

The State of Texas:
County of Lampasas:

KNOW ALL MEN BY THESE PRESENTS, that JOHN L. MEYER being the owner of that certain called 12.71 acre tract described in a deed to JOHN L. MEYER, recorded in Volume 553, Page 699, Deed Records of Lampasas, Texas, do in all things adopt and approve this Plat of MEYER ADDITION.

By: _____

John L. Meyer

State of Texas

County of Lampasas

This instrument was acknowledged before me on the _____,
Day of _____, 2019, by John L. Meyer, owner of above said property.

Notary Public, State of Texas

Approved this the _____ day of _____, 2019, by the
City of Lampasas, City Council.

Mayor, City of Lampasas

Attest: City Secretary

Approved this the _____ day of _____, 2019, by the Planning
and Zoning Commission of the City of Lampasas, Lampasas County, Texas,
and recommended for approval to the City Council, City of Lampasas
for final action.

Chairperson of P & Z

Attest: Assistant City Secretary

NOTES

- 1) Survey was performed without the benefit of a title commitment.
- 2) No further search was made for easements
- 3) Total Acreage = 12.71 Acres
- 4) No. of Lots 2
- 5) Use = Residential
- 6) Owner/Developer = John L. Meyer, 2792 FM 3046, Copperas Cove, Texas.
- 7) Electrical Service Provided By The City Of Lampasas
- 8) Water Provided By The City Of Lampasas
- 9) All Lots Lie Within The City of Lampasas
- 10) These Lots Are Subject To The Zoning And Subdivision Ordinances In Place At Time Of Plat April 2019
- 11) All bearings are based upon the Texas Coordinate System. NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations.
- 12) Wastewater Service Provided By The City Of Lampasas.
- 13) Contours shown hereon were scaled from the City of Lampasas website. No survey field work was performed for the location of these contours.
- 14) The City of Lampasas does not guarantee access to Sunset Drive.
- 15) There is no FEMA published flood plain affecting this property, per FIRM Community Panel Number 480430 0005B, Effective Date June 15, 1982.



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@lexps.com
TBPLS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

**FINAL PLAT OF
MEYER ADDITION
IN THE CITY OF LAMPASAS, LAMPASAS COUNTY,
TEXAS.
PART OF THE JOHN BURLESON SURVEY, ABSTRACT NO. 42, LAMPASAS
COUNTY, TEXAS.**



VICINITY MAP
NTS

SURVEYOR'S FIELD NOTES

Being a 12.71-acre tract of land in Lampasas County, Texas and being part of the John Burleson Survey, Abstract No. 42 and embracing that certain called 12.71 acre tract described in a deed to JOHN L. MEYER, recorded in Volume 553, Page 699, Deed Records of Lampasas County, Texas. Said 12.71-acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a 1/2-inch rebar found, in the east right-of-way line of South Western Avenue, being the northeast corner of said 12.71 acre tract, being the southwest corner of RIVERVIEW SUBDIVISION, a subdivision in the City of Lampasas, Lampasas County, Texas, according to the plat of record in Cabinet 1, Slide 216, Plat Records of Lampasas County, Texas, for the northwest corner of this tract.

THENCE N 50° 37' 05" E, 840.79 feet, with the north line of said 12.71 acre tract (deed N 50° 37' 05" E, 840.79 feet) same being the south line of said RIVERVIEW SUBDIVISION, to a 1/2-inch rebar found, being the northeast corner of said 12.71 acre tract, same being the southwest corner of that certain called 7.87 acre tract described as the SECOND TRACT, in a deed to GARRY L. MILLIGAN, recorded in Volume 341, Page 581, Deed Records of Lampasas County, Texas, and being the northwest corner of BLOCK 4, of HILLCREST ADDITION, in the City of Lampasas, Lampasas County, Texas, according to the plat of record in Cabinet 1, Slide 80, Plat Records of Lampasas County, Texas, for the northeast corner of this tract.

THENCE S 52° 26' 08" E, 1072.41 feet, with the east line of said 12.71 acre tract (deed S 52° 26' 08" E, 2072.41 feet) same being the west line of said HILLCREST ADDITION, to a 1-inch metal pipe found, being the southeast corner of said 12.71 acre tract, and being the northeast corner of that certain called 1.00 acre tract described in a deed to MISSIONARY BAPTIST CHURCH OF CHRIST, recorded in Volume 109, Page 637, Deed Records of Lampasas County, Texas, for the southeast corner of this tract.

THENCE S 64° 20' 33" W, 162.58 feet, with the south line of said 12.71 acre tract (deed S 64° 20' 33" W, 162.58 feet) same being the north line of said 1.00 acre tract, to a 1-inch metal pipe found, being the northwest corner of said 1.00 acre tract, same being the northeast corner of that certain called 0.475 acre tract described in a deed to ARK RENTALS, LLC, recorded in Volume 509, Page 559, Deed Records of Lampasas County, Texas, being a corner of said 13.02 acre tract, for a corner of this tract.

THENCE S 64° 29' 43" W, 109.27 feet, continuing with the south line of said 12.71 acre tract (deed S 64° 29' 43" W, 109.27 feet) same being the north line of said 0.475 acre tract, to a wood fence post found, being the northwest corner of said 0.475 acre tract and a corner of said 12.71 acre tract, also being the northeast corner of that certain called 0.50 acre tract described in a deed to RONALD KUKER and DEBRA F. KUKER, recorded in Volume 422, Page 687, Deed Records of Lampasas County, Texas, for a corner of this tract.

THENCE S 64° 11' 32" W, 109.68 feet, continuing with the south line of said 12.71 acre tract (deed S 64° 11' 32" W, 109.60 feet) same being the north line of said 0.50 acre tract, to a 5/8-inch rebar found, in the east line of that certain called 1.07 acre tract described in a deed to MEDRANO RESTAURANT GROUP II, LLC, recorded in Volume 463, Page 607, Deed Records of Lampasas County, Texas, being the northwest corner of said 0.50 acre tract, and a corner of said 12.71 acre tract, for a corner of this tract.

THENCE N 25° 32' 31" W, 100.07 feet, with a southerly line of said 12.71 acre tract (N 25° 32' 31" W, 100.07 feet) same being the east line of said 1.07 acre tract, to a 5/8-inch rebar found, being the northeast corner of said 1.07 acre tract, same being a corner of said 12.71 acre tract, for a corner of this tract.

THENCE S 64° 20' 44" W, at a distance of 311.91 feet, with a southerly line of said 12.71 acre tract (deed S 64° 20' 44" W, 311.91 feet) same being the north line of said 1.07 acre tract, also with the north line of that certain tract described in a deed to S & S MARTIN FAMILY PARTNERSHIP, LTD, recorded in Volume 400, Page 787, Deed Records of Lampasas County, Texas, passing a 5/8-inch rebar found, being the northwest corner of said S & S MARTIN tract, being a corner of said 12.71 acre tract, and being the northeast corner of that certain tract, described in a deed to S & S MARTIN FAMILY PARTNERSHIP, LTD, recorded in Volume 524, Page 226, Deed Records of Lampasas County, Texas, and continuing in all 362.18 feet, to a 1/2" rebar found, in the east line of that certain called 10.615 acre tract, described in a deed to BENNETT BARNES INVESTMENT CO., recorded in Volume 189, Page 457, Deed Records of Lampasas County, Texas, for the southwest corner of this tract.

THENCE N 21° 05' 56" W, 495.87 feet, with the southwest line of said 12.71 acre tract (deed N 21° 05' 56" W, 761.61 feet) same being the east line of said 10.615 acre tract, to a 1/2-inch rebar found, being the northeast corner of said 10.615 acre tract, same being an interior corner of said 12.71 acre tract, for an interior corner of this tract.

THENCE with the south line of said 12.71 acre tract (deed S 65° 37' 16" W, 569.37 feet and S 65° 18' 13" W, 60.27 feet) same being the north line of said 10.615 acre tract, for the following TWO (2), courses and distances:

- 1). S 65° 37" 16" W, 569.37 feet, to a 1/2-inch rebar found; and
- 2). S 65° 18' 13" W 60.27 feet, to a 1/2-inch rebar found, in the east right-of-way line of said South Western Avenue, being the northwest corner of said 10.615 acre tract, same being the most westerly southwest corner of said 12.71 acre tract, for the most westerly southwest corner of this tract.

THENCE N 12° 59' 47" W, 153.55 feet, with the west line of said 12.71 acre tract (deed N 12° 59' 47" W, 153.55 feet) same being the east right-of-way line of said South Western Avenue, to the POINT OF BEGINNING and Containing 12.71-ACRES.

Mike W. Kriegel
Registered Professional Land Surveyor No. 4330
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Surveyed April 2019

Field Crew= EB & DF
Drawn By= DMF