

METES AND BOUNDS

LOT 4:

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 northwest corner of this 10.010 acres, same being 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 **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 585.16 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 10.010 acres property, surveyed this same date and to be known as Lot 5;

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

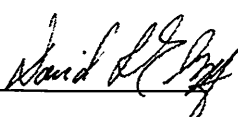
South 46 degrees 33 minutes 34 seconds East, a distance of 878.49 feet to a 1/2 inch iron rod capped WALs set for the upper southeast corner of this 10.010 acres, same being the southwest corner of said Lot 5 and the point of intersection with a non-tangent curve to the left on the northwest Right-of-Way line of a 60 foot wide private road;

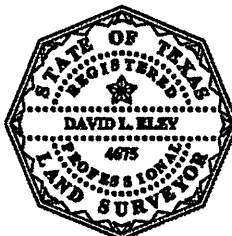
Along said curve to the left having a radius of 330.00 feet, an arc length of 107.16 feet, a chord length of 106.69 feet, a chord bearing of South 44 degrees 08 minutes 15 seconds West, and a delta angle of 18 degrees 36 minutes 23 seconds to a 1/2 inch iron rod capped WALs set for the lower southeast corner of this 10.010 acres, same being the northeast corner of a 10.010 acres property, surveyed this same date and to be known as Lot 3;

North 80 degrees 54 minutes 53 seconds West, a distance of 1002.98 feet to a 1/2 inch iron rod capped WALs set for the southwest corner of this 10.010 acres, same being the northwest corner of said Lot 3 and on the East line of said Bumpas 21.35 acres;

THENCE along the line common to this 10.010 acres and said Bumpas 21.35 acres, North 20 degrees 54 minutes 53 seconds West, a distance of 331.77 feet to the **POINT OF BEGINNING**, and containing 10.010 acres of land, more or less.

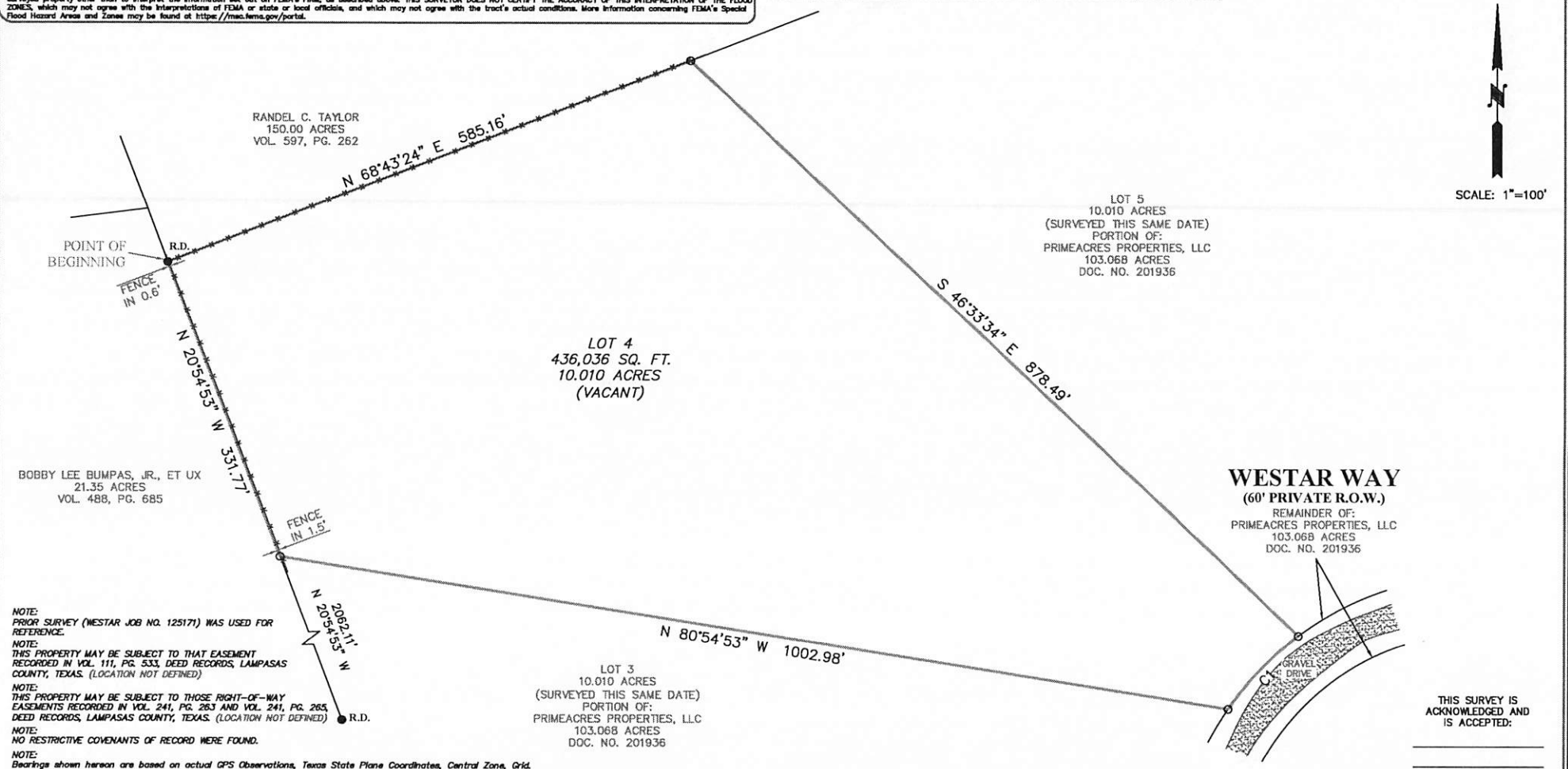
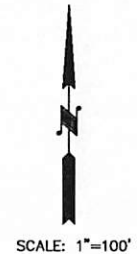
I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown 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. 450899, Panel No. 0200-02, which is Dated 1/2/1991. By relying on 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 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://msc.fema.gov/portal>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	107.16'	106.69'	S 44°08'15" W	118°36'23"



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC
P.O. BOX 1645 BOERNE, TEXAS 78005
PHONE (210) 372-8500 FAX (210) 372-9909

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