

JOHN R. HAMER
CALLED 48.776 ACRES

JOHN & NORMA FRANK
CALLED 24.26 ACRES
VOL. 210, PG. 244
(DEED N 17° 32' 53\"/>

2.00 AC
CALLED 2.003
ACRES
VOL. 378, PG. 889

SCALE:
1" = 50'

LEGEND

- 1/2" IRON ROD FOUND
- ** UNLESS OTHERWISE NOTED **
- ** SEE METES AND BOUNDS ATTACHED "EXHIBIT A" **

F.M. 2657

SURVEYOR'S SKETCH of a survey made on the ground on July 11, 2019, of that certain 2.00 acre tract of land situated in the F.L. Goodsell Survey, Abstract No. 983, Lampasas County, Texas and being that same 2.003 acres described in a First Right of Refusal Deed to John R. Hamer and Mildred M. Johnson Hamer, recorded in Volume 378, Page 859, Deed Records of Lampasas County, Texas. There are no shortages of areas, visible encroachments, protrusion, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded deed and the information listed in the Title Commitment below was considered for this survey. **THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED.** A review of all title records may find additional information.

SURVEYOR'S NOTES & CERTIFICATION:

This survey was performed with the benefit of Property Report No. JC19-1155L, provided by Land Exchange Abstract & Title, Copperas Cove, Texas and based on the review of the Schedule B of the same. It is the Surveyor's limited opinion:

RESTRICTIONS

Restrictive Covenants recorded in Volume 217, Page 203, Deed Records of Lampasas County, Texas. **APPLY**

SCHEDULE B ITEMS

Right of Way Easement to Kemper Water Supply Co., recorded in Volume 169, Page 717, Deed Records of Lampasas County, Texas. **NOT LOCATABLE - MAY AFFECT**

Note:
This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
415 E. AVENUE D, KILLEEN, TEXAS (254) 493-9962



T.B.P.E. FIRM REGISTRATION NO. 14709
T.B.P.L.S. REGISTRATION NO. 10194110

Bradley W. Sargent
07/12/2019

Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 5827, Texas



This survey provided solely for the use of the current parties and no license has been created, expressed or implied to copy the survey except as necessary in connection with this original transaction, which shall take place within 90 days of the completion of the survey.



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FIELD NOTES

2.00 ACRES

LAMPASAS COUNTY, TEXAS

BEING all that certain 2.00 acre tract of land situated in the F.L. Goodsell Survey, Abstract No. 983, Lampasas County, Texas and being that same 2.003 acres described in a First Right of Refusal Deed to John R. Hamer and Mildred M. Johnson Hamer, recorded in Volume 378, Page 859, Deed Records of Lampasas County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap marked "MAPLES" found in the West Right-of-Way line of Farm to Market Road 2657 (F.M. 2657) and at the Northeast corner of Lot 1, Austin Meadows, recorded in Cabinet 1, Slide 313, Plat Records of Lampasas County, Texas, for the Southeast corner of the herein described tract;

THENCE, S 68° 14' 17" W, 414.01 feet, (Deed S 70° 17' 42" W, 414.06 feet), departing from the said F.M. 2657, and along the North line, in turn of Lots 1 and 2 of the said Austin Meadows, to a 1/2" iron rod found in the East line of a called 24.26 acre tract described in a deed to John & Norma Franks, recorded in Volume 210, Page 244, Deed Records of Lampasas County, Texas, for the Southwest corner of the herein described tract;

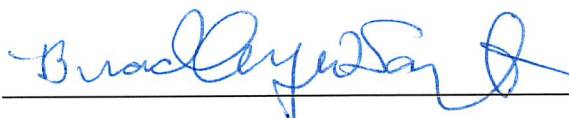
THENCE, along the East line of the said 24.26 acres the following three courses and distances:

1. N 04° 47' 32" E, 45.19 feet (Deed N 06° 20' 44" E, 45.00 feet), to a 1/2" iron rod found;
2. N 08° 04' 07" W, 45.93 feet (Deed N 05° 57' 02" W, 45.92 feet), to a 1/2" iron rod found;
3. N 19° 48' 07" W, 177.07 feet (Deed N 17° 32' 53" W, 177.00 feet), to a 1/2" iron rod with plastic cap marked "MAPLES" found in the South line of a called 48.776 acre tract described in a deed to John R. Hamer for the Northeast corner of the said 24.26 acre tract and the Northwest corner of the herein described tract;

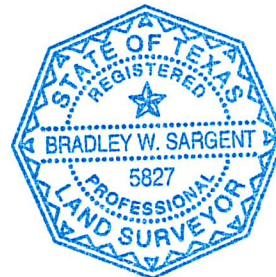
THENCE, N 79° 11' 46" E, 384.63 feet (Deed N 81° 14' 32" E, 384.44 feet), to a 1/2" iron rod with plastic cap marked "MAPLES" found said West right-of-way line of F.M. 2657 at the Southeast corner of the said 48.776 acre tract, for the Northeast corner of the herein described tract;

THENCE, S 21° 32' 24" E, 188.90 feet (Deed S 19° 28' 56" E, 189.89 feet), along the said West Right-of-Way of F.M. 2657 to the **POINT OF BEGINNING** and containing 2.00 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground July 11, 2019 by Quintero Engineering, LLC.

 07/12/2019

Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
No. 5827, Texas



"EXHIBIT A"