



GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
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TBPLS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF MITCHELL 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.



Ranch 50
11.00 Acres

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

Ranch 36
10.01 Acres

Ranch 51
11.80 Acres

Ranch 29
10.01 Acres

Ranch 35
10.01 Acres

Ranch 30
10.01 Acres

Ranch 34
10.01 Acres

Ranch 33
10.01 Acres

Ranch 32
10.01 Acres

G. & B. N. CO. SURVEY
Abstract No. 255

60' ROADWAY EASEMENT
N 118°35'41" E 116.35'
N 45°11'49" E 45.11'

N 73°57'13" E 941.33'

S 21°15'59" E 471.14'

S 75°03'56" W 956.43'

31.40'

30.06'

LEGEND:

- 1/2" REBAR WITH "GOODSONS RPLS 4330" CAP SET
- △ 60 PENNY NAIL SET

- 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

1/2" REBAR, BEING THE SOUTHEAST CORNER OF THE 441.96 ACRE TRACT BEARS S 30°44'55" E 1887.57', FROM THE SOUTHEAST CORNER OF THIS TRACT.

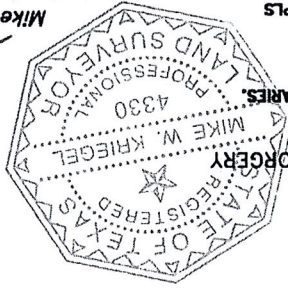


Field Crew = EB & IT
Drawn By = DMF



Registered Professional Land Surveyor No. 4330
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Surveyed July, 2019

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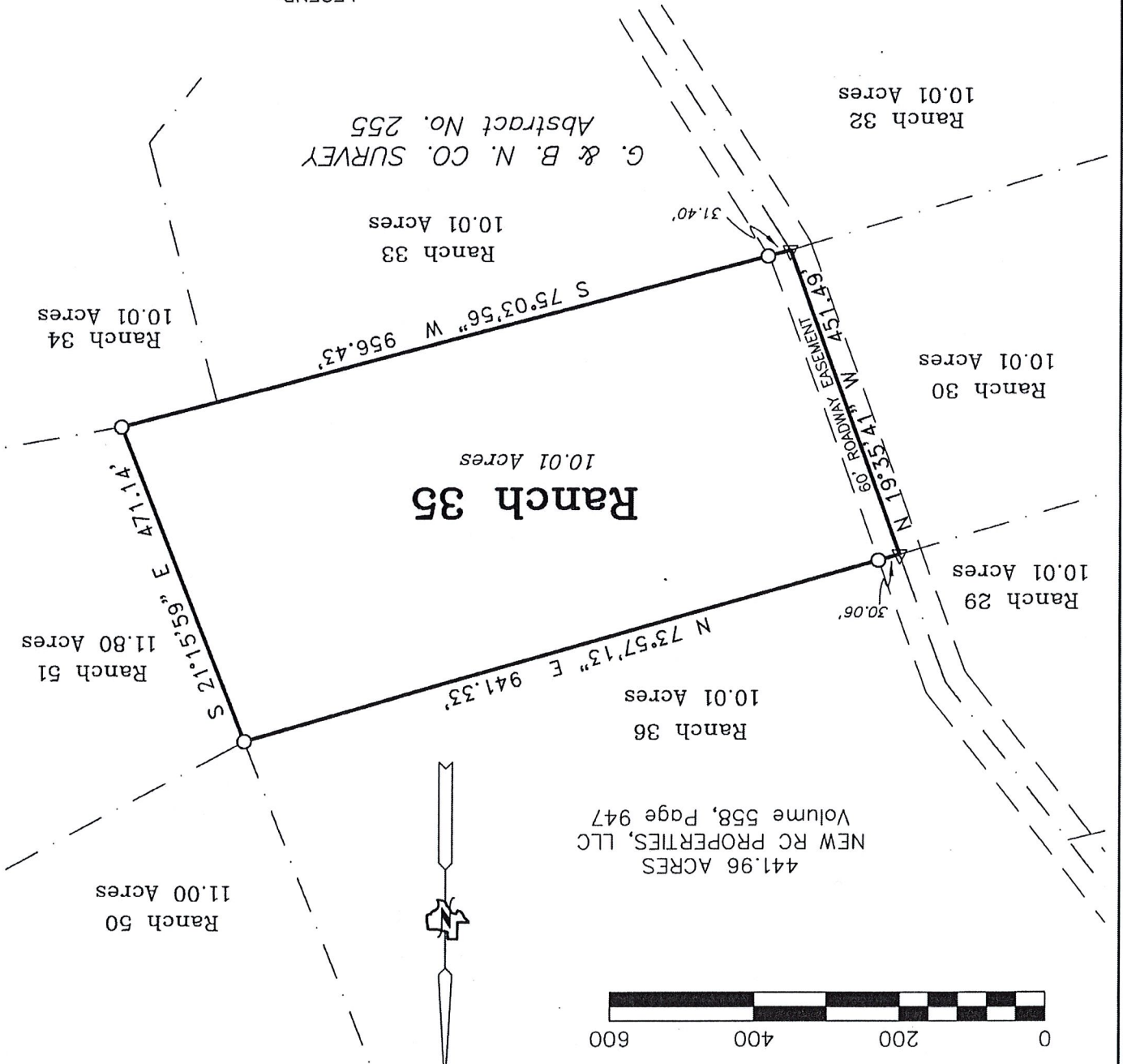


WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

- 1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMENT
- 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 (CORR 98), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- 5) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTE DESCRIPTION.

- LEGEND:
- 1/2" REBAR WITH "GOODSONS RPLS" 4330" CAP SET
 - △ 60 PENNY NAIL SET

1/2" REBAR, BEING THE SOUTHEAST CORNER OF THE 441.96 ACRE TRACT BEARS S 30°44'55" E 1887.57', FROM THE SOUTHEAST CORNER OF THIS TRACT.





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RANCH 35, 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 **60 penny nail set**, in the center of a 60 foot wide Roadway Easement, for the southwest corner of this tract, from which a 1/2" rebar found, being the southeast corner of said 441.96 acre tract, bears: S 30° 44' 55" E, 1887.57 feet.


THENCE N 19° 35' 41" W, 451.49 feet, over and across said 441.96 acre tract, with the center of said Roadway Easement, to a **60 penny nail set**, for the northwest corner of this tract.

THENCE N 73° 57' 13" E, at a distance of 30.06 feet, passing a 1/2" rebar with "GOODSONS RPLS 4330" cap set on the east side of said Roadway Easement, and continuing in all **941.33 feet**, over and across said 441.96 acre tract, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, for the northwest corner of this tract.

THENCE S 21° 15' 59" E, 471.14 feet, over and across said 441.96 acre tract, to a 1/2" rebar with "GOODSONS RPLS 4330" cap set, for the southeast corner of this tract.

THENCE S 75° 03' 56" W, at a distance of 925.03 feet, passing a 1/2" rebar with "GOODSONS RPLS 4330" cap set on the east line of Roadway Easement, and continuing in all **956.43 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

