



# GOODSON SURVEYORS

RETAINING THE HISTORY OF

**JERRY M. GOODSON, SURVEYOR**

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TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR A 22.52-ACRE TRACT OF LAND IN HAMILTON COUNTY, TEXAS AND BEING A PART OF  
THE DAVID ANDREWS SURVEY, ABSTRACT NO. 2.

MADE FOR: TIMOTHY A. LUND

BEING **22.52-Acres**, more or less, in the David Andrews Survey, Abstract No. 2, in Hamilton County, Texas, and embracing that certain called 22.666 acre tract described in a deed to JESSE T. MURPHY and wife, SHERI L. MURPHY, recorded in Volume 470, Page 312, Deed Records of Hamilton County, Texas. Said 22.52 acre tract is more particularly described by these metes and bounds as follows:

**BEGINNING** at a **3/8" rebar found**, in the north line of COUNTY ROAD NO. 417, being the southeast corner of said 22.666 acre tract, same being the southwest corner of that certain called 38.66 acre tract, described in a deed to RICKY EDWARD MAUNEY and ANNIE MELISSA MAUNEY, recorded in Volume 508, Page 345, Deed Records of Hamilton County, Texas, for the southeast corner of this tract.

**THENCE N 73° 06' 13" W, 244.52 feet** with the south line of said 22.666 acre tract (*deed N 71° 06' 13" W, 244.30 feet*) same being the north line of said COUNTY ROAD NO. 417, to a **metal pipe fence post found**, being the southwest corner of said 22.666 acre tract, same being the southeast corner of that certain called 244.292 acre tract, described in a deed to WAYNE TRAVIS HAMILTON and wife, MARIE M. HAMILTON, recorded in Volume 360, Page 428, Deed Records of Hamilton County, Texas, for the southwest corner of this tract.

**THENCE** with the west line of said 22.666 acre tract (*deed N 04° 06' 34" E, 664.08 and N 28° 46' 19" W, 1300.68 feet*) same being the east line of said 244.292 acre tract, for the following TWO (2), courses and distances:

- 1). **N 03° 10' 34" E, 663.96 feet, to a 3/8" inch rebar found;** and
- 2). **N 29° 43' 58" W, 1299.56 feet, to a 3/8" rebar found**, being the northwest corner of said 22.666 acre tract, same being the southwest corner of that certain called 198.20 acre tract, described in a deed to NANCY U. RAMSEY, MARTIN RAMSEY, MARK RAMSEY, REBECCA RAMSEY, CLARENCE DIXON and JUDITH DIXON, recorded in Volume 371, Page 793, Deed Records of Hamilton County, Texas, for the northwest corner of this tract.

**THENCE S 72° 45' 19" E, 944.78 feet**, with the south line of said 198.20 acre tract, to a **bridge spike found**, being the southeast corner of said 198.20 acre tract, same being the most westerly southwest corner of that certain called 129.054 acre tract, described in a deed to RONNIE GASS and wife, CONNIE IRENE GASS, recorded in Volume 405, Page 834, Deed Records of Hamilton County, Texas, for a corner of this tract.

**THENCE S 74° 26' 41" E, 396.14 feet**, with the south line of said 129.054 acre tract, to a **3/8-inch rebar found**, being the northeast corner of said 22.666 acre tract, same being an interior corner of said 129.054 acre tract, for the northeast corner of this tract.

**THENCE S 16° 40' 39" W, 1540.98 feet**, with the east line of said 22.666 acre tract (*deed S 17° 35' 22" W, 1546.37 feet*) same being the west line of said 129.054 acre tract, and with the west line of said 38.66 acre tract, to the **POINT OF BEGINNING** and Containing **22.52-ACRES**.

Survey completed on the ground April 25, 2018. Basis of Bearings, is based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet G.P.S. observations. Also reference accompanying Plat of the Tract described hereon, which is made a part of this.

  
Mike W. Kriegel

Registered Professional

Land Surveyor No. 4330

