

## METES AND BOUNDS

### LOT 5:

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:

**COMMENCING** at a 1/2 inch iron rod (a monument of record dignity) found for the northwest corner of said PrimeAcres 103.068 acres and the southwest corner of the Randel C. Taylor 150.00 acres (Volume 597, Page 262), same also being on the East line of the Bobby Lee Bumpas, Jr., et ux 21.35 acres (Volume 488, Page 685) and the northwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 4, same also being the **POINT OF COMMENCEMENT**;

**THENCE** along the line common to said Lot 4 and said Taylor 150.00 acres, North 68 degrees 43 minutes 24 seconds East, a distance of 585.16 feet to a 1/2 inch iron rod capped WALS set for the northwest corner of this 10.010 acres, same being the northeast corner of said Lot 4 and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 10.010 acres and said Taylor 150.00 acres, North 68 degrees 43 minutes 24 seconds East, a distance of 943.91 feet to a 1/2 inch iron rod capped WALS set for the northeast corner of this 10.010 acres, same being the northwest corner of a 10.014 acres property, surveyed this same date and to be known as Lot 6;

**THENCE** departing the North line of, and severing said PrimeAcres 103.068 acres, the following courses and distances:

South 05 degrees 56 minutes 41 seconds West, a distance of 851.44 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 10.010 acres, same being the upper southwest corner of said Lot 6 and the point of intersection with a non-tangent curve to the left on a 60 foot radius cul-de-sac on the northwest Right-of-Way line of a 60 foot wide private road;

Along said curve to the left having a radius of 60.00 feet, an arc length of 61.13 feet, a chord length of 58.52 feet, a chord bearing of South 45 degrees 46 minutes 56 seconds West, and a delta angle of 58 degrees 22 minutes 35 seconds to a 1/2 inch iron rod capped WALS set for the point of reverse curvature;

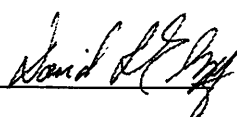
Along said reverse curve to the right having a radius of 10.00 feet, an arc length of 9.63 feet, a chord length of 9.26 feet, a chord bearing of South 44 degrees 10 minutes 09 seconds West, and a delta angle of 55 degrees 09 minutes 00 seconds to a 1/2 inch iron rod capped WALS set for the point of tangency;

South 71 degrees 44 minutes 39 seconds West, a distance of 12.58 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 105.42 feet, a chord length of 104.97 feet, a chord bearing of South 62 degrees 35 minutes 33 seconds West, and a delta angle of 18 degrees 18 minutes 13 seconds to a 1/2 inch iron rod capped WALS set for the southwest corner of this 10.010 acres, same being the southeast corner of said Lot 4;

North 46 degrees 33 minutes 34 seconds West, a distance of 878.49 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

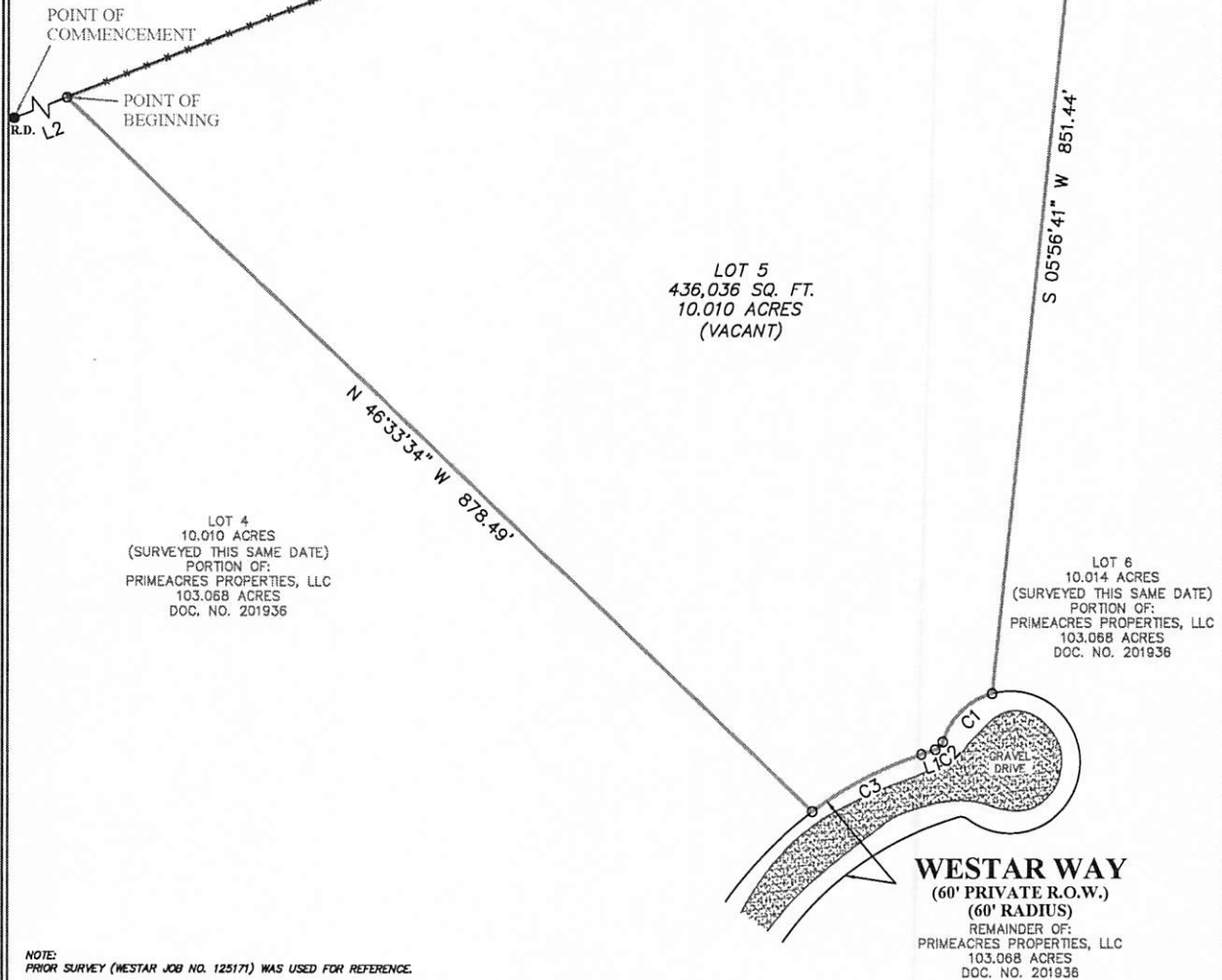


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	61.13'	58.52'	S 45°46'56" W	58°22'35"
C2	10.00'	9.63'	9.26'	S 44°10'09" W	55°09'00"
C3	330.00'	105.42'	104.97'	S 62°35'33" W	18°18'13"

LINE	BEARING	DISTANCE
L1	S 71°44'39" W	12.58'
L2	N 68°43'24" E	585.16'
L3	N 68°43'24" E	357.72'

RANDEL C. TAYLOR  
150.00 ACRES  
VOL. 597, PG. 262

SCALE: 1"=100'



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

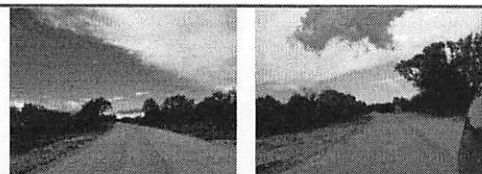
NOTE:  
THIS PROPERTY MAY BE SUBJECT TO THAT EASEMENT RECORDED IN VOL. 111, PG. 533, DEED RECORDS, LAMPASAS COUNTY, TEXAS. (LOCATION NOT DEFINED)

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.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:



FROM REGISTRATION NO.  
10111700

**Westar**  
**Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1848 BOERNE, TEXAS 78008  
PHONE (210) 372-9900 FAX (210) 372-9999

**LEGEND**

● = CALCULATED POINT  
○ = FOUND 1/2" IRON ROD  
= SET 1/2" IRON ROD CAPPED WALL  
= RECORD INFORMATION  
R.D. = RECORD DIGNITY MONUMENT  
- - - = WIRE FENCE

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. 490699, Panel No. 0200 B, which is dated 1/22/1981. By sooting from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor 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>.

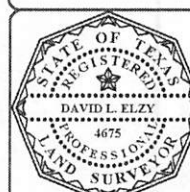
Property Address:  
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Property Description:  
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Owner:  
T.B.D.

I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, certify that the above plat 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. 1 N/A

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

TITLE COMPANY: N/A

DATE: 7/25/2024