

GOODSON SURVEYORS

REMAINTING 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@texpss.com
TBPLS FIRM REGISTRATION NO. 10068100

RANCH 21, PECAN CREEK RANCH

FIELD NOTES FOR A 10.01-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 10.01-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 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 10.01-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a **1/2" rebar with "GOODSONS RPLS 4330" cap set**, in the West line of said 441.96 acre tract, and the East line of that certain called 458.11 acre tract described in Deed to William K. Levens and Angela R. Levens as recorded in Volume 489, Page 323, Lampasas County Deed Records, from which a 1/2" rebar found, being the southeast corner of said 441.96 acre tract, bears: S 49°19' 53" E, 4870.51 feet, and a metal pipe fence post found for the common South corner of said 441.96 acre tract and said 458.11 acre tract bears S 21° 32' 28" E, 4356.12 feet;

THENCE N 21° 32' 28" W, 313.17 feet, with the west line of said 441.96 acre tract (*deed N 21° 32' 28" W, 5463.84 feet*) and the east line of said 458.11 acre tract, to a **1/2" rebar with "GOODSONS RPLS 4330" cap set** for the northwest corner of this tract;

THENCE N 68° 27' 32" E, at a distance of 1092.15 feet passing a 1/2" rebar with "GOODSONS RPLS 4330" cap set on a 100 foot radius cul-de-sac at the end of a proposed 60 foot wide Roadway Easement, continuing in all **1192.15 feet**, to a **60 penny nail set**, in the center of said Roadway Easement for the radius point of said cul-de-sac;

THENCE S 33° 57' 09" E, 289.24 feet along the center of said Roadway Easement to a **60 penny nail set** for angle point;

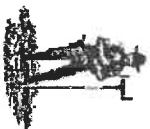
THENCE S 21° 42' 47" E, 113.80 feet along the center of said Roadway Easement to a **60 penny nail set** for the southeast corner of this tract;

THENCE S 68° 27' 32" W, passing a **1/2" rebar with "GOODSONS RPLS 4330" cap set** on the west line of said Roadway Easement at 30.08 feet continuing in all **1257.41 feet** to the **POINT OF BEGINNING** and **CONTAINING 10.01-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

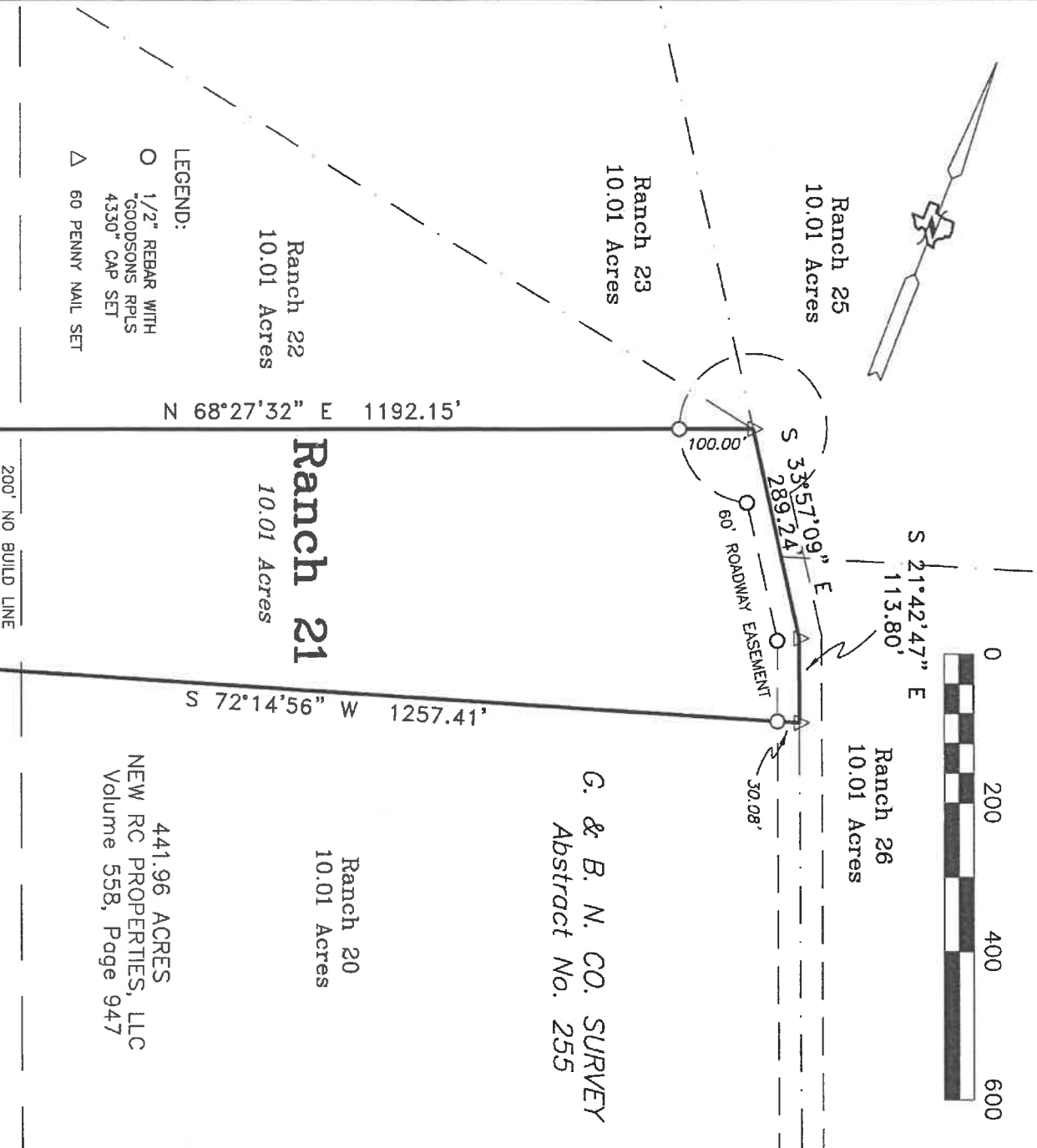




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TBP L.S. FIRM REGISTRATION NO. 10065100
A SUBSIDIARY OF WITHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

SURVEYOR'S SKETCH SHOWING 10.01 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) 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 (CORS 98), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- 5) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTE DESCRIPTION.

1/2" REBAR, BEING THE SOUTHEAST CORNER OF THE 441.96 ACRE TRACT BEARS S 49°19'53" E 4870.51', FROM THE SOUTHEAST CORNER OF THIS TRACT.

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

441.96 ACRES
NEW RC PROPERTIES, LLC
Volume 558, Page 947

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

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.

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Field Crew = EB & IT
Drawn By = DMF

Mike W. Kriegel
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Professional Land Surveyor No. 4330
Surveyed July 2019