

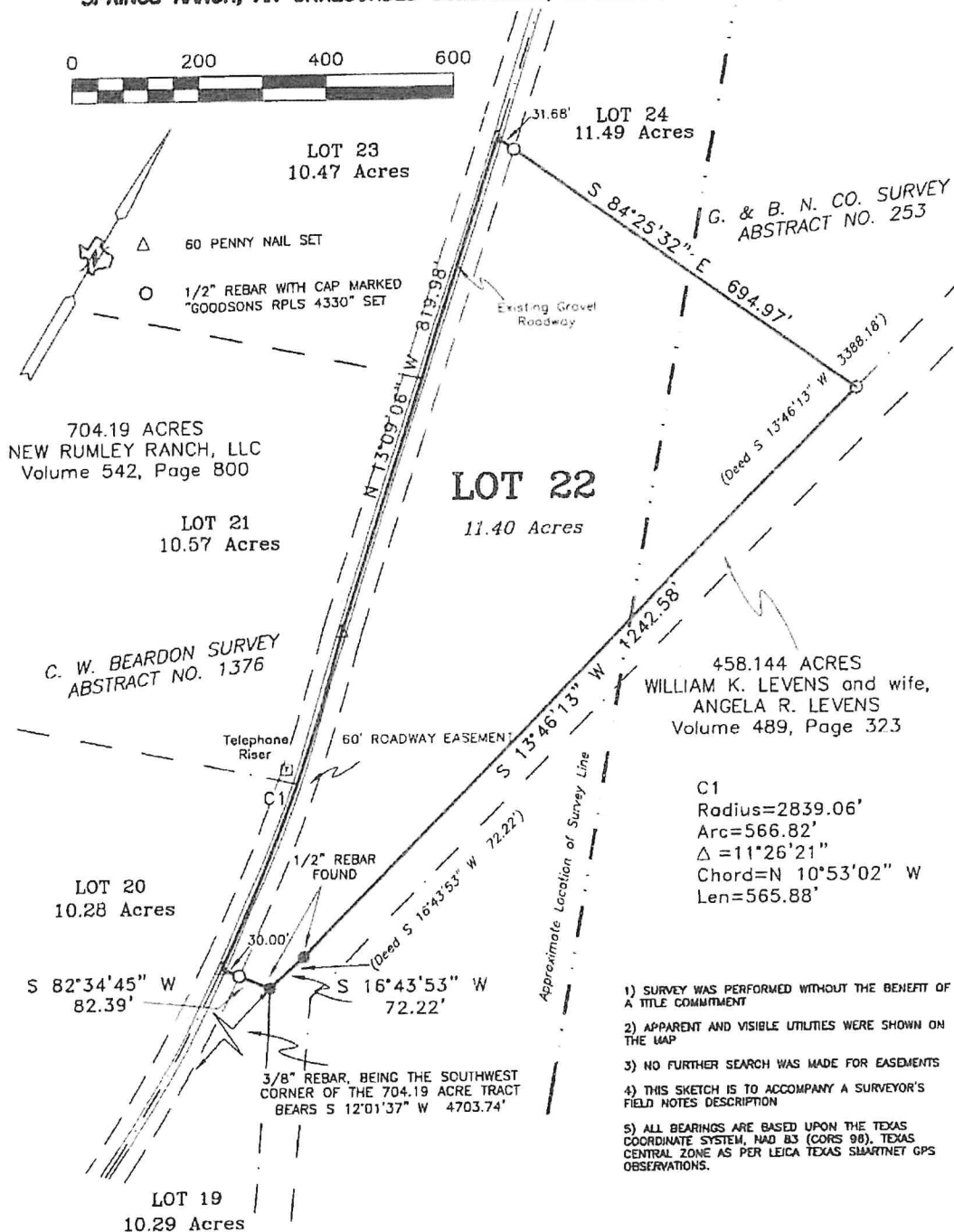


# GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR  
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512-556-8885 FAX 512-556-6261 jerry@texps.com  
TBPLS FIRM REGISTRATION NO. 10068100  
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS



**SURVEYOR'S SKETCH SHOWING 11.40 ACRES, BEING PART OF THE C. W. BEARDON SURVEY ABSTRACT NO. 1376 AND THE G. & B. N. CO. SURVEY, ABSTRACT NO. 253, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.**



**WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY**

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

Mike W. Krieger

Registered Professional Land Surveyor No. 4330

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Survey Completed June 4, 2018



Field Crew= EB & DF  
Drawn By= DMF



*[Signature]*  
7/26/18



## 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](mailto:jerry@texps.com)  
TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR AN 11.40-ACRE TRACT OF LAND, BEING PART OF THE G. & B. N. CO. SURVEY,  
ABSTRACT NO. 253 AND THE C. W. BEARDON SURVEY, ABSTRACT NO. 1376, IN LAMPASAS COUNTY,  
TEXAS

(LOT 22, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING 11.40-Acres, more or less, being part of the G. & B. N. CO. SURVEY, ABSTRACT NO. 253 AND THE C. W. BEARDON SURVEY, ABSTRACT NO. 1376, 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 11.40 acre tract being more particularly described by these metes and bounds as follows:

**BEGINNING** at a 1/2-inch rebar found, being an angle point in the east line of said 704.19 acre tract, same being a corner in the west line of that certain called 458.144 acre tract, described in a deed to WILLIAM K. LEVENS and wife, ANGELA R. LEVENS, recorded in Volume 489, Page 323, Deed Records of Lampasas County, Texas, for the southeast corner of this tract, from which a 3/8" rebar found, being the southwest corner of said 704.19 acre tract, bears: S 12° 01' 37" W, 4703.74 feet.

**THENCE, S 82° 34' 25" W**, passing a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330" at 52.39 feet, in all, 82.39 feet, to a 60 penny nail set, in the approximate center of a gravel road and a 60 foot wide Roadway Easement, being the southwest corner of this tract.

**THENCE** with and along a curve to the left for the center of said Roadway Easement, having a radius of 2839.06 feet, an arc length of 566.82 feet, a central angle of 11° 26' 21" and a chord that bears: N 10° 53' 02" W, 565.88 feet, to a 60 penny nail set for a corner of this tract;

**THENCE, N 13° 09' 06" W, 819.98 feet**, continuing with the center of said Roadway Easement to a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330" for the northwest corner of this tract;

**THENCE, S 84° 25' 32" E**, passing a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330" at 31.68 feet, in all 694.97 feet, to a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330" in the east line of said 704.19 acre tract, same being the west line of said 458.144 acre tract, for the northeast corner of this tract

**THENCE, S 13° 46' 13" W, 1242.58 feet**, with the east line of said 704.19 acre tract (deed S 13° 46' 13" W, 3388.18 feet) same being the west line of said 458.144 acre tract, to a 1/2-inch rebar found.

**THENCE S 16° 43' 53" W, 72.22 feet**, continuing with the east line of said 704.19 acre tract (deed S 16° 43' 53" W, 72.22 feet) same being the west line of said 458.144 acre tract, to the **POINT OF BEGINNING** and Containing **11.40-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  
Registered Professional  
Land Surveyor No. 4330

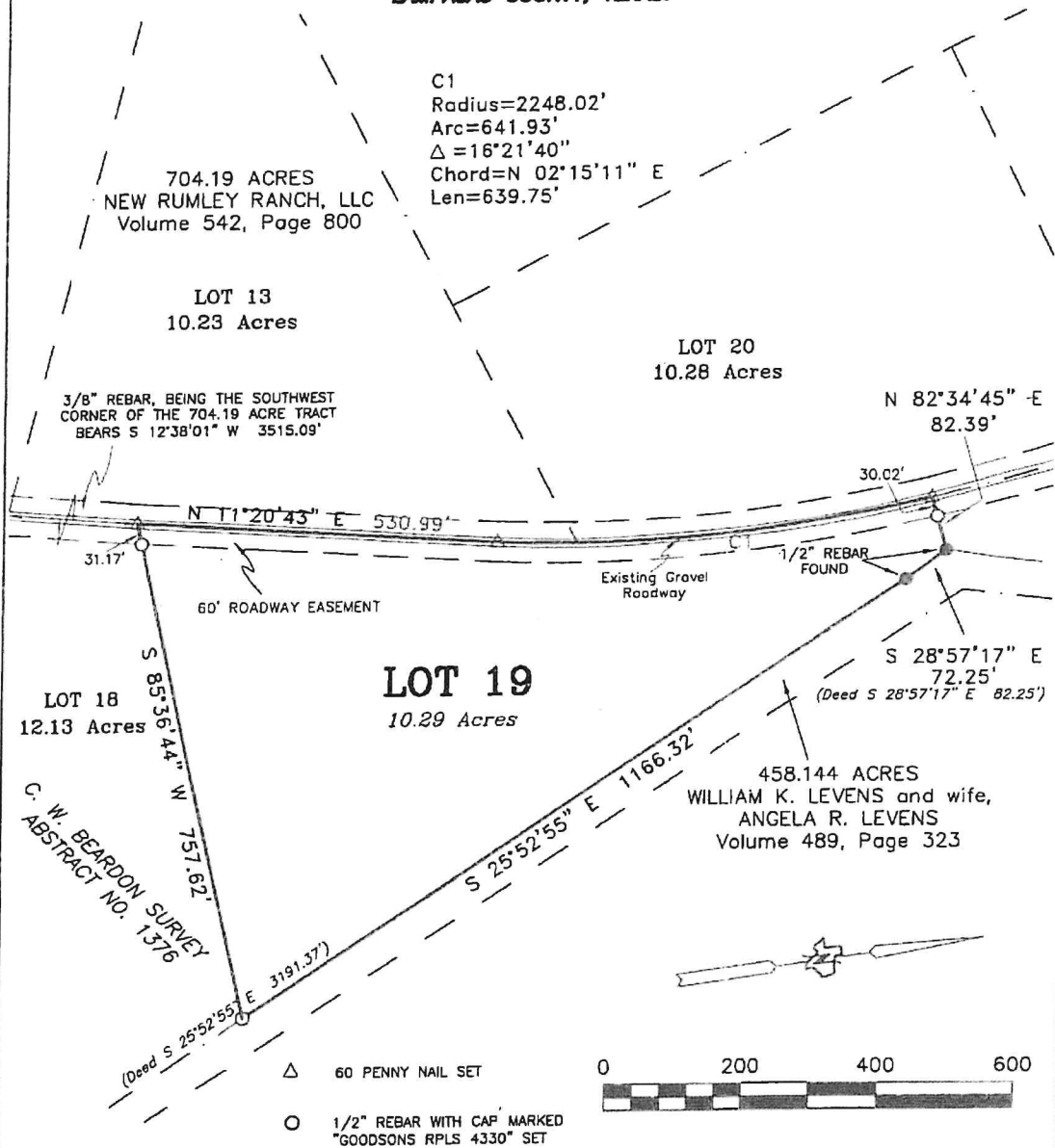


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**SURVEYOR'S SKETCH SHOWING 10.29 ACRES, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1376, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.**



- 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.

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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  
*[Signature]* 7/26/18





## GOODSON SURVEYORS

RETAINING THE HISTORY OF

JERRY M. GOODSON, SURVEYOR

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TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR A 10.29-ACRE TRACT OF LAND, BEING PART OF THE C. W. BEARDON SURVEY,  
ABSTRACT NO. 1376, IN LAMPASAS COUNTY, TEXAS.

(LOT 19, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING 10.29-Acres, more or less, being part of the C. W. BEARDON SURVEY, ABSTRACT NO. 1376, 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 10.29 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 southwest corner of this tract, from which from which a 3/8" rebar found, being the southwest corner of said 704.19 acre tract, bears: S 12° 38' 01" W, 3515.09 feet.

THENCE along and with the center of said Roadway Easement, for the following TWO (2), courses and distances:

- 1). N 11° 20' 43" E, 530.99 feet, to a 60 penny nail set; and
- 2). With and along a curve to the left, having a radius of 2248.02 feet, an arc length of 641.93 feet, a central angle of 16° 21' 40" and a chord that bears: N 02° 15' 11" E, 639.75 feet, to a 60 penny nail set, for the northwest corner of this tract.

THENCE N 82° 34' 45" E, passing a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330" at 30.02 feet, in all 82.39 feet, to a 1/2-inch rebar found, being an interior corner of said 704.19 acre tract, same being an exterior corner of that certain called 458.144 acre tract, described in a deed to WILLIAM K. LEVENS and wife, ANGELA R. LEVENS, recorded in Volume 489, Page 323, Deed Records of Lampasas County, Texas, for the northeast corner of this tract.

THENCE with the east line of said 704.19 acre tract (deed S 28° 57' 17" E, 72.25 feet and S 25° 52' 55" E, 3191.37 feet) same being the west line of said 458.144 acre tract, for the following TWO (2), courses and distances:

- 1). S 28° 57' 17" E, 72.25 feet, to a 1/2-inch rebar found; and
- 2). S 25° 52' 55" E, 1166.32 feet, to a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330", for the southeast corner of this tract.

THENCE S 85° 36' 44" W, passing a 1/2-inch rebar set with cap marked "GOODSONS RPLS 4330" at 726.45 feet, in all 757.62 feet, to the POINT OF BEGINNING and Containing 10.29-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.

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