

9.97 ACRES OF LAND OUT OF THE JOSEPH WALKER SURVEY, ABSTRACT NO. 717, LAMPASAS COUNTY, TEXAS, AND BEING THOSE TRACTS CALLED 5.95 ACRES AND 4.02 ACRES IN A GENERAL WARRANTY DEED GRANTED TO JAMES BONOGOSKY AND MARY BONOGOSKY, DATED FEBRUARY 1, 2002 AND RECORDED IN VOLUME 374, PAGE 562 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 5.95 ACRE TRACT AND SAID 4.02 ACRE TRACT ALSO BEING KNOWN RESPECTIVELY AS TRACT 13 AND TRACT 6, OF RIVER BEND RANCH, AN UNRECORDED SUBDIVISION IN LAMPASAS COUNTY, TEXAS

JOB NO. 160309

DRAWN BY: TCR-A

F.C.I. DDB

PAGE 1 of 3  
(FIELD NOTES ATTACHED)

# LEGEND

- 1/2" IRON PIN SET  
YELLOW CAP "CCC 4835"
- 1/2" IRON PIN FOUND (AS NOTED)
- FENCE POST
- x— WIRE FENCE
- OHU— OVERHEAD UTILITY LINE
- ⊙ UTILITY POLE
- ( ) RECORD DATA
- D.R.L.C. DEED RECORDS LAMPASAS CO.

CAROL WAMSLEY, et al  
(CALLED 11.11 ACRES)  
dtd APRIL 4, 1995  
VOL. 314, PAGE 878  
D.R.L.C.

TRACT 10  
RIVER BEND RANCH  
(UNRECORDED)

KT #1 RANCH, LLC  
(CALLED 47.653 ACRES)  
dtd AUGUST 22, 2014  
VOL. 500, PAGE 649  
D.R.L.C.

TRACT 11  
RIVER BEND RANCH  
(UNRECORDED)

9.97 ACRES

TRACT 13  
RIVER BEND RANCH  
(UNRECORDED)  
(5.95 ACRES)

TRACT 12  
RIVER BEND RANCH  
(UNRECORDED)

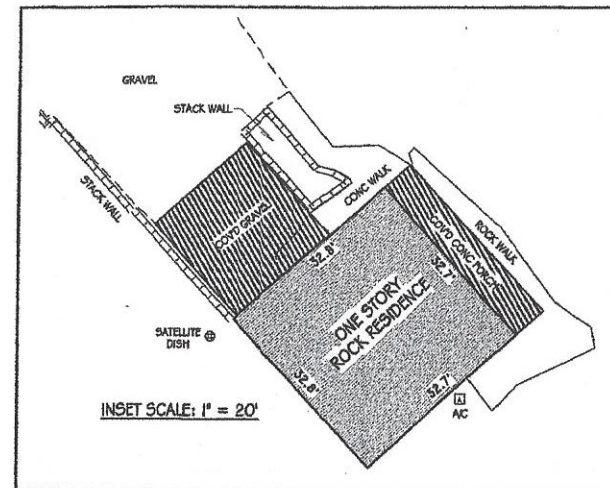
ISLAND ROSS REYNOLDS  
(CALLED 10.62 ACRES)  
dtd APRIL 29, 2013  
VOL. 489, PAGE 195  
D.R.L.C.

TRACT 14  
RIVER BEND RANCH  
(UNRECORDED)  
JO RUTHELENE NEISSER  
(CALLED 7.42 ACRES)  
dtd APRIL 26, 2013  
VOL. 489, PAGE 193  
D.R.L.C.

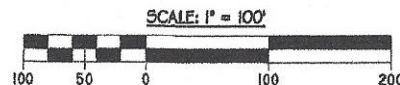
TRACT 5  
RIVER BEND RANCH  
(UNRECORDED)

TODD DYLAN BODE, et al  
(CALLED 6.70 ACRES)  
dtd DECEMBER 15, 2009  
VOL. 457, PAGE 525  
D.R.L.C.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON MAY APPLY.



BEARINGS BASED ON TEXAS STATE  
PLANE COORDINATE SYSTEM,  
CENTRAL ZONE NAD 83(93)



## LINE TABLE

ID	BEARING	DISTANCE
L1	N 59°39'59" W	53.79'
L2	S 70°09'07" W	119.88'
L3	S 70°09'01" W	26.69'
L4	S 70°09'01" W	93.18'

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LAMPASAS

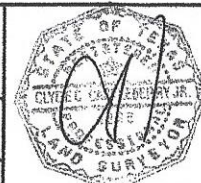
I, CLYDE C. CASTLEBERRY, JR., FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

A PORTION OF THIS AREA ADJACENT TO U.S. HIGHWAY 281 IS SHOWN TO BE IN ZONE A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #440899 D080 B DATED JANUARY 5, 1991; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.



Triple C Surveying Co.

2124 FM 963 - Lampasas, Texas 76550  
(512) 845-5440 email: admin@triplecsurveying.com  
www.triplecsurveying.com



Witness my hand and seal this the  
22nd day of March, 2016.



FIELD NOTES  
JOB NO. 160309

9.97 ACRES

BEING 9.97 acres of land out of the Joseph Walker Survey, Abstract No. 717, Lampasas County, Texas, and being those tracts called 5.95 acres and 4.02 acres in a General Warranty Deed granted to James Bonogofsky and Mary Bonogofsky, dated February 1, 2002 and recorded in Volume 374, Page 562 of the Deed Records of Lampasas County, Texas, said 5.95 acre tract and said 4.02 acre tract also being known respectively as Tract 13 and Tract 6, of River Bend Ranch, an unrecorded subdivision in Lampasas County, Texas and described by metes and bounds as follows:

BEGINNING at an uncapped  $\frac{1}{2}$ " iron pin found at a wood fence corner in the east line of U.S. Highway 281 for the southwest corner of that tract called 11.11 acres in a Warranty Deed granted to Carol Wamsley, et al, dated April 4, 1995 and recorded in Volume 314, Page 878 of said deed records and for the northwest corner of said Bonogofsky 4.02 acre tract and this tract;

THENCE: along the north line of this tract in the following two (2) courses and distances:

1. N 70°09'14" E 246.13 feet with the north line of said Bonogofsky 4.02 acre tract and the south line of said Wamsley tract to an uncapped  $\frac{1}{2}$ " iron pin found for the northeast corner of said Bonogofsky 4.02 acre tract and the northwest corner of said Bonogofsky 5.95 acre tract,
2. and N 70°09'47" E 435.58 feet continuing with the south line of said Wamsley tract and the north line of said Bonogofsky 5.95 acre tract to an uncapped  $\frac{1}{2}$ " iron pin found in the west line of that tract called 47.653 acres in a Warranty Deed granted to KT & L Ranch, LLC, dated August 22, 2014 and recorded in Volume 500, Page 649 of said deed records, the same being the southwest corner of Tract 10 and northwest corner of Tract 11 said River Bend Ranch and for the southeast corner of said Wamsley tract and the for the northeast corner of said Bonogofsky 5.95 acre tract and this tract;

THENCE: S 19°50'41" E along the east line of said Bonogofsky 5.95 acre tract and this tract with the common west line of said KT & L Ranch tract and said Tract 11, at 435.58 feet passing an uncapped  $\frac{1}{2}$ " iron pin found for the southwest corner of said KT & L tract and said Tract 11, and for the northwest corner of that tract called 10.62 acres in a Warranty Deed granted to Roland Ross Reynolds, dated April 29, 2013 and recorded in Volume 489, Page 195 of said deed records, the same being the northwest corner of Tract 12, said River Bend Ranch, and continuing with the common west line of said Reynolds tract and said Tract 12, in all 732.51 feet to a nail found in center of a 50-foot community road as called in Volume 374, Page 562 said deed records, said community road currently known as County Road 3830, and the north line of that tract called 7.42 acres in a Warranty Deed granted to Jo Ruthelene Neisser, dated April 26, 2013 and recorded in Volume 489, Page 193 of said deed records, the same being the north line of Tract 14, said River Bend Ranch for the common southwest corner of said Reynold tract and said Tract 12 and for the southeast corner of said Bonogofsky 5.95 acre tract and this tract.

THENCE: along the south line of this tract with the center of said community road as called in Volume 374, Page 562 said deed records, adjacent to the center of said county road in the following five (5) courses and distances:

1. N 59°39'59" W 53.79 feet with the south line of said Bonogofsky 5.95 acre tract and the north line of said Neisser tract to a  $\frac{1}{2}$ " iron pin set with a yellow plastic cap stamped "CCC 4835" and continuing with the south line of said said Bonogofsky and the north line of said Neisser tract,
2. N 74°11'59" W 176.96 feet to a  $\frac{1}{2}$ " iron pin set with a yellow plastic cap stamped "CCC 4835",

Exhibit A  
Page 1 of 2

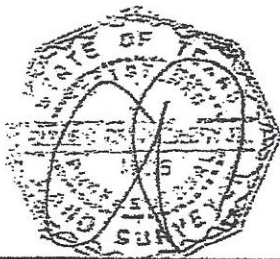
FIELD NOTES  
JOB NO. 150309

3. S 85°48'01" W at approximately 217.25 feet passing the common northwest corner of said Neisser tract and said Tract 14, the same being the common northeast corner of that tract called 6.70 acres in a Warranty Deed granted to Todd Dylan Bode, et ux, dated December 15, 2009 and recorded in Volume 457, Page 525 of said deed records and Tract 5, said River Bend Ranch and continuing with the common north line of said Bode tract and said Tract 5, in all 239.55 feet to a ½" iron pin set with a yellow plastic cap stamped "CCC 4835",
4. S 70°09'07" W with the south line of said Bonogofsky 5.95 acre tract and the common north line of said Bode tract and said Tract 5, at 26.69 feet passing a ½" iron pin set with a yellow plastic cap stamped "CCC 4835" for the southwest corner of said Bonogofsky 5.95 acre tract and the southeast corner of said Bonogofsky 4.02 acre tract and continuing with the common north line of said Bode tract and said Tract 5 with the south line of said Bonogofsky 4.02 acre tract, in all 119.88 feet to a railroad spike found,
5. and S 54°26'56" W 317.84 feet continuing with the common north line of said Bode tract and said Tract 5 with the south line of said Bonogofsky 4.02 acre tract to a nail found in the east line of said U.S. Highway 281 for the common northwest corner of said Bode tract and said Tract 5 and for the southeast corner of said of said Bonogofsky 4.02 acre tract and this tract;

THENCE: along the east line of said U.S. Highway 281 with the common west line of said Bonogofsky 4.02 acre tract and this tract in the following two (2) courses and distances:

1. N 05°56'09" W 306.00 feet to a broken TXDOT Type I concrete monument found,
2. and N 05°34'10" W 322.50 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).



March 22, 2016

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
21214 FM 963  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916

Exhibit A  
Page 2 of 2