



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

FIELD NOTES FOR A 221.31-ACRE TRACT OF LAND, BEING APPROX. 50.42-ACRES OUT OF THE R. T. PECK SURVEY, ABSTRACT NO. 1566, AND BEING APPROX. 170.89-ACRES OUT OF THE A. B. STORM SURVEY ABSTRACT NO. 1531, IN LAMPASAS COUNTY, TEXAS.

MADE FOR: Christopher A. White

BEING **221.31-Acres**, more or less, being Approx. 50.42-Acres of the R. T. Peck Survey, Abstract No. 1566, and being Approx. 170.89-Acres of the A. B. Storm Survey, Abstract No. 1531, in Lampasas County, Texas, and being all of that certain called 221.324-Acre tract, described in a deed to Christopher A. White, as recorded in Vol. 484 Pg. 164, Deed Records of Lampasas County, Texas, Said 221.31-Acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a 1/2" rebar with "GOODSONS RPLS 4330" cap found in the West line of County Road No. 3270, being the East line of said 221.324-Acre tract, for the Southeast corner of a 104.45-Acre tract surveyed by Goodson Surveyors February 17, 2022, from whence a 1/2" rebar found, with "GOODSONS 4330" cap, being a corner of said 221.324-Acre tract Brs. S 21° 42' 33" E, 435.61 feet,;

THENCE along the East line of said 221.324-Acre tract, being the West line of County Road No. 3270, for the following TWO (2), courses and distances:

1). **N 21° 42' 33" W, 457.47 feet**, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set; (deed N 20° 12' 22" W, 911.08 feet) and

2). **N 21° 15' 01" W, 398.31 feet**, to a **Pipe Fence Post**, (deed N 19° 42' 36" W, 398.31 feet) for the Northeast corner hereof, and being the Northeast corner of said 231.324-Acre tract, also being the Southeast corner of a called 221.324-Acre tract described in a deed to Hazel Ruth Post as recorded in Vol. 332 Pg. 544;

THENCE S 69° 12' 59" W, 5390.90 feet, to a 3/8" rebar with found, (deed S 70° 42' 59" W, 5391.16 feet) for the Northwest corner of said 221.324-Acre tract and being the Southwest corner of said 221.324-Acre tract, and being in the East line of a called 501.6-Acre tract described in a deed to Naomi Alberecht as recorded in Vol. 156 Pg. 491 of said deed records;

THENCE S 20° 52' 54" E, 281.53 feet, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, (deed S 19° 22' 30" E, 281.67 feet) for a corner of said 221.324-Acre tract;

THENCE S 21° 04' 07" E, 430.79 feet, to a 3/8" rebar found, (deed S 19° 33' 43" E, 431.00 feet) for the Westernmost Southwest corner of said 221.324-Acre tract and being the Northwest corner of Lot 22 in Block A of Cottonwood Mesa a Subdivision in Lampasas County Texas, as recorded in Cab. 2 Slides 210-215 of the plat records of Lampasas County Texas, and being in the East line of said 501.6-Acre tract;

THENCE N 73° 14' 13" E, 2723.96 feet, to a 1/2" rebar with "Maples 5043" cap found, (deed N 74° 44' 10" E, 2724.05 feet) for inner ell corner of said 221.324-Acre tract, and being the Northeast corner of Lot 34 in Block A of said Cottonwood Mesa;

THENCE S 19° 18' 59" E, 756.33 feet, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, (deed S 17° 49' 28" E, 756.32 feet) for angle in the West line of said 221.324-Acre tract, and being an angle in the East line of Lot 35 in Block A of said Cottonwood Mesa;

THENCE S 48° 34' 40" E, 74.60 feet, to a 1/2" rebar found, (deed S 46° 49' 51" E, 74.25 feet) for angle in the West line of said 221.324-Acre tract, and being an angle in the East line of said Lot 35;

THENCE S 17° 11' 30" E, 576.61 feet, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, (deed S 17° 08' 03" E, 576.67 feet) for angle in the West line of said 221.324-Acre tract, and being an angle in the East line of Lot 36 Block A of said Cottonwood Mesa;

THENCE S 16° 40' 04" E, 100.30 feet, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, (deed S 15° 34' 46" E, 100.25 feet) for angle in the West line of said 221.324-Acre tract, and being an angle in the East line of said Lot 36;

THENCE S 21° 03' 48" E, 360.98 feet, to a 1/2" rebar with "CCC" cap found, (deed S 19° 34' 17" E, 360.97 feet) for the Southwest corner of said 221.324-Acre tract, and being the Southeast corner of said Lot 36, and being in the North line of Lot 56, Block A of said Cottonwood Mesa;



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THENCE N 69° 12' 52" E, at 1.06 feet, pass a Pipe Fence Post, 0.09 feet right of line, at 128.75 feet, pass a 1/2" rebar with "HOOVER" cap found, 0.11 feet left of line, at 1154.87 feet, pass a 1/2" rebar with "HOOVER" cap found, 0.17 feet, left of line, at 1410.07 feet, pass a 1/2" rebar with "HOOVER" cap found, 0.19 feet, left of line, at 1662.41 feet, pass a 1/2" rebar with "HOOVER" cap found, 0.17 feet, left of line, at 1911.70 feet, pass a 1/2" rebar with "HOOVER" cap found, 0.21 feet, left of line, in all **2720.33 feet**, to a **Pipe Fence Post found**, (*deed N 70° 42' 59" E, 2719.87 feet*) for the Southeast corner of said 221.324-Acre tract, and being the Northeast corner of Lot 66, Block A of said Cottonwood Mesa, and being in the West line of said County Road No. 3270, from whence a 1/2" rebar with "HOOVER" cap found, Brs. S 17° 49' 06" E, 8.93 feet;

THENCE N 20° 24' 13" W, at 328.51 feet, pass a Pipe Fence Post, 3.7 feet right of line, at 491.19 feet, pass a Pipe Fence Post, 5.6 feet right of line, at 506.95 feet, pass a Pipe Fence Post, 5.6 feet right of line, in all **681.34 feet**, to a **1/2" rebar with "GOODSONS RPLS 4330" cap set**, (*deed N 18° 53' 10" W, 681.34 feet*) for an angle in the East line of said 221.324-Acre tract and being in the West line of said County Road No. 3270;

THENCE N 21° 30' 11" W, 771.44 feet, to a **1/2" rebar with "GOODSONS RPLS 4330" cap found**, (*deed N 19° 58' 59" W, 771.52 feet*) for an angle in the East line of said 221.324-Acre tract and being in the West line of said County Road No. 3270;

THENCE N 21° 42' 33" W, 453.72 feet, to the **POINT OF BEGINNING** and Containing **221.31-ACRES**.

Survey completed on the ground January 23, 2023. 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

