

METES AND BOUNDS

LOT 1:

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 southwest corner of this 10.010 acres, same being the 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 **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 634.91 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 a 10.010 acres property, surveyed this same date and to be known as Lot 2;

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 702.69 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 2 and on the West Right-of-Way line of a 60 foot wide private road;

South 30 degrees 45 minutes 19 seconds East, a distance of 112.27 feet to a point for the point of curvature of a curve to the right, from which a 1/2 inch iron rod capped WALs set on the East Right-of-Way line of said private road bears North 59 degrees 14 minutes 41 seconds East, a distance of 60.00 feet;

Along said curve to the right having a radius of 270.00 feet, an arc length of 47.80 feet, a chord length of 47.74 feet, a chord bearing of South 25 degrees 41 minutes 00 seconds East, and a delta angle of 10 degrees 08 minutes 39 seconds to a 1/2 inch iron rod capped WALs for the point of tangency;

South 20 degrees 36 minutes 40 seconds East, a distance of 44.88 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 218.76 feet, a chord length of 212.83 feet, a chord bearing of South 02 degrees 36 minutes 02 seconds West, and a delta angle of 46 degrees 25 minutes 24 seconds to a 1/2 inch iron rod capped WALs set for the point of tangency;

South 25 degrees 48 minutes 44 seconds West, 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;

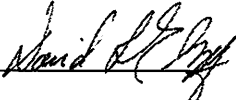
Along said curve to the left having a radius of 330.00 feet, an arc length of 208.01 feet, a chord length of 204.59 feet, a chord bearing of South 07 degrees 45 minutes 15 seconds West, and a delta angle of 36 degrees 06 minutes 58 seconds to a 1/2 inch iron rod capped WALs set for the point of tangency;

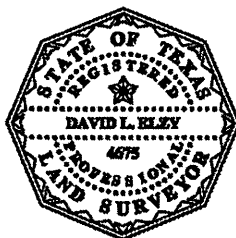
South 10 degrees 18 minutes 14 seconds East, a distance of 109.97 feet to a 1/2 inch iron rod capped WALs set for the point of curvature of a curve to the right at the upper end of the cutback of the West Right-of-Way line of said private road and the North Right-of-Way line of said County Road 1255;

Along said cutback and following said curve to the right having a radius of 10.00 feet, an arc length of 15.70 feet, a chord length of 14.14 feet, a chord bearing of South 34 degrees 40 minutes 43 seconds West, and a delta angle of 89 degrees 57 minutes 55 seconds to a 1/2 inch iron rod capped WALs set for the southeast corner of this 10.010 acres, same being the point of tangency at the lower end of said cutback and on the North Right-of-Way line of said County Road 1255;

THENCE along the North Right-of-Way line of said County Road 1255, South 79 degrees 39 minutes 41 seconds West, a distance of 486.59 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	270.00'	47.80'	47.74'	S 25°41'00" E	10°08'39"
C2	270.00'	218.78'	212.83'	S 02°36'02" W	46°25'24"
C3	330.00'	208.01'	204.59'	S 07°45'15" W	36°06'58"
C4	10.00'	15.70'	14.14'	S 34°40'43" W	89°57'55"

LINE	BEARING	DISTANCE
L1	S 30°45'19" E	112.27'
L2	S 20°36'40" E	44.88'
L3	S 25°48'44" W	44.36'
L4	S 10°18'14" E	109.97'

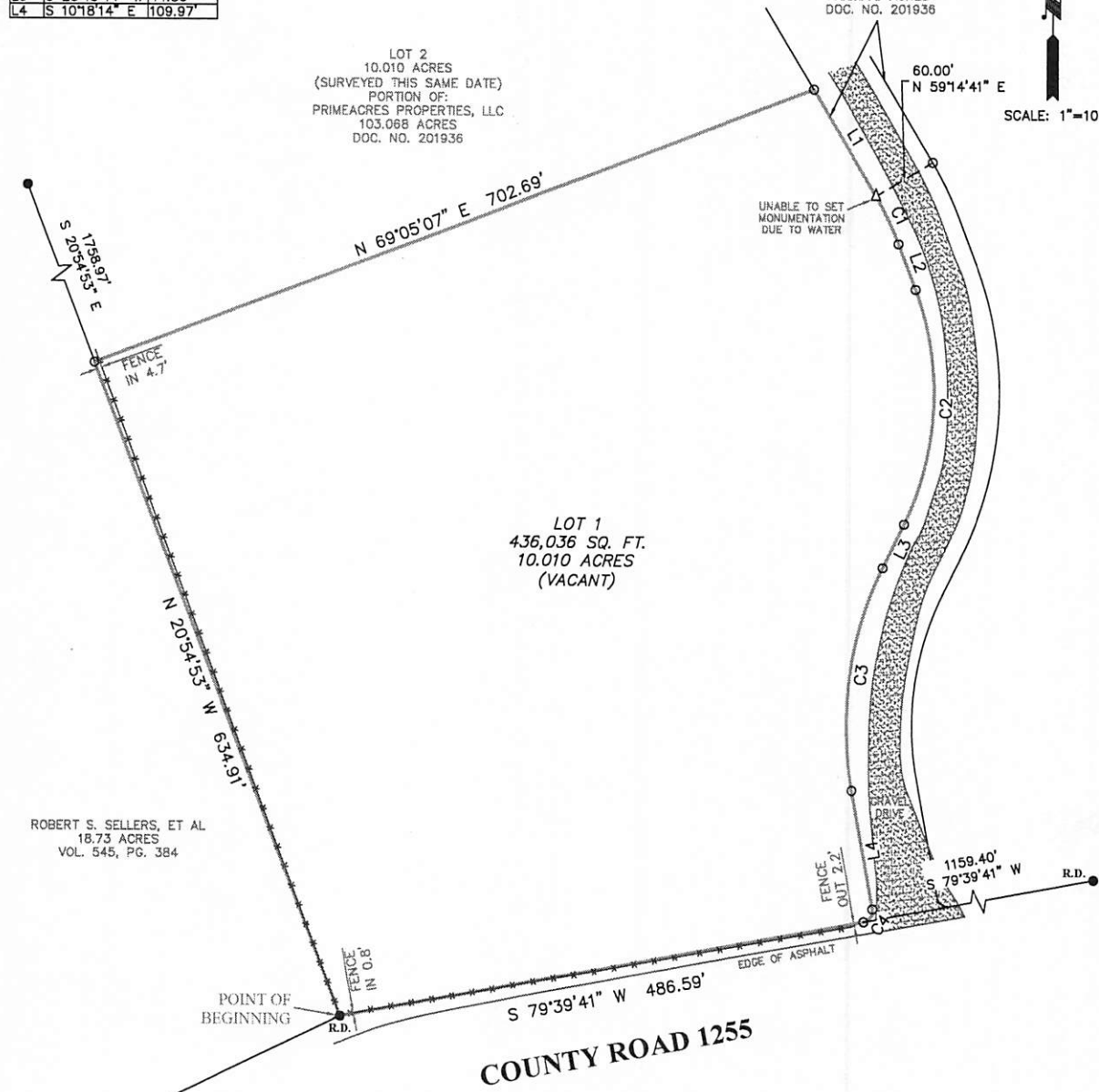
LOT 2
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
PRIMEACRES PROPERTIES, LLC
103.068 ACRES
DOC. NO. 201936

LOT 1
436,036 SQ. FT.
10.010 ACRES
(VACANT)

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

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

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:



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. 480892, Panel No. 0200 B, which is Dated 1/2/1991. By noting 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/portal>.

Property Address:
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Property Description:

LOT 1: 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.

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.

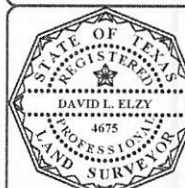
DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

WESTAR
ALAMO
LAND SURVEYORS, LLC.
P.O. BOX 1846 BODINE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

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

DWG: JV RVD: DLE
JOB NO. 125595-LOT1

TITLE COMPANY: N/A



DATE: 7/25/2024