

# MATKIN HOOVER

## ENGINEERING & SURVEYING

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TEXAS REGISTERED SURVEYING FIRM F-10024000

### EXHIBIT "A"

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

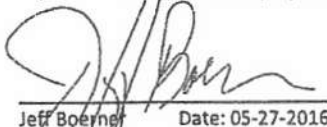
BEING A 20.02 ACRE TRACT OF LAND OUT OF THE LUCINDA PRIEST SURVEY, ABSTRACT NO. 1125, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 320.315 ACRE TRACT RECORDED IN VOLUME 518, PAGES, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 20.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY 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 1/2" 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;

- (1) 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 1/2" 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;
- (4) 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 Boerner Date: 05-27-2016  
RPLS #4939  
Job #16-5043 20.02 ACRES  
(LOT 25 - SKYVIEW RANCH)

REMAINING PORTION OF  
CALLED 320.315 ACRES  
TRACT ONE  
VOLUME 518, PAGE 480-482

