

FIELD NOTES FOR A 20.02 ACRE TRACT OF LAND

(TRACT 15)

A 20.02 acre tract of land, out of Blocks 61, 62, 63, 64, 65 & 66 of the Austin County School Land Three League Survey No. 7, Abstract 2, Lampasas County, Texas, and being a portion of a called 854.76 acre tract of land as conveyed to The Ranches at Savanna Ridge, LLC., of record in Volume 541 Page 658 of the Deed Records of Lampasas County, Texas. Said 20.02 acre tract being more particularly described by metes and bounds as follows:

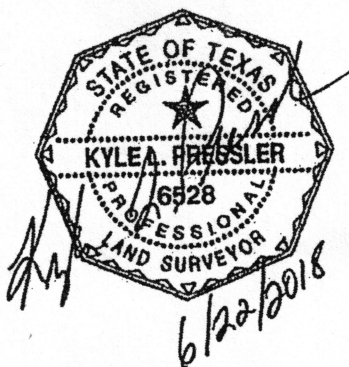
BEGINNING at a set $\frac{1}{2}$ ' iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey." in the east line of a called 378.39 acre tract of land as described in Volume 505 Page 565 of the Deed Records of Lampasas County, Texas, the west line of said 854.76 acre tract and for the northwest corner of the subject tract described herein, from which a found $\frac{1}{2}$ " iron rod for an angle in the east line of a called 80.00 acre tract of land described in Volume 401 Page 318 of the Deed Records of Lampasas County, Texas, for the southwest corner of a called 80.00 acre tract described in Volume 408 Page 676 of the Deed Records of Lampasas County, Texas and for a west exterior corner of said 854.76 acre tract bears, N $19^{\circ} 20' 49''$ W, a distance of 2590.08 feet;

THENCE: Into and across said 854.76 acre tract, the following five (5) courses:

1. N $70^{\circ} 23' 37''$ E, a distance of 1794.58 feet to a set $\frac{1}{2}$ ' iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey." for the northeast corner of the tract described herein,
2. S $19^{\circ} 46' 55''$ E, a distance of 268.44 feet to a set $\frac{1}{2}$ ' iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey." for a point of curvature of the tract described herein,
3. With a curve to the left having a radius of 530.00 feet, an arc length of 200.70 feet, a delta angle of $021^{\circ} 41' 47''$ and a chord bears, S $30^{\circ} 37' 48''$ E, a distance of 199.50 feet to a set $\frac{1}{2}$ ' iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey." for a point of tangency of the tract described herein,
4. S $41^{\circ} 28' 42''$ E, a distance of 20.91 feet to a set $\frac{1}{2}$ ' iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey." for the southeast corner of the tract described herein, and
5. S $70^{\circ} 23' 37''$ W, a distance of 1843.53 feet to a set $\frac{1}{2}$ ' iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey." in the east line of said 378.39 acre tract, the west line of said 854.76 acre tract and for the southwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for the southeast corner of said 378.39 acre tract and the southwest corner of said 854.76 acre tract bears, S $19^{\circ} 20' 49''$ E, a distance of 2801.45 feet;

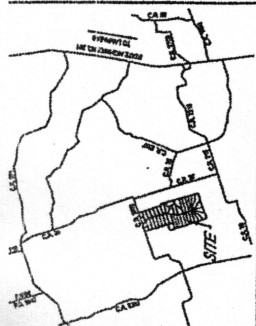
THENCE: N $19^{\circ} 20' 49''$ W, with the common line between said 378.39 acre tract and said 854.76 acre tract, a distance of 483.67 feet to the **POINT OF BEGINNING** and containing 20.02 acres of land situated in Lampasas County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Distances recited herein are grid distances.

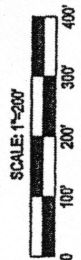


Job # 18-4064 20.02 Acres - Tract 15

Date: June 22, 2018

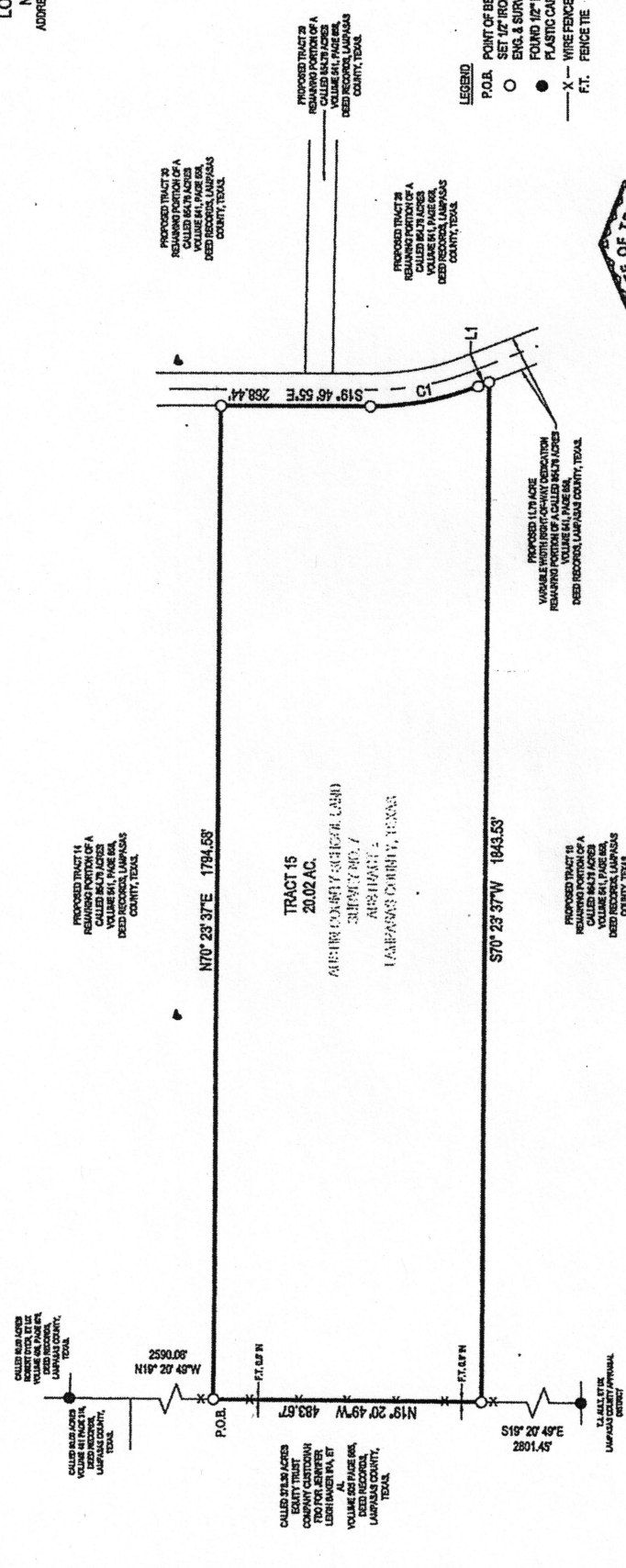


LOCATION MAP
NOT TO SCALE
ADDRESS: COUNTY ROAD 2500

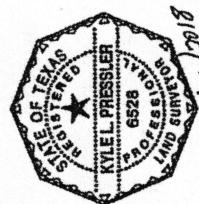


A 20.02 ACRE TRACT OF LAND, OUT OF BLOCKS #1, #2, #3, #4, #5 & #6 OF THE AUSTIN COUNTY SCHOOL LAND THREE-LEAGUE SURVEY NO. 7, AS TRACT 2, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 664.70 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, LLC, OF RECORD IN VOLUME 541 PAGE 653 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

LANDS LIES WITHIN THE LAMPASAS COUNTY, TEXAS, LOCAL SURVEY FOOT, UNDER THE AUSTIN COUNTY SCHOOL LAND THREE-LEAGUE SURVEY NO. 7, AS TRACT 2, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 664.70 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, LLC, OF RECORD IN VOLUME 541 PAGE 653 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS.



LEGEND
P.O.B. POINT OF BEGINNING
O SET 1/2" IRON ROD WITH A RED WATKIN-HOOVER
ENG. & SURVEY PLASTIC CAP
● FOUND 1/2" IRON ROD WITH A YELLOW
PLASTIC CAP
— X — WIRE FENCE
F.T. FENCE TIE



I HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

LINE TABLE		CURVE TABLE	
LINE	BEARING	DELTA	CHORD BEARING
1	S19° 20' 49" W	2801.45'	S19° 20' 49" W
2	N19° 20' 49" W	483.67'	N19° 20' 49" W
3	N70° 23' 37" E	1784.53'	N70° 23' 37" E
4	S70° 23' 37" W	1843.53'	S70° 23' 37" W
5	S19° 46' 55" E	268.44'	S19° 46' 55" E

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