 103.55 feet, to a 60 penny nail set, for the southeast corner of this tract.

THENCE S 59° 30' 19" W, at a distance of 30.00 feet, passing a 1/2" rebar with "GOODSONS RPLS 4330" cap set, on the west line of said Roadway Easement and continuing in all 792.42 feet, over and across said 239.62 acre tract and said 441.96 acre tract, to the **POINT OF BEGINNING** and **CONTAINING 10.06-ACRES**.

Survey completed on the ground July 2019. 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

