

CALLLED 49.776 ACRES
JOHN R. HAMER AND
WIFE, MILDRED HAMER
VOL. 370, PG. 424

(DEED N 79° 11' 46" E - 384.63')
N 79° 11' 46" E - 384.63'

3676
FM 2657
RESIDENCE

WIRE
FENCE

METER
POLE

GUY
WIRES

ELECTRIC
METER

WIRE
FENCE

METAL
FENCE

SCALE: 1" = 40'

LEGEND

- 1/2" IRON ROD W CAP STAMPED
"MAPLES RPLS 5043" FOUND
- 1/2" IRON ROD FOUND
- **UNLESS OTHERWISE NOTED**

FM 2657

Note:

Survey prepared without the benefit of title
commitment, no further search for easements or
restrictions has been made by this company.
Easements that this company are aware of have
been shown.

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.

POINT OF
BEGINNING

** SEE METES AND BOUNDS ATTACHED "EXHIBIT A" **

SURVEYOR'S SKETCH of a survey made on the ground on September 4, 2024, of that certain 2.00
acre tract of land located at 3676 F.M. 2657, Kempner, Texas, 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. 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
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.

2.00 AC
CALLLED 2.00 ACRES
WADE EINOLANDER
VOL. 559, PG. 580

LOT 1
AUSTIN MEADOWS
CABINET 1, SLIDE 313

LOT 2
AUSTIN MEADOWS
CABINET 1, SLIDE 313

S 68° 14' 17" W - 414.01'
(DEED S 68° 14' 17" W - 414.01')

CALLLED 103.57 ACRES
JOHN S. FRANK AND
WIFE, NORMA L. FRANK
VOL. 210, PG. 244

(DEED N 08° 04' 07" W - 45.93')
N 08° 04' 07" W - 45.93'

(DEED N 04° 47' 32" E - 45.19')
N 04° 47' 32" E - 45.19'

(DEED N 19° 48' 07" W - 177.07')
N 19° 48' 07" W - 177.07'

WATER
METER

CONCRETE
STORAGE
BUILDING

GRAVEL
GARAGE

CONCRETE

CABINS

WOOD
DECKS

CABIN

GRAVEL
DRIVE

METER
POLE

WOOD
FENCE

WIRE
FENCE

WOOD
FENCE

SEPTIC
LIDS

WOOD
FENCE

WOOD
FENCE

VINYL
FENCE

CARPORT

CONCRETE

ASPHALT
DRIVE

COVERED
CONCRETE

AC
PAD

WOOD
FENCE

PAVERS

WOOD
DECK



QUINTERO ENGINEERING, LLC

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

Seth H. Barton 09/06/2024
Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 6878, Texas

