

DRIVEWAY NO.	NORTHING	EASTING
DRIVEWAY 1	- 10464485.7712	3193879.5479
SHARED DRIVEWAY 2	- 10464078.2039	3193759.0742
DRIVEWAY 3	- 10463429.3704	3193567.2745
DRIVEWAY 4	- 10463025.6758	3193439.7912
SHARED DRIVEWAY 5	- 10462260.7243	3194370.8175
DRIVEWAY 6	- 10462111.6742	3194774.3615
DRIVEWAY 7	- 10461944.0289	3195335.7940
DRIVEWAY 8	- 10461819.9846	3195751.0795
DRIVEWAY 9	- 10461666.9871	3196263.2967
SHARED DRIVEWAY 10	- 10461502.7567	3196813.1199
DRIVEWAY 11	- 10461374.2271	3197243.4217
DRIVEWAY 12	- 10461241.6547	3197687.2551
DRIVEWAY 13	- 10461072.8763	3198252.2024
DRIVEWAY 14	- 10460952.2946	3198655.8220
DRIVEWAY 15	- 10460831.2188	3199061.0959
DRIVEWAY 16	- 10460702.6368	3199491.4948
DRIVEWAY 17	- 10460559.4929	3199970.6364
DRIVEWAY 18	- 10460318.2256	3200778.2238



GOODSON SURVEYORS
 RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
 411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
 512-556-6885 FAX 512-556-6261 jerry@goodson.com
 TBPLS FIRM REGISTRATION NO. 10068100
 A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

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

SURVEYOR'S FIELD NOTES

BEING 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 southwest corner of that certain called 298.147 acre tract, described in a deed to TERRY D. WESTERFIELD and wife, SHARON R. WESTERFIELD, recorded in Inst. No. 189252, 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' 09" W, 3446.16 feet) same being the north line of said F. M. ROAD NO. 107, for the following TWO (2), courses and distances:

- N 73° 21' 59" W, 3264.70 feet, to a 1/2" rebar with GOODSONS 4330' cap set; and
- N 73° 22' 09" W, 3446.16 feet, to a TxDOT aluminum disk, being the southeast corner of that certain called 0.4480 acre tract, described as 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) same being the east and north line of said 0.4480 acre tract, for the following THREE (3), courses and distances:

- N 16° 36' 27" E, 27.34 feet, to a TxDOT aluminum disk;
- N 73° 59' 27" W, 359.95 feet, to a 1/2" rebar with GOODSONS 4330' cap set; and
- N 74° 47' 12" W, 744.64 feet, to a TxDOT aluminum disk, in a cutback in the right-of-way of F. M. ROAD NO. 107, being the northwest corner of said 0.4480 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° 28' 05" E, 1263.35 feet) same being the east line of said F. M. ROAD NO. 2671, for the following THREE (3), courses and distances:

- N 20° 33' 57" E, 320.89 feet, to a 3/8" rebar found;
- With a curve to the left, having a Radius of 5779.65 feet, an arc length of 423.45 feet, a central angle of 04° 11' 52" and a chord that bears N 18° 34' 15" E, 423.35 feet, to a 3/8" rebar found; and
- N 16° 28' 05" E, 1263.35 feet, to a 3/8" rebar found, being the northwest corner of said 379.50 acre tract, same being the southwest corner of that certain called 401.99 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° 32' 08" E, 2878.51 feet, N 15° 33' 04" W, 97.49 feet and S 73° 10' 28" E, 5023.35 feet) same being the south line of said 401.99 acre tract, for the following THREE (3), courses and distances:

- S 73° 32' 08" E, 2878.51 feet, to a metal pipe fence post;
- N 15° 33' 04" W, 97.49 feet, to a point, in the approximate center of HORSE CREEK; and
- S 73° 10' 28" E, 5023.35 feet, to a 3/8" rebar found, in the west line of said 398.147 acre tract, being the northeast corner of said 379.50 acre tract, same being the southeast corner of said 401.99 acre tract, for the northeast corner of this tract.

THENCE S 17° 18' 06" W, 2131.24 feet, with the east line of said 379.50 acre tract (deed S 17° 18' 06" W, 2131.24 feet), same being the west line of said 298.147 acre tract, to the POINT OF BEGINNING and CONTAINING 379.50 ACRES.

F. M. Road No. 2671
Asphalt Roadway

Radius=5779.65'
Arc=423.45'
Δ=4°11'52"
Chord=N 18°34'15" E
Len=423.35'
(Deed 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
359.96'
(Deed N 73°59'27" W 359.96')

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

EXHIBIT A - 0.4480 ACRE
STATE OF TEXAS
Inst. No. 186983

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.

STATE OF TEXAS
COUNTY OF CORYELL

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

COUNTY JUDGE _____

RIVER LAND HOLDINGS, LLC
by: HENRY SCHMIDT, III

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 platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision.

Registered Professional Land Surveyor No. 4330
411 S. Western Avenue
Lampasas, Texas 76550

The State of Texas
County of Coryell

Notary Public, Coryell County, Texas

- PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
- 379.50 ACRES IN SUBDIVISION, 21 LOTS
- NO ROADS ARE BEING CONSTRUCTED AS PART OF THIS SUBDIVISION
- THIS PROPERTY IS NOT LOCATED IN THE MUNICIPAL LIMITS OF ANY INCORPORATED CITY.
- ELECTRIC UTILITIES PROVIDED BY HEART OF TEXAS ELECTRIC COOP
- WATER SERVICE PROVIDED BY ELM CREEK WATER SUPPLY CORPORATION.
- WASTEWATER SERVICE PROVIDED BY PRIVATE OSSF
- 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 _____ day of _____, A.D. 20____

CORYELL COUNTY TAX OFFICE

By: _____

FILED FOR RECORD this _____ day of _____, 20____, in Slide _____, Plat Records of Coryell County, Texas, Dedication Instrument in Instrument # _____, Deed Records of Coryell County, Texas.

NOTE:
ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM (NAD 83 (GDA 96) TEXAS CENTRAL ZONE 45 PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.)

Field Crew= EG, IT & HC
Drawn By= DMF

