



# 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@lamps.com](mailto:jerry@lamps.com)

TBPLS FIRM REGISTRATION NO. 10068100

## LOT 49, LONE MESA RANCH

FIELD NOTES FOR A 13.26 ACRE TRACT OF LAND, BEING PART OF THE D. D. CARROLL SURVEY,  
ABSTRACT NO. 1690, THE D. D. CARROLL SURVEY, ABSTRACT NO. 1214, P. MILLER SURVEY, ABSTRACT  
NO. 822 IN LAMPASAS COUNTY, TEXAS.

MADE FOR: NEW RUMLEY RANCH, LLC

BEING 13.26-Acres, more or less, with approximately 0.81-Acres in the D. D. Carroll Survey, Abstract No. 1690, approximately 11.58-Acres in the D. D. Carroll Survey, Abstract No. 1214, and approximately 0.88-Acre in the P. Miller Survey, Abstract No. 822, Lampasas County, Texas, being part of a 769.87-Acre tract of land described in Deed to New Rumley Ranch, LLC., as recorded in Volume 549, Page 161, Lampasas County Deed Records, (L.C.D.R.), and in Instrument No. 311734, Real Property Records of Coryell County, (R.P.R.C.C.), said 13.26 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch Iron Rod found in the west line of Blakley Road, being the Southeast corner of said 769.87-Acre tract, being the Northeast corner of a called 458.13 acre tract of land described in Deed to Tres Lomas Ranch, LLC, recorded in Volume 519, Page 344, L.C.D.R., on the West line of a called 21.99-Acre tract of land described in Deed to Joe E. Hines and Karen J. Hines as recorded in Instrument No. 261873, R.P.R.C.C., Texas;

THENCE, N 59° 26' 13" W, 6026.18 Feet, to a 60 Penny Nail set, for the POINT OF BEGINNING and Southwest corner of this tract, in the center of a Proposed 60-Foot Roadway Easement;

THENCE, N 19° 05' 29" W, 1179.32 Feet, along the center of said 60-Foot Roadway Easement, to a 60 Penny Nail set, for the Northwest corner of this tract, in the intersection of the center of said 60-Foot Roadway Easement, with a Proposed 60-Foot Roadway Easement;

THENCE, along and with the center of said 60-Foot Roadway Easement, for the following FOUR (4), courses and distances:

- 1). N 73° 47' 36" E, 223.22 Feet, to a 60 Penny Nail set, for a point of curvature;
- 2). With and along the arc of a curve to the right, with a Radius of 200.00 Feet, a Central Angle of 74° 19' 23", a Long Chord which bears S 69° 02' 42" E, 241.63 Feet, and an Arc Distance of 259.44 Feet, to a 60 Penny Nail set, for the end of this curve;
- 3). S 31° 53' 01" E, 837.42 Feet, to a 60 Penny Nail set, for a corner of this tract, for a point of curvature;
- 4). With and along the arc of a curve to the left, with a Radius of 528.12 Feet, a Central Angle of 19° 07' 00" a Long Chord which bears S 41° 26' 31" E, 175.39 Feet, and an Arc Distance of 176.210 feet, to a 60 Penny Nail set, for the Southwest corner of this tract;

THENCE, S 67° 58' 45" W, passing a 1/2-inch Iron Rod with "GOODSONS RPLS 4330" cap set, at 34.02 Feet, on the West line of said 60-Foot Roadway Easement, and passing a 1/2-inch Iron Rod with "GOODSONS RPLS 4330" cap set at 630.85 Feet, in all 660.89 Feet, to the POINT OF BEGINNING and CONTAINING 13.26-ACRES.

Survey completed on the ground November 21, 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.

Mike W. Kriegel  
Registered Professional  
Land Surveyor No. 4330



# EXHIBIT A

FNs Correct For 13.26 Acres

Surveyor CKH Date 4-29-19