

## METES AND BOUNDS

### LOT 7:

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 871.54 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 6 and on the West line of a 10.010 acres property, surveyed this same date and to be known as Lot 19, same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 10.010 acres and said Lot 19, South 15 degrees 14 minutes 51 seconds East, at a distance of 273.04 feet pass a 1/2 inch iron rod capped WALs set on line for the southwest corner of said Lot 19 and the northwest corner of a 10.010 acres property, surveyed this same date and to be known as Lot 17, and continuing for a total distance of 478.40 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 8, same also being on the West line of said Lot 17;

**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 1002.51 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 8 and on the East Right-of-Way line of a 60 foot wide private road;

North 10 degrees 15 minutes 48 seconds West, a distance of 179.38 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 386.45 feet, a chord length of 354.30 feet, a chord bearing of North 30 degrees 44 minutes 25 seconds East, and a delta angle of 82 degrees 00 minutes 27 seconds to a 1/2 inch iron rod capped WALs set for the point of tangency;

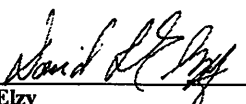
North 71 degrees 44 minutes 39 seconds East, a distance of 12.58 feet to a 1/2 inch iron rod capped WALs set for the point of curvature of a curve to the right;

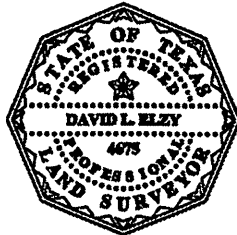
Along said curve to the right having a radius of 10.00 feet, an arc length of 9.63 feet, a chord length of 9.26 feet, a chord bearing of South 80 degrees 40 minutes 51 seconds East, and a delta angle of 55 degrees 09 minutes 00 seconds to a 1/2 inch iron rod capped WALs set for the point of reverse curvature;

Along said reverse curve to the left having a radius of 60.00 feet, an arc length of 169.13 feet, a chord length of 118.44 feet, a chord bearing of North 46 degrees 08 minutes 27 seconds East, and a delta angle of 161 degrees 30 minutes 25 seconds to a 1/2 inch iron rod capped WALs set for the northwest corner of this 10.010 acres, same being the lower southwest corner of said Lot 6;

North 74 degrees 45 minutes 09 seconds East, a distance of 607.16 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. 480892, Panel No. 0200-B, 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-1. 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	270.00'	386.45'	354.30'	N 30°44'25" E	82°00'27"
C2	10.00'	9.63'	9.26'	S 80°40'51" E	55°09'00"
C3	60.00'	169.13'	118.44'	N 46°08'27" E	161°30'25"

LINE	BEARING	DISTANCE
L1	N 71°44'39" E	12.58'
L2	S 15°14'51" E	871.54'
L3	S 15°14'51" E	1371.27'

**WESTAR WAY**  
(60' PRIVATE R.O.W.)  
(60' RADIUS)  
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.

LOT 6  
10.014 ACRES  
(SURVEYED THIS SAME DATE)  
PORTION OF:  
PRIMEACRES PROPERTIES, LLC  
103.068 ACRES  
DOC. NO. 201936

N 74°45'09" E 607.16'

LOT 7  
436,036 SQ. FT.  
10.010 ACRES  
(VACANT)

S 74°45'09" W 1002.51'

LOT 8  
10.010 ACRES  
(SURVEYED THIS SAME DATE)  
PORTION OF:  
PRIMEACRES PROPERTIES, LLC  
103.068 ACRES  
DOC. NO. 201936

POINT OF BEGINNING

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

SCALE: 1"=100'

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

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

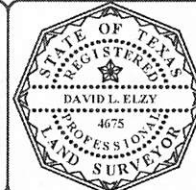


**LEGEND**  
● = FOUND 1/2" IRON ROD  
— = SET 1/2" IRON ROD CAPPED NAILS  
— = RECORD INFORMATION  
R.D. = RECORD DIGNITY MONUMENT

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 plot 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-LOT7

TITLE COMPANY: N/A

DATE: 7/25/2024