

329846

WEST MOODY FARMS SUBDIVISION  
A SUBDIVISION IN CORYELL COUNTY, TEXAS  
AND BEING PART OF THE R. T. DAVIDSON SURVEY,  
ABSTRACT NO. 274, IN CORYELL COUNTY, TEXAS

GOODSON SURVEYORS



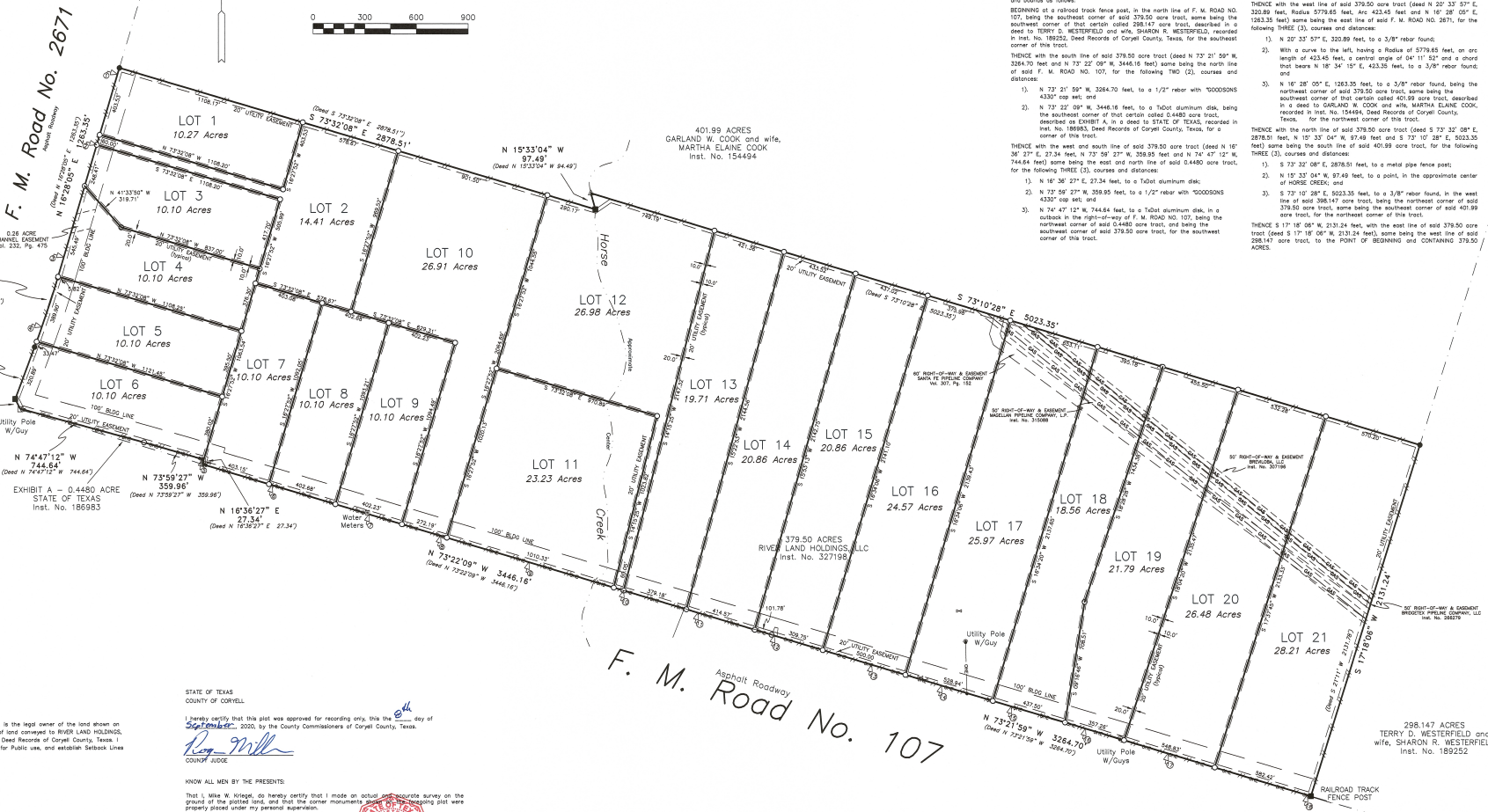
RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR  
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76750  
512-556-6885 FAX 512-556-4261 jmg@goodson.com  
TULSA FIRM REGISTRATION NO. 1006000  
A SUBDIVISION OF SURVEY AND ASSOCIATES, INC. (RETIRED TEXAS)

SURVEYOR'S FIELD NOTES

BEGUN 379.50 ACRES, more or less, being part of the R. T. DAVIDSON SURVEY, ABSTRACT NO. 274, in Coryell County, Texas and embracing that certain called 379.50 acre tract of land described in a deed to RIVER LAND HOLDINGS, LLC, recorded in Inst. No. 327198, Deed Records of Coryell County, Texas. Said 379.50 acre tract being more particularly described by metes and bounds as follows:  
BEGINNING at a railroad track fence post, in the north line of F. M. ROAD NO. 107, being the southeast corner of said 379.50 acre tract, some being the southeast corner of that certain called 288.17 acre tract, described in a deed to TERRY D. WESTERFIELD and wife, SHARON R. WESTERFIELD, recorded in Inst. No. 186252, Deed Records of Coryell County, Texas, for the southeast corner of this tract.  
THENCE with the south line of said 379.50 acre tract (deed N 73° 21' 59" W, 3264.70 feet and N 73° 22' 00" W, 3446.16 feet) some being the north line of said F. M. ROAD NO. 107, for the following TWO (2), courses and distances:  
1. N 73° 21' 59" W, 3264.70 feet, to a 1/2" rebar with "GOODSONS 4330" top set; and  
2. N 73° 22' 00" W, 3446.16 feet, to a T-601 aluminum disk, being the southeast corner of that certain called 0.480 acre tract, described on EXHIBIT A in a deed to STATE OF TEXAS, recorded in Inst. No. 186983, Deed Records of Coryell County, Texas, for a corner of this tract.  
THENCE with the west and south line of said 379.50 acre tract (deed N 16° 36' 27" E, 27.34 feet, N 73° 59' 27" W, 359.95 feet and N 74° 47' 12" W, 744.64 feet) some being the east and north line of said 0.480 acre tract, for the following THREE (3), courses and distances:  
1. N 16° 36' 27" E, 27.34 feet, to a T-601 aluminum disk;  
2. N 73° 59' 27" W, 359.95 feet, to a 1/2" rebar with "GOODSONS 4330" top set; and  
3. N 74° 47' 12" W, 744.64 feet, to a T-601 aluminum disk, in a cutback in the right-of-way of F. M. ROAD NO. 107, being the northwest corner of said 0.480 acre tract, and being the southwest corner of said 379.50 acre tract, for the southwest corner of this tract.  
THENCE N 26° 21' 47" W, 62.30 feet, with the west line of said 379.50 acre tract (deed N 26° 21' 47" W, 62.30 feet) and with said cutback, to a metal pipe fence post, in the intersection of the north line of said F. M. ROAD NO. 107, with the east line of F. M. ROAD NO. 2671, being a corner of said 379.50 acre tract, for a corner of this tract.  
THENCE with the west line of said 379.50 acre tract (deed N 20° 33' 57" E, 320.89 feet, Radius 5779.65 feet, Arc 423.45 feet and N 16° 34' 15" E, 423.35 feet) some being the east line of said F. M. ROAD NO. 2671, for the following THREE (3), courses and distances:  
1. N 20° 33' 57" E, 320.89 feet, to a 3/8" rebar found;  
2. With a curve to the left, having a Radius of 5779.65 feet, and an arc length of 423.45 feet, a central angle of 04° 11' 52" and a chord that bears N 16° 34' 15" E, 423.35 feet, to a 3/8" rebar found; and  
3. N 16° 34' 05" E, 1263.35 feet, to a 3/8" rebar found, being the northwest corner of said 379.50 acre tract, some being the southeast corner of that certain called 401.89 acre tract, described in a deed to GARLAND W. COOK and wife, MARTHA ELAINE COOK, recorded in Inst. No. 154494, Deed Records of Coryell County, Texas. For the northwest corner of this tract.  
THENCE with the north line of said 379.50 acre tract (deed S 73° 33' 32" 08" E, 2983.83 feet, N 10° 33' 04" W, 974.98 feet and S 73° 10' 28" E, 1023.30 feet) some being the south line of said 401.89 acre tract, for the following THREE (3), courses and distances:  
1. S 73° 32' 08" E, 2983.83 feet, to a metal pipe fence post;  
2. N 10° 33' 04" W, 974.98 feet, to a point, in the approximate center of HORSE CREEK; and  
3. S 73° 10' 28" E, 1023.30 feet, to a 3/8" rebar found, in the west line of said 379.50 acre tract, being the northeast corner of said 379.50 acre tract, some being the southeast corner of said 401.89 acre tract, for the northeast corner of this tract.  
THENCE S 17° 18' 08" W, 2131.24 feet, with the east line of said 379.50 acre tract (deed S 17° 18' 08" W, 2131.24 feet) some being the west line of said 298.147 acre tract, to the POINT OF BEGINNING and CONTAINING 379.50 ACRES.

DRIVEWAY LOCATIONS

DRIVEWAY NO.	NORTHING	EASTING
DRIVEWAY 1	-10464485.7712	3183879.5479
DRIVEWAY 2	-10464078.2039	3183759.0742
DRIVEWAY 3	-10463429.3704	3183587.2745
DRIVEWAY 4	-10463025.6758	3183439.7912
DRIVEWAY 5	-10462802.7943	3183403.6710
DRIVEWAY 6	-10462111.6742	3184774.3615
DRIVEWAY 7	-10461944.0289	3185335.7940
DRIVEWAY 8	-10461819.8846	3185751.0795
DRIVEWAY 9	-10461666.9871	3186263.2967
DRIVEWAY 10	-10461502.7567	3186813.1199
DRIVEWAY 11	-10461374.2271	3187243.4017
DRIVEWAY 12	-10461261.6547	3187687.2551
DRIVEWAY 13	-10461072.8763	3188252.2024
DRIVEWAY 14	-10460892.2946	3188856.8120
DRIVEWAY 15	-10460831.2188	3189261.0599
DRIVEWAY 16	-10460702.6368	3189491.4848
DRIVEWAY 17	-10460559.4929	3189970.6584
DRIVEWAY 18	-10460318.2526	3200778.2226



Radius=5779.65'  
Arc=423.45'  
Chord=N 16°34'15" E  
Len=423.35'  
(Over Radius 5779.65' Arc 423.45')

N 20°33'57" E  
320.89'  
(Deed N 20°33'57" E 320.89')

N 26°21'47" W  
62.30'  
(Deed N 26°21'47" W 62.30')

N 74°47'12" W  
744.64'  
(Deed N 74°47'12" W 744.64')

N 73°59'27" W  
359.95'  
(Deed N 73°59'27" W 359.95')

N 16°36'27" E  
27.34'  
(Deed N 16°36'27" E 27.34')

N 73°12'09" W  
3446.16'  
(Deed N 73°12'09" W 3446.16')

N 73°21'59" W  
3264.70'  
(Deed N 73°21'59" W 3264.70')

N 73°22'00" W  
3446.16'  
(Deed N 73°22'00" W 3446.16')

N 10°33'04" W  
974.98'  
(Deed N 10°33'04" W 974.98')

N 16°34'05" E  
1263.35'  
(Deed N 16°34'05" E 1263.35')

S 73°32'08" E  
2983.83'  
(Deed S 73°32'08" E 2983.83')

S 73°10'28" E  
1023.30'  
(Deed S 73°10'28" E 1023.30')

S 17°18'08" W  
2131.24'  
(Deed S 17°18'08" W 2131.24')

THE STATE OF TEXAS  
COUNTY OF CORYELL

This is to certify that, RIVER LAND HOLDINGS, LLC, is the legal owner of the land shown on this plat, being all of a called 379.50 acre tract of land conveyed to RIVER LAND HOLDINGS, LLC, by deed recorded in Inst. No. 327198, of the Deed Records of Coryell County, Texas. I hereby dedicate all easements shown on this plat for Public use, and establish Setback Lines as shown.

*[Signature]*  
RIVER LAND HOLDINGS, LLC  
by HENRY SCHMIDT, II

BEFORE ME, the under signed authority, on this day personally appeared HENRY SCHMIDT, II, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND and seal of office this 20th day of August, 2020.

*[Signature]*  
Jessica M. Krieger  
County Clerk, Coryell County, Texas

THE STATE OF TEXAS  
COUNTY OF CORYELL

I hereby certify that this plat was approved for recording only, this 20th day of August, 2020, by the County Commissioners of Coryell County, Texas.

*[Signature]*  
County Judge

KNOW ALL MEN BY THE PRESENTS:  
That I, Mike W. Krieger, do hereby certify that I made an actual and accurate survey on the ground of the plotted land, and that the corner monuments and measuring plat were properly placed under my personal supervision.

*[Signature]*  
Mike W. Krieger  
Registered Professional Land Surveyor No. 4330  
411 S. Western Avenue  
Lampasas, Texas 76750

1. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
2. 379.50 ACRES IN SUBDIVISION, 21 LOTS
3. NO ROADS ARE BEING CONSTRUCTED AS PART OF THIS SUBDIVISION
4. THIS PROPERTY IS NOT LOCATED IN THE MUNICIPAL LIMITS OF ANY INCORPORATED CITY.
5. ELECTRIC UTILITIES PROVIDED BY HEART OF TEXAS ELECTRIC COOP.
6. WATER SERVICE PROVIDED BY ELM CREEK WATER SUPPLY CORPORATION.
7. WASTEWATER SERVICE PROVIDED BY PRIVATE OSSF.
8. THERE IS A 50' BUILDING LINE ALONG ALL INTERIOR LOT LINES.

The Coryell County Tax Office, the taxing authority for all entities in Coryell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 20th day of August, A.D. 2020

CORYELL COUNTY TAX OFFICE  
*[Signature]*

FILED FOR RECORD this 11th day of Sept. 2020, 10:20 AM, Plat Records of Coryell County, Texas. Dedication instrument in instrument # 329846. Deed Records of Coryell County, Texas.

*[Signature]*  
County Clerk

ALL SURVEYS ARE BASED UPON THE TEXAS COORDINATE SYSTEM AND CORRECTION SURVEYING SYSTEM AS DESCRIBED IN THE CONSTITUTION AND STATUTES OF THE STATE OF TEXAS.

Field Copy - EP II & HD  
Drawn: JRM