

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

July 21, 2026

Surveyor's Field Notes for:

69.155 ACRES, situated in the **O. T. TYLER SURVEY, ABSTRACT 20**, Bell County, Texas, embracing all of Tracts 1, 2, 4, and 5 and the remainder of Tract 3, all being conveyed to Jay Taggart in Volume 1504, Page 345, Deed Records of Bell County, Texas, all of a called 1 Acre tract conveyed to Jay Taggart in Volume 1504, Page 343, Deed Records of Bell County, Texas, and all of a called 0.500 Acre tract conveyed to Jay T. Taggart in Volume 3421, Page 452, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the northeast corner of said 0.500 Acre Taggart tract, being the southeast corner of the remainder of a called 5.55 Acre tract conveyed to Mark S. Foster in Document No. 2018-00043725, Official Public Records of Real Property, Bell County, Texas, being described in Volume 3356, Page 395, Official Public Records of Real Property, Bell County, Texas, and being on the west line of Elm Grove Road, for the easternmost northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said Elm Grove Road, **S 21° 42' 38" W – 38.40'** (Rec. S 23° 30' 52" W – 38.40'), a 5/8" iron rod with cap stamped "ACS" set, and **S 16° 49' 22" W – 207.19'** (Rec. S 18° 27' 05" W – 206.56'), to a 5/8" iron rod with cap stamped "ACS" set at the southeast corner of said 0.500 Acre tract, same being the northeast corner of Taggart Tract 2;

THENCE, continuing in said southerly direction, continuing with the west line of said Elm Grove Road, **S 16° 40' 35" W – 925.19'** (Rec. S 19° W), to a 5/8" iron rod with cap stamped "ACS" set at a fence post;

THENCE, in a southwesterly direction, as fenced, with the occupied west line of said Elm Grove Road and the occupied north line of Elmer King Road, the following calls:

1. **S 41° 32' 02" W – 21.72'**, a 5/8" iron rod with cap stamped "ACS" set,
2. **S 57° 32' 50" W – 22.36'**, a 5/8" iron rod with cap stamped "ACS" set,
3. **S 79° 49' 58" W – 22.78'**, a 5/8" iron rod with cap stamped "ACS" set, and
4. **N 81° 14' 17" W – 20.30'**, to a 5/8" iron rod with cap stamped "ACS" set, for a corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said Elmer King Road, **N 72° 06' 11" W – 1218.81'** (Rec. N 71° W), a 5/8" iron rod with cap stamped "ACS" set at the southeast corner of said Taggart Tract 5, same being the southwest corner of Taggart Tract 2;

THENCE, continuing in said westerly direction, with the north line of said Elmer King Road, **N 56° 16' 12" W – 676.46'**, to a mag nail set in asphalt, being the southwest corner of said Taggart Tract 5, same being the southeast corner of a called 10.10 Acre tract conveyed to Paul A. Friedman and Melissa R. Friedman in Volume 5662, Page 857, Official Public Records of Real Property, Bell County, Texas, for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said 10.10 Acre tract, **N 17° 15' 15" E** (Rec. N 19° E), at 1154.29' pass a 4" wood fence post, being the end of said fence, and continuing for a total distance of **1213.88'**, to a calculated point, in the approximate center of the Lampasas River, for the northwest corner of the herein described tract;

THENCE, in an easterly direction, with the approximate center of said Lampasas River, the following calls:

1. **S 76° 49' 35" E – 247.55'**, a calculated point,
2. **N 88° 38' 17" E – 252.31'**, a calculated point,
3. **N 41° 39' 47" E – 184.59'**, a calculated point,
4. **N 63° 19' 12" E – 143.65'**, a calculated point,
5. **S 59° 27' 11" E – 354.63'**, a calculated point,
6. **S 69° 51' 11" E – 456.27'**, a calculated point,
7. **S 87° 40' 16" E – 94.69'**, a calculated point, and
8. **N 78° 10' 45" E – 61.44'**, to a calculated point, being the westernmost southwest corner of said Foster 5.55 Acre remnant tract;

Surveyor's Field Notes for **69.164 ACRES** (continued):

THENCE, in an easterly direction, leaving the center of said Lampasas River, with the boundary of said 5.55 Acre tract, (Rec. S 61° 28' 03" E), S 63° 09' 51" E, at 179.10' pass a 5/8" iron rod set for a reference, and continuing for a total distance of 204.02' (Rec. 170.00'), to a 4" wood fence post found at an interior corner of said 5.55 Acre tract, same being the northeast corner of Taggart Tract 3, for the northernmost northeast corner of the herein described tract;

THENCE, in a southerly direction, with the western line of said 5.55 Acre tract, S 15° 19' 02" W – 106.72' (Rec. S 19° W), to a 5/8" iron rod found, being the northeast corner of a called 0.500 Acre tract conveyed to Mark S. Foster in Volume 3421, Page 455, Official Public Records of Real Property, Bell County, Texas, which bears N 15° 27' 30" E – 188.36' from a 1/2" iron rod found at the southeast corner of said Foster 0.500 Acre tract;

THENCE, in a westerly direction, with the northern line of said Foster 0.500 Acre tract, N 87° 28' 59" W – 65.59' (Rec. N 86° 30' 42" W – 65.69'), a 1/2" iron rod found, N 15° 14' 24" W – 22.01' (Rec. N 12° 43' 41" W – 22.23'), a 1/2" iron rod found, and S 64° 36' 25" W – 124.76' (Rec. S 66° 04' 52" W – 124.87'), to a 1/2" iron rod found at the northwest corner of said 0.500 Acre Foster tract, for an interior corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said 0.500 Acre tract, S 14° 29' 34" E – 72.96', to a 1/2" iron rod found at the southwest corner of said 0.500 Acre tract, for an interior corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said 0.500 Acre tract, S 54° 48' 02" E – 141.42' (Rec. S 53° 15' 09" E – 141.58'), to a 1/2" iron rod found at the southeast corner of said 0.500 Acre tract, same being on the west line of said 5.55 Acre tract and the east line of said Taggart Tract 3, for an interior corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said 5.55 Acre tract, S 16° 24' 38" W – 187.18' (Rec. S 19° W), to a 3/8" iron rod found in concrete, being the northwest corner of said Taggart 0.500 Acre tract, for an interior corner of the herein described tract;

THENCE, in an easterly direction, with the south line of the remainder of said 5.55 Acre tract, S 73° 54' 02" E – 98.01' (Rec. S 71° 00' 00" E – 94.96'), to the **POINT OF BEGINNING** and containing 69.155 Acres of Land.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations utilizing the AllTerra RTK Network. Values shown herein are surface. Scale factor = 1.000144370, scaled about 0.0.

This metes and bounds description to accompany a Surveyor's Sketch of the herein described 69.155 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed July 13, 2026

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

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Charles C. Lucko
Registered Professional Land Surveyor
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Charles C. Lucko
7.21.2026