

METES AND BOUNDS

LOT 8:

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 northeast corner of said PrimeAcres 103.068 acres and the southeast corner of the Randel C. Taylor 150.00 acres (Volume 597, Page 262), same being on the West line of the Pitt Creek Ranch LLC remainder of 3081.97 acres (Volume 591, Page 228) and the northeast corner of a 10.014 acres property, surveyed this same date and to be known as Lot 6, same also being the **POINT OF COMMENCEMENT**;

THENCE along the line common to this said Lot 6 and said Pitt Creek remainder of 3081.97 acres, South 15 degrees 14 minutes 51 seconds East, a distance of 1349.94 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 a 10.010 acres property, surveyed this same date and to be known as Lot 7 and on the West line of a 10.010 acres property, surveyed this same date and to be known as Lot 17, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 10.010 acres and said Lot 17, South 15 degrees 14 minutes 51 seconds East, at a distance of 171.60 feet pass a 1/2 inch iron rod capped WALs set on line for the southwest corner of said Lot 17 and the northwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 15, and continuing for a total distance of 434.15 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 a 10.010 acres property, surveyed this same date and to be known as Lot 9, same also being on the West line of said Lot 15;

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

South 74 degrees 45 minutes 09 seconds West, a distance of 967.51 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 9 and on the East Right-of-Way line of a 60 foot wide private road;

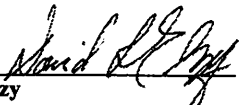
North 30 degrees 45 minutes 19 seconds West, a distance of 158.52 feet to a 1/2 inch iron rod capped WALs set for the point of curvature of a curve to the right;

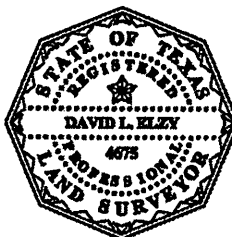
Along said curve to the right having a radius of 270.00 feet, an arc length of 96.57 feet, a chord length of 96.05 feet, a chord bearing of North 20 degrees 30 minutes 34 seconds West, and a delta angle of 20 degrees 29 minutes 31 seconds to a 1/2 inch iron rod capped WALs set for the point of tangency;

North 10 degrees 15 minutes 48 seconds West, a distance of 186.46 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 said Lot 7;

North 74 degrees 45 minutes 09 seconds East, a distance of 1002.51 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. 150599, Panel No. 0200_02, 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. Because this is a boundary survey, the survey did not take any action 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>.

LINE	BEARING	DISTANCE
L1	S 15°14'51" E	1349.94'
L2	S 15°14'51" E	937.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00	96.57	96.05	N 20°30'34" W	20°29'31"

LOT 7
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
PRIMEACRES PROPERTIES, LLC
103.068 ACRES
DOC. NO. 201936

POINT OF BEGINNING

LOT 17
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
AGP DEVELOPERS, LLC
112.712 ACRES
DOC. NO. 201994

SCALE: 1"=100'

LOT 15
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
AGP DEVELOPERS, LLC
112.712 ACRES
DOC. NO. 201994

LOT 8
436,036 SQ. FT.
10.010 ACRES
(VACANT)

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

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

WESTAR WAY
(60' PRIVATE R.O.W.)
REMAINDER 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. 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.



LEGEND
● = FOUND 1/2" IRON ROD
○ = SET 1/2" IRON ROD CAPPED INHS
□ = RECORD INFORMATION
R.D. = RECORD DIGNITY MONUMENT

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
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. N/A

DWG: JV RVD: DLE
JOB NO. 126595-LOT8

TITLE COMPANY: N/A

DATE: 7/25/2024