TWO CREEKS RANCH

A PRIVATE SUBDIVISION IN LAMPASAS COUNTY, TEXAS.

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

TAX CERTIFICATE

The Lampasas County Appraisal District, the taxing authority for all taxing entities in Lampasas County, Texas does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.
Dated this the 25th day of August 2020

LAMPASAS COUNTY APPRAISAL DISTRICT
By: Melissa Gonzales By: Geneva Karcher
Melissa Gonzales
Chief Appraiser

The State of Texas
County of Lampasas

I, Connie Hartmann, Clerk of the County Court of said County do hereby certify that this instrument in writing with it's certificate of authentication was filed in my office the 25th day of August, 2020, at 9:30 o'clock, A M. and duly recorded this the 25th Day of ~~2020~~ August 2020, at 9:45 o'clock A M. in Plat Cabinet 2, Slide 283-284
Witness my hand and seal at the County Court of said County, the last date above written.
Connie Hartmann
Connie Hartmann, County Court Clerk
Lampasas County, Texas.

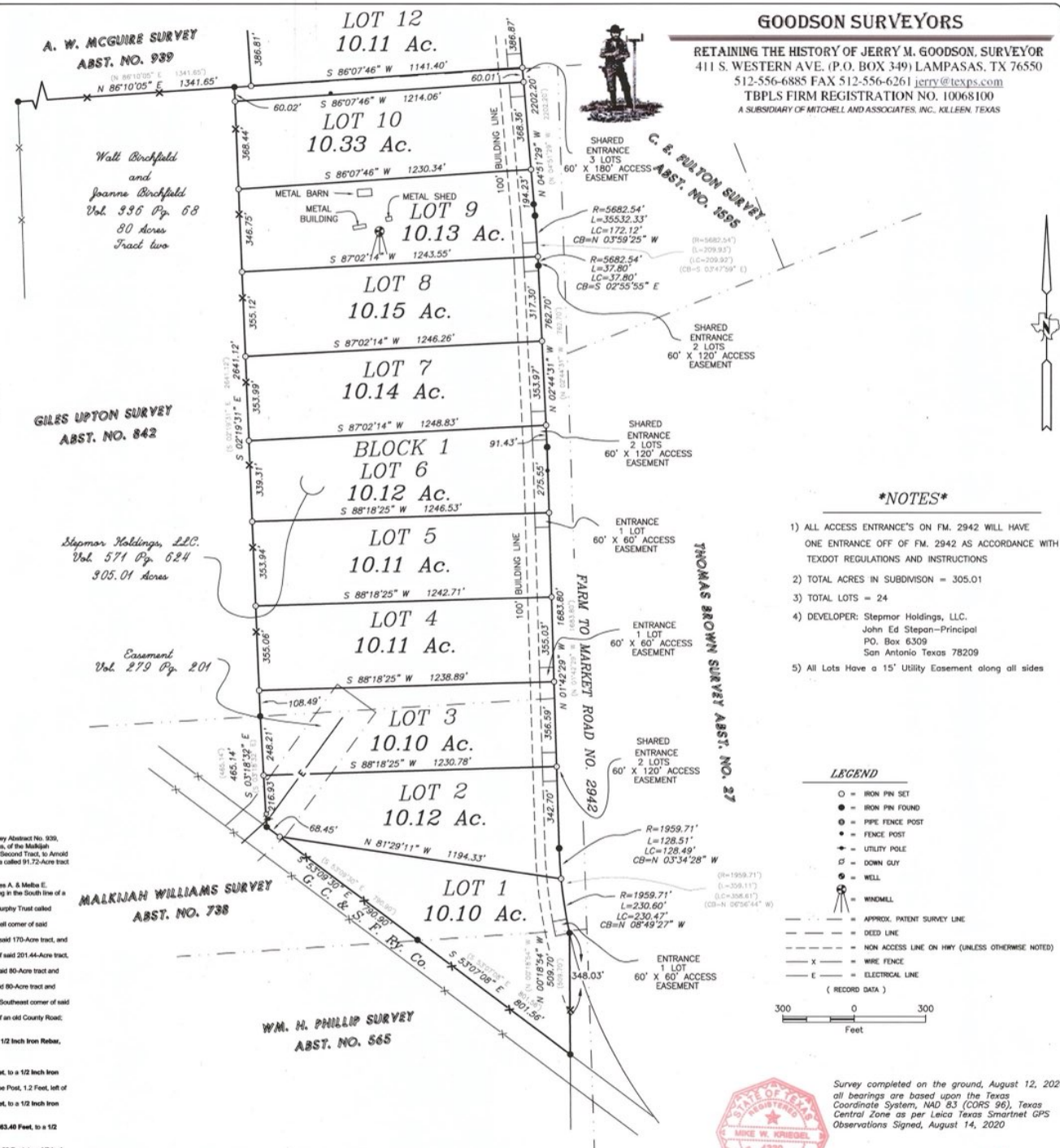
The State of Texas:
County of Lampasas:

This is to certify that, John Ed Stepan, is the legal owner of the land shown on this plat, of a tract of land conveyed to me by deed dated July 22, 2020 and recorded in Volume 571 Page 624 of the Deed Records of Lampasas County, Texas, do in all things adopt and approve of this plat

By: _____
Stepmor Holdings, LLC
John Ed Stepan—Principal
Owner

State of Texas
County of Lampasas
This instrument was acknowledged before me on the 24th, Day of August, 2020, by John Ed Stepan, owner of above said property.
Shirley K Kriegel
Notary Public, State of Texas

SHIRLEY K KRIEGEL
Notary ID #439626
My Commission Expires
March 10, 2022



NOTES

1) ALL ACCESS ENTRANCE'S ON FM. 2942 WILL HAVE ONE ENTRANCE OFF OF FM. 2942 AS ACCORDANCE WITH TEXDOT REGULATIONS AND INSTRUCTIONS
2) TOTAL ACRES IN SUBDIVISON = 305.01
3) TOTAL LOTS = 24
4) DEVELOPER: Stepmor Holdings, LLC.
John Ed Stepan—Principal
PO. Box 6309
San Antonio Texas 78209
5) All Lots Have a 15' Utility Easement along all sides

FIELD NOTES

Being **305.01 Acres**, more or less, comprised of 56.14 Acres, more or less, out of the C. B. Moore Survey Abstract No. 1007, and 144.93 Acres, more or less, of the A. W. Mcguire Survey Abstract No. 939, and 0.95 Acres, more or less, out of the Andrew Neill Survey Abstract No. 527, and 75.24 Acres, more or less, of the Giles Upton Survey Abstract No. 842, and 24.01 Acres, more or less, of the Malkijah Williams Survey Abstract No. 738, and 3.79 Acres, more or less, of the Wm. H. Phillip Survey Abstract No. 565, and being all of a called 11.16-Acre tract described in a deed as Tract I, Second Tract, to Arnold J. Holden Et Ali, as recorded in Vol. 498 Pg. 190 of the deed records of Lampasas County Texas, and being further described in Vol. 345 Pg. 678 of said deed records, and being all of a called 91.72-Acre tract described said Holden deed's, and being part all of a called 201.44-Acre tract described in said Holden deed's;

BEGINNING, at a **5/8 Inch Iron Rebar, Found**, for the Northwest corner of said 201.44-Acre tract, and being the Northeast corner of a called 170-Acre tract described in a deed to James A. & Melba E. Murphy Irrevocable Trust and called First Tract, as recoded in Vol. 303 Pg. 802 of said deed records, and being in the South Right Of Way (R.O.W.) of County Road No. 2644, and being in the South line of a called 19.96-Acre tract described in a deed to Bunyan W. Humphries as recorded in Vol. 252 Pg. 491 of said deed records;
THENCE, S 01° 06' 35" E, 3202.31 Feet, *(S 1° 23' E 3185.6' Deed call)* to a **3/8 Inch Iron Rebar, Found**, for a outer ell corner of a called 170-Acre tract described in a deed to said Murphy Trust called Second tract in said Vol. 303 Pg. 802 of said deed records, and being an inner ell corner of said Holden 201.44-Acre tract;
THENCE, S 88° 48' 29" W, 64.56 Feet, *(S 88° 11' W 64.4' Deed call)* to a **3/8 Inch Iron Rebar, Found**, for a inner ell corner of said Second Tract of Murphy Trust, and being an outer ell corner of said 201.44-Acre Holden tract;
THENCE, S 01° 55' 18" E, 686.49 Feet, *(S 0° 30' E 688.4' Deed call)* to a **1/2 Inch Iron Rebar, Found**, at the Southwest corner of said 201.44-Acre tract and being in the East line of said 170-Acre tract, and being the Northwest corner of a called 80-Acre tract called tract two as described in a deed to Walt Birchfield and Joanne Birchfield as recorded in Vol. 336 Pg. 68 of said deed records;
THENCE, N 86° 10' 05" E, 1341.65 Feet, *(N 89° 16' E 1340.1' Deed call)* to a **1/2 Inch Iron Rebar, Found**, for the Northeast corner of said 80-Acre tract, and being in the South line of said 201.44-Acre tract, and being the Northwest corner of a called 91.72-Acre tract as described in said Holden deed as Tract I, First Tract;
THENCE, S 02° 19' 31" E, 2641.12 Feet, *(S 0° 13' E 2639.3' Deed call)* to a **3/8 Inch Iron Rebar, Found**, for an outer ell corner of said 91.72-Acre tract and being in the East line of said 80-Acre tract and being the Northwest corner of a called 11.16-Acre tract, called Tract I, Second Tract, in said Holden deed;
THENCE, S 03° 18' 32" E, 465.14 Feet, *(S 0° 49' E 465' Deed call)* to a **1/2 Inch Iron Rebar, Found**, for the Southwest corner of said 11.16-Acre tract and being in the East line of said 80-Acre tract and being on the North R.O.W. line of G. C. & S. F. Rail Road;
THENCE, S 53° 09' 30" E, 790.90 Feet, *(S 50° 33' E 790.9' Deed call)* to a **1/2 Inch Iron Rebar, Found**, at the Southeast corner of said 11.16-Acre tract and being the Southernmost Southeast corner of said 91.72-Acre tract;
THENCE, S 53° 07' 08" E, 801.56 Feet, *(S 50° 33' E 813.7' Deed call)* to the Southeast corner of said 91.72-Acre tract and being on the North line of said Railroad, on the West side of an old County Road;
THENCE, N 00° 18' 54" W, 509.70 Feet, *(N 1° 11' E 517.5' Deed call)* to a **3/8 Inch Iron Rebar, Found**, in a curve on the West R.O.W. of FM Hwy. No. 2942;
THENCE, with the West R.O.W. and the East line of said 91.72-Acre tract, and said 201.44-Acre tract as follows:
- around a curve in a clockwise direction having a delta angle of 10° 29' 58" , an arc distance of 359.11 Feet, a radius of 1959.71 Feet, and a chord of **N 6° 56' 44" W, 358.61 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- **N 1° 42' 29" W, 1683.80 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- **N 2° 44' 31" W, 762.70 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- around a curve in a counterclockwise direction having a delta angle of 02° 07' 00", an arc distance of 209.93 Feet, a radius of 5682.54 Feet, and a chord of **N 3° 47' 59" W, 209.92 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- **N 4° 51' 29" W**, at 47.9 Feet, pass a 5/8 Inch Iron Rebar, Found, 1.9 Feet, left of line, at 622.6 Feet, pass a 3/8 Inch Iron Rebar, Found, 0.4 Feet, left of line, at 2174.8 Feet, pass a Pipe Post, 1.2 Feet, left of line, in all **2202.20 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- around a curve in a counterclockwise direction having a delta angle of 06° 38' 00", an arc distance of 325.84 Feet, a radius of 2814.46 Feet, and a chord of **N 8° 10' 29" W, 325.66 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- **N 11° 29' 29" W, 432.40 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- around a curve in a counterclockwise direction having a delta angle of 09° 26' 29 seconds, an arc distance of 463.93 Feet, a radius of 2815.42 Feet, and a chord of **N 16° 18' 44" W, 463.40 Feet**, to a **1/2 Inch Iron Rebar, Found;**
- **N 20° 50' 37" W, 722.53 Feet**, to a **1/2 Inch Iron Rebar, Set**, With **(GOODSONS 4330)** Cap;
- around a curve in a counterclockwise direction having a delta angle of 00° 38' 08 seconds, an arc distance of 63.00 Feet, a radius of 5679.78 Feet, and a chord of **N 21° 40' 40" W, 63.00 Feet**, to a **1/2 Inch Iron Rebar, Found**, in the West line of said Hwy;

THENCE, N 43° 48' 50" W, 449.93 Feet, *(N 41° 15' W 449.93' Deed call)* to a **5/8 Inch Iron Rebar, Found**, in the South line of said County Road No. 2644, and being the Southeast corner of a called 19.96-Acre tract called Tract II as described in a deed to Charles C. McMillion as recorded in Vol. 509 Pg. 483 of said deed records;
THENCE, S 86° 15' 10" W, 1582.91 Feet, *(S 88° 49' W 1583.5' Deed call)* to the PLACE OF BEGINNING Containing **305.01-ACRES.**

FIELD CREW= IT, & HG.
DRAWN BY= Evan Blakley

LEGEND

- ○ = IRON PIN SET
- ● = IRON PIN FOUND
- ⊗ = PIPE FENCE POST
- • = FENCE POST
- ✦ = UTILITY POLE
- ⊄ = DOWN GUY
- ⊗ = WELL
- = WINDMILL
- = APPROX. PATENT SURVEY LINE
- = DEED LINE
- = NON ACCESS LINE ON HWY (UNLESS OTHERWISE NOTED)
- —X— = WIRE FENCE
- —E— = ELECTRICAL LINE

(RECORD DATA)

300 0 300
Feet

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

Survey completed on the ground, August 12, 2020 all bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS Observations Signed, August 14, 2020

Mike W. Kriegel
Registered Professional Land Surveyor No. 4330
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