

## METES AND BOUNDS

### LOT 10:

Being 10.010 acres of land, more or less, out of the Chaney Williams Survey No. 117, Abstract 716, Lampasas County, Texas, and being out of and a part of that certain called 103.068 acres, conveyed to PrimeAcres Properties, LLC and described in a General Warranty Deed with Vendor's Lien, recorded in Document Number 201936, Deed Records, Lampasas County, Texas; said 10.010 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod (a monument of record dignity) found for the southeast corner of this 10.010 acres, same being the southeast corner of said PrimeAcres 103.068 acres and the southwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 11, same also being on the North Right-of-Way line of County Road 1255 and the **POINT OF BEGINNING**;

**THENCE** along the North Right-of-Way line of said County Road 1255, South 79 degrees 39 minutes 41 seconds West, a distance of 1079.40 feet to a 1/2 inch iron rod capped WALS set for the southwest corner of this 10.010 acres, same being the point of curvature of a curve to the right at the lower end of the cutback of the North Right-of-Way line of said County Road 1255 and the East Right-of-Way line of a 60 foot wide private road;

**THENCE** departing the North Right-of-Way line of said County Road 1255, and severing said PrimeAcres 103.068 acres, the following courses and distances:

Along said cutback and following said curve to the right having a radius of 10.00 feet, an arc length of 15.71 feet, a chord length of 14.15 feet, a chord bearing of North 55 degrees 19 minutes 17 seconds West, and a delta angle of 90 degrees 02 minutes 05 seconds to a 1/2 inch iron rod capped WALS set for the point of tangency at the upper end of said cutback;

North 10 degrees 18 minutes 14 seconds West, a distance of 109.92 feet to a 1/2 inch iron rod capped WALS set for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 270.00 feet, an arc length of 170.19 feet, a chord length of 167.39 feet, a chord bearing of North 07 degrees 45 minutes 15 seconds East, and a delta angle of 36 degrees 06 minutes 58 seconds to a 1/2 inch iron rod capped WALS set for the point of tangency;

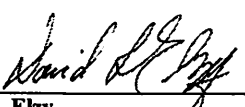
North 25 degrees 48 minutes 44 seconds East, a distance of 44.36 feet to a 1/2 inch iron rod capped WALS set for the point of curvature of a curve to the left;

Along said curve to the left having a radius of 330.00 feet, an arc length of 77.40 feet, a chord length of 77.22 feet, a chord bearing of North 19 degrees 05 minutes 36 seconds East, and a delta angle of 13 degrees 26 minutes 17 seconds to a 1/2 inch iron rod capped WALS set for the northwest corner of this 10.010 acres, same being the southwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 9;

North 74 degrees 45 minutes 09 seconds East, a distance of 936.97 feet to a 1/2 inch iron rod capped WALS set for the northeast corner of this 10.010 acres, same being the southeast corner of said Lot 9 and on the West line of a 10.010 acres property, surveyed this same date and to be known as Lot 13;

**THENCE** along the line common to this 10.010 acres and said Lot 13, South 15 degrees 14 minutes 51 seconds East, at a distance of 47.87 feet pass a 1/2 inch iron rod capped WALS set on line for the southwest corner of said Lot 13 and the northwest corner of said Lot 11, and continuing for a total distance of 463.99 feet to the **POINT OF BEGINNING**, and containing 10.010 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

  
David L. Elzy  
Registered Professional Land Surveyor  
Texas Registration No. 4675  
July 25, 2024



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 190899, Panel No. 0200-B, which is dated 1/2/1991. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portals>.

NOTE:  
PRIOR SURVEY (WESTAR JOB NO. 125171) WAS USED FOR REFERENCE.

NOTE:  
THIS PROPERTY MAY BE SUBJECT TO THAT EASEMENT RECORDED IN VOL. 111, PG. 533, DEED RECORDS, LAMPASAS COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:  
THIS PROPERTY MAY BE SUBJECT TO THOSE RIGHT-OF-WAY EASEMENTS RECORDED IN VOL. 241, PG. 263 AND VOL. 241, PG. 265, DEED RECORDS, LAMPASAS COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

LOT 9  
10.010 ACRES  
(SURVEYED THIS SAME DATE)  
PORTION OF:  
PRIMEACRES PROPERTIES, LLC  
103.068 ACRES  
DOC. NO. 201936

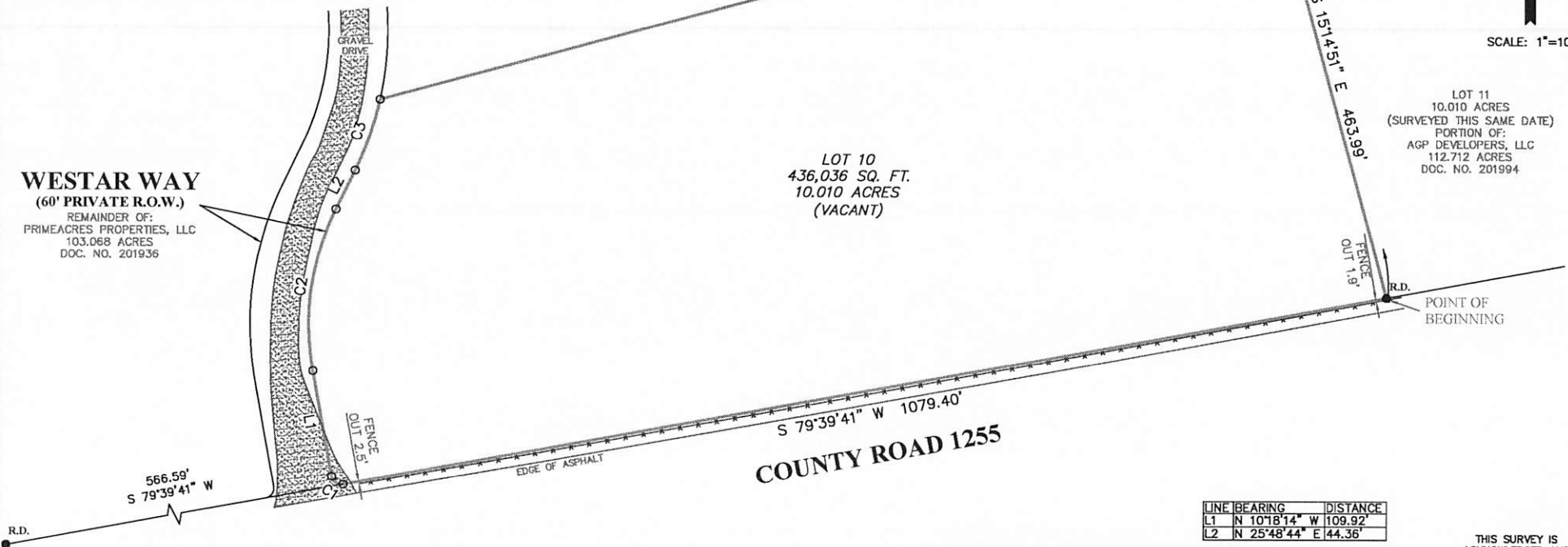
LOT 13  
10.010 ACRES  
(SURVEYED THIS SAME DATE)  
PORTION OF:  
AGP DEVELOPERS, LLC  
112.712 ACRES  
DOC. NO. 201994

SCALE: 1"=100'

WESTAR WAY  
(60' PRIVATE R.O.W.)  
REMAINDER OF:  
PRIMEACRES PROPERTIES, LLC  
103.068 ACRES  
DOC. NO. 201936

LOT 10  
436,036 SQ. FT.  
10.010 ACRES  
(VACANT)

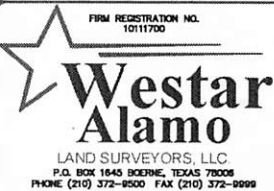
LOT 11  
10.010 ACRES  
(SURVEYED THIS SAME DATE)  
PORTION OF:  
AGP DEVELOPERS, LLC  
112.712 ACRES  
DOC. NO. 201994



LINE	BEARING	DISTANCE
L1	N 10°18'14" W	109.92'
L2	N 25°48'44" E	44.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.71'	14.15'	N 55°19'17" W	90°02'05"
C2	270.00'	170.19'	167.39'	N 07°45'15" E	36°06'58"
C3	330.00'	77.40'	77.22'	N 19°05'36" E	13°26'17"

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

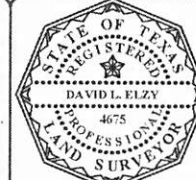


**LEGEND**  
● FOUND 1/2" IRON ROD  
○ SET 1/2" IRON ROD CAPPED NAILS  
— RECORDED INFORMATION  
R.D. = RECORDED DIGNITY MONUMENT  
— WIRE FENCE

Property Address:  
0  
Property Description:

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Owner:  
T.B.D.



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, certify that the above plot represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675

G.F. NO. N/A

DWG: JV RVD: DLE  
JOB NO. 126595-LOTT0

TITLE COMPANY: N/A

DATE: 7/25/2024