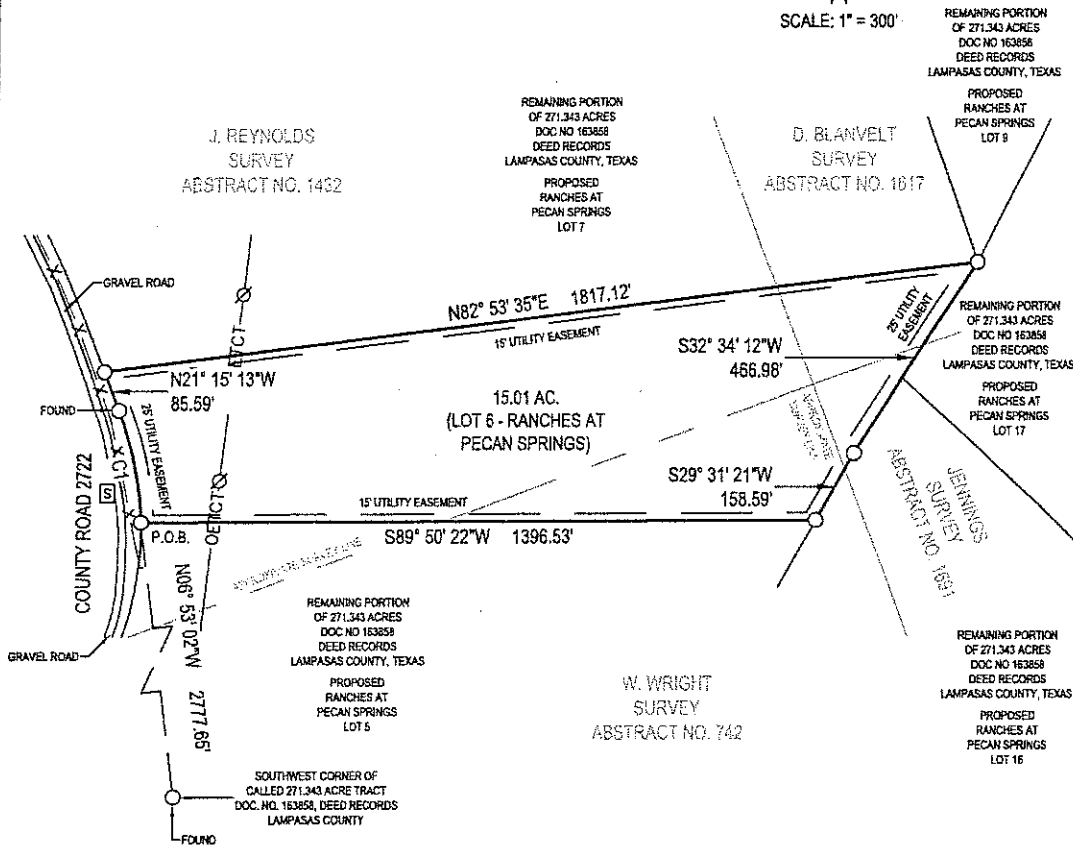


EXHIBIT "A"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	680.07	235.61'	19°56'11"	N11° 17' 06"W	235.42'

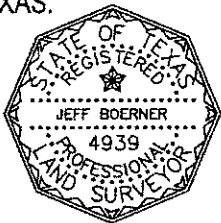


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP - UNLESS NOTED
 - ⊙ UTILITY POLE
 - ⊞ UTILITY WARNING SIGN
 - X — WIRE FENCE
 - OETCT- ELECTRIC/TELEPHONE/CABLE TV (OVERHEAD)

- NOTES:**
- 1) FIELD WORK PERFORMED ON: JUNE 07, 2016.
 - 2) ADDRESS: COUNTY ROAD 2722
 - 3) BASIS OF BEARING: WAS ESTABLISHED USING THE TRUMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
 - 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 5) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 8) THERE IS A 25' UTILITY EASEMENT ALONG THE FRONT, STREET SIDE AND REAR BOUNDARY LINES OF THE SUBJECT TRACT, THERE IS ALSO A 15' UTILITY EASEMENT ALONG ALL INTERIOR SIDE BOUNDARY LINES OF THE SUBJECT TRACT.
 - 9) BOUNDARY LINES SHOWN HEREON MATCH THOSE OF RECORD WHERE APPLICABLE.

BEING A 15.01 ACRE TRACT OF LAND OUT OF THE W. WRIGHT SURVEY, ABSTRACT NO. 742, THE J. REYNOLDS SURVEY, ABSTRACT NO. 1432, THE D. BLANVELT SURVEY, ABSTRACT NO. 1617 AND THE JENNINGS SURVEY, ABSTRACT NO. 1691, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 271.343 ACRE TRACT RECORDED IN DOC NO 163858, DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

MATKIN HOOVER
 ENGINEERING & SURVEYING
 P.O. BOX 34
 SPENCER ROAD SUITE 100
 MOORE, TEXAS 79066
 OFFICE: 817-429-0900 FAX: 817-429-1899
 TEXAS REGISTERED ENGINEERING FIRM #040412
 TEXAS REGISTERED SURVEYING FIRM #1-020400
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER DATE: JULY 13, 2016
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4939
 JOB NO. 16-4085
 15.01 ACRES, LAMPASAS COUNTY, TEXAS - (LOT 6 - RANCHES AT PECAN SPRINGS)

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099
TEXAS REGISTERED SURVEYING FIRM F-10024000

EXHIBIT "A"

FIELD NOTES FOR A 15.01 ACRE TRACT OF LAND (LOT 6 - RANCHES AT PECAN SPRINGS)

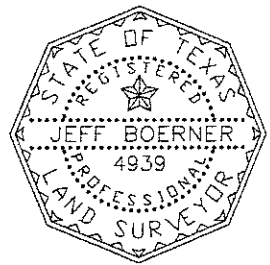
BEING A 15.01 ACRE TRACT OF LAND OUT OF THE W. WRIGHT SURVEY, ABSTRACT NO. 742, AND THE J. REYNOLDS SURVEY, ABSTRACT NO. 1432, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 271.343 ACRE TRACT RECORDED IN DOCUMENT # 163858, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 15.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a ½" iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap in the east line of County Road No. 2722, the west boundary line of the called 271.343 acre tract, for the southwest corner of the herein described tract, said point being in the arc of a curve to the left, said point also bears N 06° 53' 02" W, a distance of 2777.65' from a ½" iron rod found with red "Matkin Hoover Eng. & Survey" plastic cap at the southwest corner of the called 271.343 acre tract, at the intersection of the northwest right-of-way line of F.M. Road No. 581 (100' right-of-way), with the northeast line of County Road No. 2722;

- (1) Thence**, with the east line of County Road No. 2722, the west boundary line of the called 271.343 acre tract, the west line of the herein described tract, the following courses and distances:
 - a.** with the arc of a curve to the left with a radius of 680.00', a central angle of 19° 56' 11", an arc length of 236.61', and a chord which bears **N 11° 17' 08" W, a distance of 235.42'** to a ½" iron rod found with red "Matkin Hoover Eng. & Survey" plastic cap for the point of tangency;
 - b.** **N 21° 15' 13" W, 85.59'** to a ½" iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap for corner;
- (2) Thence**, **N 82° 53' 35" E**, departing the east line of County Road No. 2722, the west boundary line of the called 271.343 acre tract, severing the called 271.343 acre tract, with the north boundary line of the herein described tract, a **distance of 1817.12'** to a ½" iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap for corner;
- (3) Thence**, with the southeast boundary line of the herein described tract, the following courses and distances:

- a. S 32° 34' 12" W, 466.98' to a ½" iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap for angle;
 - b. S 29° 31' 21" W, 158.59' to a ½" iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap for corner;
- (4) Thence, S 89° 50' 22" W, with the south boundary line of the herein described tract, a distance of 1396.53' to the **POINT OF BEGINNING** and containing 15.01 acres of land, more or less.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Boundary lines described herein matches record were applicable.



Jeff Boerner Date: 07-13-2016
RPLS #4939 Job #16-4085
15.01 AC Lot 6 – Ranches at Pecan Springs