



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. FIRM REGISTRATION NO.: 10194110

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 all of the called 2.00 acre tract of land described in a deed to Wade Einolander, recorded in Volume 559, Page 580, Deed Records of Lampasas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "MAPLES RPLS 5043" found in the West line of 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 68° 14' 17" W, 414.01 feet), along the North line of Lots 1 and 2, of the said Austin Meadows, to a 1/2" iron rod found, at the Northwest corner of the said Lot 2, and in an East line of a called 103.57 acre tract of land described in a deed to John S. Frank and Wife, Norma L. Frank, recorded in Volume 210, Page 244, Deed Records of Lampasas County, Texas, for the Southwest corner of the herein described tract;

THENCE, along East lines of the said 103.57 acre tract the following three courses and distances:

1. N 04° 47' 32" E, 45.19 feet (Deed N 04° 47' 32" E, 45.19 feet), to a 1/2" iron rod found;
2. N 08° 04' 07" W, 45.93 feet (Deed N 08° 04' 07" W, 45.93 feet), to a 1/2" iron rod found;
3. N 19° 48' 07" W, 177.07 feet (Deed N 19° 48' 07" W, 177.07 feet), to a 1/2" iron rod with cap stamped "MAPLES RPLS 5043" found, at the Northeast corner of the said 103.57 acre tract and in the South line of a called 49.776 acre tract of land described in a deed to John R. Hamer and Wife, Mildred Hamer, recorded in Volume 370, Page 424, Deed Records of Lampasas County, Texas, for the Northwest corner of the herein described tract;

THENCE, N 79° 11' 46" E, 384.63 feet (Deed N 79° 11' 46" E, 384.63 feet), to a 1/2" iron rod with cap stamped "MAPLES RPLS 5043" found the West line of F.M. 2657 and at the Southeast corner of the said 49.776 acre tract, for the Northeast corner of the herein described tract;

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

The bearings and distances 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 September 4, 2024 by Quintero Engineering, LLC.

09/06/2024

Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
No. 6878, Texas



"EXHIBIT A"