MATKIN HOOVER

ENGINEERING & SURVEYING

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EXHIBIT "A" FIELD NOTES FOR A 20.02 ACRE TRACT OF LAND (LOT 25 - SKYVIEW RANCH)

BEING A 20.02 ACRE TRACT OF LAND OUT OF THE LUCINDA PRIEST SURVEY, ABSTRACT NO. 1125, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 320.315 ACRE TRACT RECORDED IN VOLUME 518, PAGES, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 20.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND **BOUNDS AS FOLLOWS:**

Beginning at a 1/2" iron rod with red "Matkin-Hoover Eng. & Survey" plastic cap set for the south corner of the herein described tract, in the northwest right-of-way line of County Road No. 2080, the southeast boundary line of the called 320.315 acre tract, said point bears N 69° 55' 09" E, a distance of 1531,34' and N 69° 00' 09" E, a distance of 1028.09' from a 1/4" iron rod found at the south corner of the called 320.315 acre tract, at the intersection of the northwest right-of-way line of County Road No. 2080, with the northeast right-of-way line of County Road No. 2001;

- Thence, N 24° 27' 42" W, departing the northwest right-of-way line of County Road No. 2080, the southeast boundary line of the called 320.315 acre tract, with the southwest boundary line of the herein described tract, a distance of 1633.83' to a 1/4" iron rod with red "Matkin-Hoover Eng. & Survey" plastic cap set for corner;
- (2) Thence, N 68° 12' 08" E, with the northwest boundary line of the herein described tract, a distance of 533.08' to a 1/2" iron rod with red "Matkin-Hoover Eng. & Survey" plastic cap set for corner:
- (3) Thence, S 24° 27' 42" E, with the northeast boundary line of the herein described tract, a distance of 1641.29' to a 1/2" iron rod with red "Matkin-Hoover Eng. & Survey" plastic cap set for corner in the northwest right-of-way line of County Road No. 2080, the southeast boundary line of the called 320.315 acre tract;
- Thence, S 69° 00' 09" W, (S 69° 00' 09" W, record), with the northwest right-of-way line of County Road No. 2080, the southeast boundary line of the called 320.315 acre tract, the southeast boundary line of the herein described tract, a distance of 533.47' to the POINT OF BEGINNING and containing 20.02 acres of land, more or less.

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.

> Jeff Boerne RPLS #4939

Date: 05-27-2016

Job #16-5043 20.02 ACRES (LOT 25 - SKYVIEW RANCH)

REMAINING PORTION OF CALLED 320,315 ACRES TRACT ONE VOLUME 518, PAGE 460-482 DEED RECORDS SCALE: 1" = 300' REMAINING PORTION OF CALLED 220.315 ACRES TRACT ONE VOLUME 518, PAGE 480-482 SKYVIEW RANCH LOT 24 20.02 AC. (LOT 25 - SKYVIEW RANCH) CALLED 320.315 ACRES VOLUME 518 PAGE 480-482 COUNTY ROAD 2080 1028.09 N60° 00' 09"E 1531.34 N69° 55' 09"E 1) FIELD WORK PERFORMED ON; MAY 20, 2016. 2) ADDRESS: COUNTY ROAD 2080 LEGEND 3) BASIS OF BEARING: WAS ESTABLISHED USING THE P.O.B. POINT OF BEGINNING TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY ENG. & SURVEY." PLASTIC CAP FOOT, GRID. FOUND 1/2" IRON ROD 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL Ø LITILITY POLE SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE Ø-UTILITY POLE WITH GUY WIRE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE, 5) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. - X -WIRE FENCE NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL -- OF T--**ELECTRIC/TELEPHONE** SURVEY LINES. - OELx -OVERHEAD ELECTRIC 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT. 7) ONLY APPARENT UTILITIES WERE LOCATED. NO BEING A 20.02 ACRE TRACT OF LAND OUT OF THE ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LUCINDA PRIEST SURVEY, ABSTRACT NO. 1125, LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. LAMPASAS COUNTY, TEXAS, AND BEING A PORTION 8) THERE IS A 25' UTILITY EASEMENT ALONG THE FRONT OF THAT CERTAIN CALLED 320.315 ACRE TRACT AND REAR BOUNDARY LINES OF THE SUBJECT TRACT WHICH FRONTS COUNTY ROAD 2080, THERE IS A 15' RECORDED IN VOLUME 518, PAGES 480-482, DEED UTILITY EASEMENT ALONG ALL SIDE BOUNDARY LINES OF THE SUBJECT TRACT. RECORDS OF LAMPASAS COUNTY, TEXAS. 9) BOUNDARY LINES SHOWN HEREON MATCH THOSE OF RECORD WHERE APPLICABLE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. JEFF BOERNER DATE: MAY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4809 ENGINEERING & SURVEYING 20.02 ACRES, LAMPASAS COUNTY, TEXAS - (LOT 25 - SKYVIEW RANCH)