

METES AND BOUNDS

LOT 2:

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 southwest corner of said PrimeAcres 103.068 acres and the southeast corner of the Robert S. Sellers, et al 18.73 acres (Volume 545, Page 384), same also being on the North Right-of-Way line of County Road 1255 and the southwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 1, same also being the **POINT OF COMMENCEMENT**;

THENCE along the line common to said Lot 1 and said Sellers 18.73 acres, North 20 degrees 54 minutes 53 seconds West, a distance of 634.91 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 1 and the **POINT OF BEGINNING**;

THENCE along the line common to this 10.010 acres and said Sellers 18.73 acres, North 20 degrees 54 minutes 53 seconds West, a distance of 640.29 feet 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 10.010 acres property, surveyed this same date and to be known as Lot 3, and on the East line of the Michaela M Van Loozen, et vir 14.356 acres (Document Number 200005);

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

North 69 degrees 05 minutes 07 seconds East, a distance of 716.18 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 3 and on the West Right-of-Way line of a 60 foot wide private road;

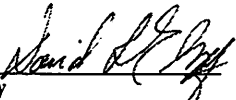
South 10 degrees 15 minutes 48 seconds East, a distance of 290.90 feet to a 1/2 inch iron rod capped WALS set for the point of curvature of a curve to the left;

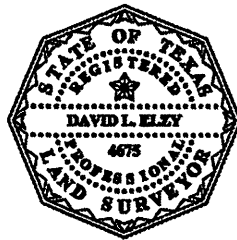
Along said curve to the left having a radius of 330.00 feet, an arc length of 118.02 feet, a chord length of 117.40 feet, a chord bearing of South 20 degrees 30 minutes 34 seconds East, and a delta angle of 20 degrees 29 minutes 31 seconds to a 1/2 inch iron rod capped WALS set for the point of tangency;

South 30 degrees 45 minutes 19 seconds East, a distance of 240.55 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 10.010 acres, same being the northeast corner of said Lot 1;

South 69 degrees 05 minutes 07 seconds West, a distance of 702.69 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

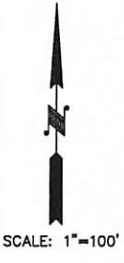


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	118.02'	117.40'	S 20°30'34" E	20°29'31"

LINE	BEARING	DISTANCE
L1	S 10°15'48" E	290.90'
L2	S 30°45'19" E	240.55'

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

LOT 3
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
PRIMEACRES PROPERTIES, LLC
103.068 ACRES
DOC. NO. 201936



MICHAELA M VAN LOOZEN, ET VIR
14.356 ACRES
DOC. NO. 200005

LOT 2
436,036 SQ. FT.
10.010 ACRES
(VACANT)

ROBERT S. SELLERS, ET AL
18.73 ACRES
VOL. 545, PG. 384

LOT 1
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
PRIMEACRES PROPERTIES, LLC
103.068 ACRES
DOC. NO. 201936

- 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. 283 AND VOL. 241, PG. 285, 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:



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. 480899, Panel No. 0200 B, which is Dated 1/2/1991. 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://msa.fema.gov/portals>.

Property Address:
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Property Description:
LOT 2: Being 10.010 acres of land, more or less, out of the Chaney Williams Survey No. 117, Abstract 718, 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 attached hereto

Owner:
T.B.D.

FIRM REGISTRATION NO.
1011700

LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-9900 FAX (210) 372-9999

LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD CAPPED WALL
- = RECORD INFORMATION
- = RECORD DENSITY MONUMENT
- = WIRE FENCE

DWG: JV RVD: DLE
JOB NO. 126595-LOT2

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