# HONEY CREEK RANCH
## A SUBDIVISION IN HAMILTON COUNTY, TEXAS
## AND BEING PART OF THE THOMAS W. WALDEN SURVEY, ABSTRACT NO. 854, IN HAMILTON COUNTY, TEXAS


**GOODSON SURVEYORS**

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
411 S. WESTERN AVE. (P.O. BOX 3091) LAMPASAS, TX 76550
512-556-8885 FAX 512-556-6264 jerry@texas.com
TBPLS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF STONE, AND ASSOCIATES INC. KILLEEN, TEXAS


## SURVEYOR'S FIELD NOTES

BEING 450.03-Acres, more or less, being part of the THOMAS W. WALDEN SURVEY, ABSTRACT NO. 854, in Hamilton County, Texas, and embracing that certain called 454.88 acre tract, described in a deed to NEW RC PROPERTIES, LLC, recorded in Volume 582, Page 265, Deed Records of Hamilton County, Texas. Said 450.03 acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a 3/8" rebar found, in the north line of that certain called 329.59 acre tract, described in a deed to MAZUR RANCH INVESTMENTS, LLC, recorded in Volume 515, Page 159, Deed Records of Hamilton County, Texas, being the most easterly southeast corner of said 454.88 acre tract, same being a corner of that certain called 374.82 acre tract, described as TRACT TWO, in a deed to DARLENE ELVA KEETER, recorded in Volume 249, Page 512, Deed Records of Hamilton County, Texas, for the most easterly southeast corner of this tract;

THENCE with the south line of said 454.88 acre tract (deed S 58° 08' 39" W, 258.56 feet and S 59° 12' 57" W, 1686.57 feet), same being the north line of said 329.59 acre tract, for the following TWO (2), courses and distances:

1). S 57° 14' 41" W, 255.63 feet, to a 3/8" rebar found; and

2). S 58° 17' 16" W, 1607.32 feet, to a metal pipe fence post found, being the northwest corner of said 329.59 acre tract, same being an interior corner of said 454.88 acre tract, for an interior corner of this tract;

THENCE S 30° 35' 41" E, 1215.67 feet, with the southeast line of said 454.88 acre tract (deed S 29° 39' 31" E, 1215.70 feet) same being the west line of said 329.59 acre tract, to a point, for the most southerly southeast corner of said 454.88 acre tract, same being the northeast corner of the remainder of a called 431.58 acre tract, described in a deed to MAZUR RANCH INVESTMENTS, LLC., recorded in Volume 527, Page 900, Deed Records of Hamilton County, Texas, for the most southerly southeast corner this tract, from which a metal pipe fence post found, bears: S 39° 12' 05" W, 1.16 feet;

THENCE S 54° 24' 37" W, 1950.85 feet, with the south line of said 454.88 acre tract (deed S 56° 37' 00" W, 1949.91 feet) same being the north line of that remainder of said 431.58 acre tract, to a point, for the southwest corner of this tract, same being the northwest corner of the remainder of said 431.58 acre tract, and being in the east line of that certain called 554.95 acre tract, described in a deed to JAMES A. ARNO, ET UX, recorded in Volume 271, Page 643, Deed Records of Hamilton County, Texas, from which a metal pipe fence post found, bears: N 54° 38' 13" E, 1.22 feet;

THENCE N 31° 41' 03" W, 4191.07 feet, with the west line of said 454.88 acre tract (deed N 30° 43' 42" W, 4189.22 feet) same being the east line of said 554.95 acre tract, to a 3/8" rebar found, being an interior corner of said 454.88 acre tract, same being the northeast corner of said 554.95 acre tract, and being the southeast corner of that certain called 110.00 acre tract, described in a deed to CLIFFORD W. BULLARD and wife, MARGARET A. BULLARD, recorded in Volume 232, Page 1042, Deed Records of Hamilton County, Texas, for an interior corner of this tract;

THENCE N 31° 35' 40" W, 1736.96 feet, continuing with the west line of said 454.88 acre tract (deed N 30° 34' 48" W, 1738.96 feet) same being the east line of said 110.00 acre tract, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, being a corner of said 454.88 acre tract, same being the northwest corner of that certain called 10.00 acre tract, described in a deed to THOMAS V. RUCHSKI and wife, ESTHER I. RUCHSKI, recorded in Volume 230, Page 297, Deed Records of Hamilton County, Texas, for a corner of this tract;

THENCE N 31° 41' 24" W, 2762.52 feet, continuing with the west line of said 454.88 acre tract (deed N 30° 40' 15" W, 2762.52 feet) crossing into COUNTY ROAD NO. 208, to a point, in a bend in said COUNTY ROAD NO. 208, being the northwest corner of said 454.88 acre tract, for the northwest corner of this tract, from which a metal pipe fence post bears: N 84° 26' 59" E, 61.80 feet and another metal pipe fence post bears: S 79° 56' 50" E, 59.54 feet;

THENCE N 57° 24' 17" E, 1700.39 feet, with the north line of said 454.88 acre tract (deed N 58° 35' 57" E, 1700.39 feet) and with the approximate center of said COUNTY ROAD NO. 208, to a point, being the northwest corner of said 454.88 acre tract, same being the northwest corner of that certain called 60 acre tract, described as TRACT ONE – FIRST TRACT, in said deed to KEETER, for the northeast corner of this tract, from which a metal pipe fence post found, bears: S 69° 05' 00" E, 8.32 feet;

THENCE S 32° 43' 12" E, 2776.71 feet, with the east line of said 454.88 acre tract (S 31° 42' 21" E, 2776.71 feet) same being west line of said 60 acre tract, to a metal pipe fence post found, being an interior corner of said 454.88 acre tract, same being the southwest corner of said 60 acre tract, for an interior corner of this tract;

THENCE N 58° 30' 57" E, 89.98 feet, with an interior line of said 454.88 acre tract (deed N 56° 44' 20" E, 89.86 feet) same being the south line of said 60 acre tract, to a metal pipe fence post found, being an exterior corner of said 454.88 acre tract, same being the northwest corner of that certain called 112.75 acre tract, described as TRACT ONE – SECOND TRACT, in said deed to KEETER, and being an exterior corner of this tract;

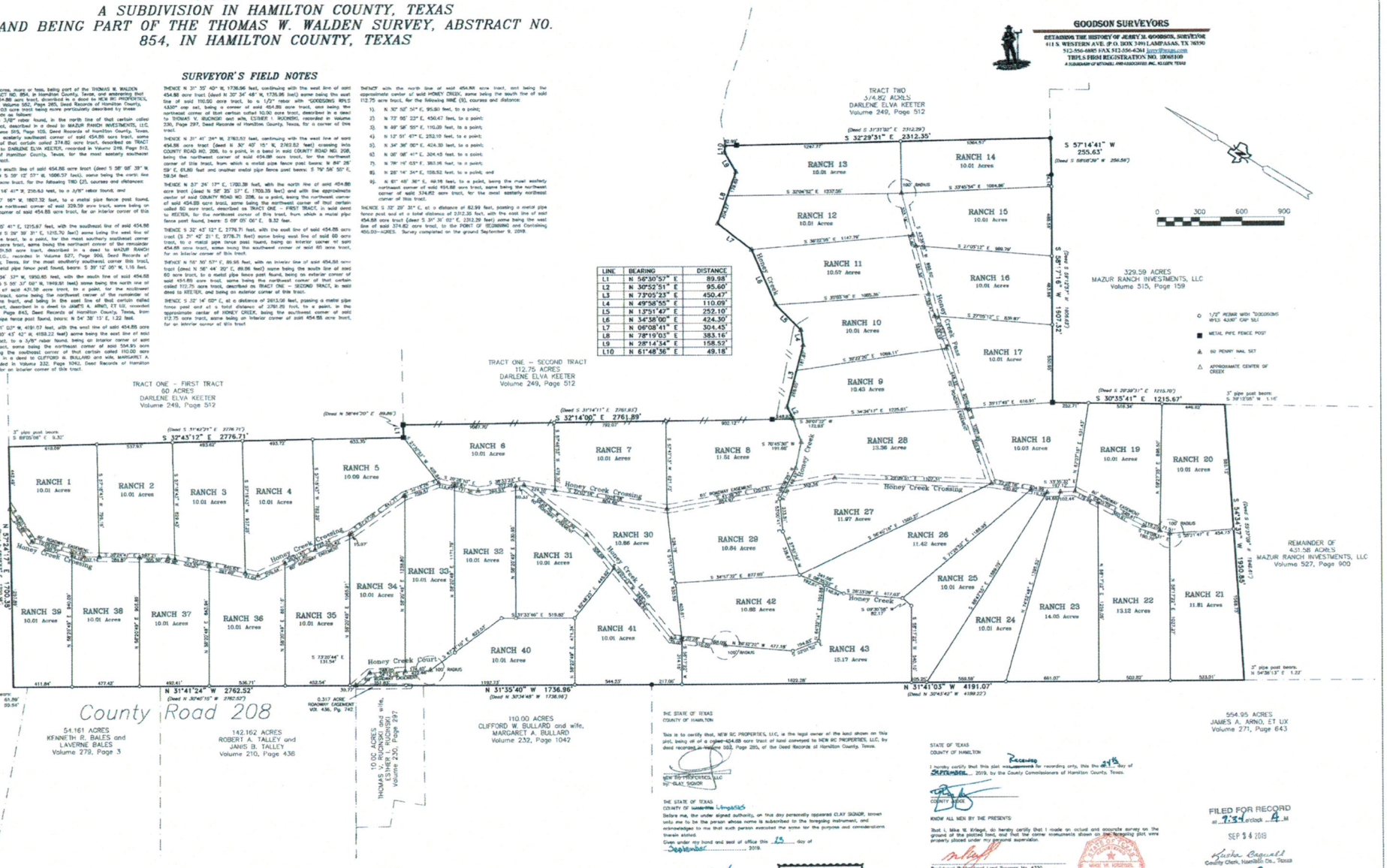
THENCE S 32° 14' 00" E, at a distance of 2813.08 feet, passing a metal pipe fence post and at a total distance of 2761.89 feet, to a point, in the approximate center of HONEY CREEK, being the southwest corner of said 112.75 acre tract, same being an interior corner of said 454.88 acre tract, for an interior corner of this tract;

THENCE with the north line of said 454.88 acre tract, and being the approximate center of said HONEY CREEK, same being the south line of said 112.75 acre tract, for the following NINE (9), courses and distance:

1). N 32° 50' 54" E, 95.90 feet, to a point;
2). N 73° 55' 23" E, 450.47 feet, to a point;
3). N 49° 58' 55" E, 110.20 feet, to a point;
4). N 13° 51' 47" E, 252.10 feet, to a point;
5). N 34° 38' 00" E, 424.30 feet, to a point;
6). N 06° 08' 41" E, 304.45 feet, to a point;
7). N 78° 19' 03" E, 383.16 feet, to a point;
8). N 28° 14' 34" E, 158.52 feet, to a point; and
9). N 61° 48' 36" E, 49.18 feet, to a point, being the most easterly northeast corner of said 454.88 acre tract, same being the northwest corner of said 374.82 acre tract, for the most easterly northeast corner of this tract;

THENCE S 32° 29' 31" E, at a distance of 62.99 feet, passing a metal pipe fence post and at a total distance of 2312.35 feet, with the east line of said 454.88 acre tract (deed S 31° 31' 02" E, 2312.29 feet) same being the west line of said 374.82 acre tract, to the POINT OF BEGINNING and Containing 450.03-ACRES. Survey completed on the ground September 9, 2019.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 56°30'57" E | 89.98' |
| L2 | N 30°52'51" E | 95.60' |
| L3 | N 73°55'23" E | 450.47' |
| L4 | N 49°58'55" E | 110.09' |
| L5 | N 13°51'47" E | 252.10' |
| L6 | N 34°38'00" E | 424.30' |
| L7 | N 06°08'41" E | 304.45' |
| L8 | N 78°19'03" E | 383.16' |
| L9 | N 28°14'34" E | 158.52' |
| L10 | N 61°48'36" E | 49.18' |




THE STATE OF TEXAS
COUNTY OF HAMILTON

This is to certify that, NEW RC PROPERTIES, LLC, is the legal owner of the land shown on this plat, being all of a called 454.88 acre tract of land conveyed to NEW RC PROPERTIES, LLC, by deed recorded in Volume 582, Page 265, of the Deed Records of Hamilton County, Texas.

NEW RC PROPERTIES, LLC
BY: CLAY SIGNOR

THE STATE OF TEXAS
COUNTY OF HAMILTON

Before me, the under signed authority, on this day personally appeared CLAY SIGNOR, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this 13 day of September, 2019.

Notary Public, Hamilton County, Texas

SHIRLEY R. KRIEGEL
Notary ID #4349620
My Commission Expires
March 10, 2022

STATE OF TEXAS
COUNTY OF HAMILTON

Received

I hereby certify that this plat was approved for recording only, this the 24th day of September, 2019, by the County Commissioners of Hamilton County, Texas.

COUNTY JUDGE

KNOW ALL MEN BY THE PRESENTS

That I, Mike W. Kriegel, do hereby certify that I made an actual and accurate survey on the ground of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision.

Registered Professional Land Surveyor No. 4330
411 S. Western Avenue
Lampasas, Texas 76550

MIKE W. KRIEGEL
4330
REGISTERED
PROFESSIONAL
LAND SURVEYOR

FILED FOR RECORD
at 9:34 o'clock A M
SEP 24 2019
Kristen Cheyenne
County Clerk, Hamilton Co., Texas
2019 1549

All roadways are private roadways owned by the Home Owners Association and maintained by the Home Owners Association. Hamilton County assumes no responsibility for these roadways.

NOTE:
ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, AND ALL DISTANCES ARE GRID, NAD 83, TCS, ZONE 4 AS PER LEICA TCRW3 SMARTNET GPS OBSERVATIONS.

Field Crew: EB & DF
Drawn By: DMF