

METES AND BOUNDS

LOT 6:

Being 10.014 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 10.014 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 northeast corner of this 10.014 acres, same being 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 also being on the West line of the Pitt Creek Ranch LLC remainder of 3081.97 acres (Volume 591, Page 228), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 10.014 acres and said Pitt Creek remainder of 3081.97 acres, South 15 degrees 14 minutes 51 seconds East, at a distance of 444.43 feet pass a 1/2 inch iron rod found on line for a West corner of said Pitt Creek remainder, same being the northwest corner of the AGP Developers, LLC remainder of 112.712 acres (Document Number 201994), at a distance of 780.45 feet pass a 1/2 inch iron rod capped WALs set on line for the northwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 19, same being the southwest corner of said AGP remainder of 112.712 acres, and continuing for a total distance of 871.54 feet to a 1/2 inch iron rod capped WALs set for the southeast corner of this 10.014 acres, same being the northeast corner of a 10.010 acres property, surveyed this same date and to be known as Lot 7, and on the West line of said Lot 19;

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

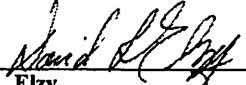
South 74 degrees 45 minutes 09 seconds West, a distance of 607.16 feet to a 1/2 inch iron rod capped WALs set for the lower southwest corner of this 10.014 acres, same being the point of intersection with a non-tangent curve to the left on a 60 foot radius cul-de-sac on the northeast Right-of-Way line of a 60 foot wide private road;

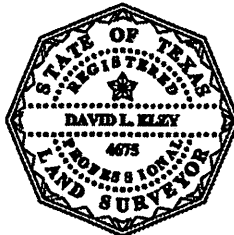
Along said curve to the left having a radius of 60.00 feet, an arc length of 73.74 feet, a chord length of 69.19 feet, a chord bearing of North 69 degrees 49 minutes 16 seconds West, and a delta angle of 70 degrees 25 minutes 01 seconds to a 1/2 inch iron rod capped WALs set for the upper southwest corner of this 10.014 acres, same being the southeast corner of a 10.010 acres property, surveyed this same date and to be known as Lot 5;

North 05 degrees 56 minutes 41 seconds East, a distance of 851.44 feet to a 1/2 inch iron rod capped WALs set for the northwest corner of this 10.014 acres, same being the northeast corner of said Lot 5 and on the South line of said Taylor 150.00 acres;

THENCE along the line common to this 10.014 acres and said Taylor 150.00 acres, North 68 degrees 43 minutes 24 seconds East, a distance of 357.72 feet to the **POINT OF BEGINNING**, and containing 10.014 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 | 160.00' | 73.74' | 69.19' | N 69°49'16" W | 70°25'01" |

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

R.D.

N 68°43'24" E
1529.07'

N 68°43'24" E 357.72'

R.D.

POINT OF
BEGINNING

SCALE: 1"=100'

PITT CREEK RANCH, LLC
REMAINDER OF 3081.97 ACRES
VOL. 591, PG. 228

AGP DEVELOPERS, LLC
REMAINDER OF 112.712 ACRES
DOC. NO. 201994

LOT 5
10.010 ACRES
(SURVEYED THIS SAME DATE)
PORTION OF:
PRIMEACRES PROPERTIES, LLC
103.068 ACRES
DOC. NO. 201936

LOT 6
436,226 SQ. FT.
10.014 ACRES
(VACANT)

LOT 19
10.010 ACRES
(SURVEYED THIS
SAME DATE)
PORTION OF:
AGP DEVELOPERS, LLC
112.712 ACRES
DOC. NO. 201994

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

N 05°56'41" E 851.44'

S 15°14'51" E 871.54'

336.02'

S 74°45'09" W 607.16'

LOT 7
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. 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. 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://www.fema.gov/portals>.

Property Address:

Property Description:

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Owner:
T.B.D.

FIRM REGISTRATION NO.
10111700

Westar
Alamo
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 CAPED WALLS
= RECORD INFORMATION
R.D. = RECORD DIGNITY MONUMENT
— = WIRE FENCE

DWG: JV RVD: DLE
JOB NO. 125595-LOT6

TITLE COMPANY: N/A



DATE: 7/25/2024

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 hereon, to the best of my knowledge and belief.

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