

MATKIN HOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0899
TEXAS REGISTERED SURVEYING FIRM F-10024000

TRACT ONE

FIELD NOTES FOR A 320.315 ACRE TRACT OF LAND

BEING A 320.315 ACRE TRACT OF LAND OUT OF THE LUCINDA PREIST SURVEY, ABSTRACT NO. 1125, THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT NO. 1329, AND THE DANIEL McDONALD SURVEY, ABSTRACT NO. 878, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 442.03 ACRE TRACT RECORDED IN VOLUME 425, PAGE 680, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 320.315 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a $\frac{3}{4}$ " iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap in the southwest boundary line of the above mentioned 442.03 acre tract, at the intersection of the northeast right-of-way line of County Road No. 2001, with the southeast right-of-way line of County Road No. 2136 and for the northwest corner of the herein described tract;

- (1) Thence, departing the northeast right-of-way line of County Road No. 2001, severing the called 442.03 acre tract, with the southeast right-of-way line of County Road No. 2136 and the northwest boundary line of the herein described tract the following courses and distances:
 - a. N 61° 15' 41" E, 81.53' (no record) to a $\frac{1}{2}$ " iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap for angle of the herein described tract;
 - b. N 67° 46' 55" E, 2338.79' (no record) to a $\frac{3}{4}$ " iron rod set with red "Matkin Hoover Eng. & Survey" plastic cap for interior corner of the herein described tract;
 - c. N 01° 45' 55" W, a distance of 21.39' (no record) to a $\frac{1}{2}$ " iron rod found for corner at an interior corner of the called 442.03 acre tract and for an angle of the herein described tract;
- (2) Thence, N 70° 26' 01" E, with a the northwest boundary line of called 442.03 acre tract and a northwest boundary line of the herein described tract, a distance of 1413.44' (N 71° 27' 55" E, 1413.72', record) to a $\frac{1}{2}$ " iron rod with yellow "Maples RPLS 5043" cap found at an exterior corner of the called 442.03 acre tract and for a north corner of the herein described tract;
- (3) Thence, S 23° 03' 49" E, with a northeast boundary line of the called 442.03 acre tract and a northeast boundary line of the herein described tract, a distance of 432.95' (S 22° 02'

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10" E, 433.05', record) to a ½" iron rod with yellow "Maples RPLS 5043" cap found at an interior corner of the called 442.03 acre tract and for an interior corner of the herein described tract;

- (4) Thence, N 68° 54' 30" E, with a northwest boundary line of the called 442.03 acre tract and a northwest boundary line of the herein described tract, a distance of 392.86' (N 69° 56' 30" E, 392.95', record) to a ½" iron rod with yellow "Maples RPLS 5043" cap found at the west corner of a called 90.09 acre tract recorded in Volume 443, Page 619, Deed Records of Lampasas County, Texas, at a northeast corner of the called 442.03 acre tract and for a northeast corner of the herein described tract;
- (5) Thence, S 26° 13' 09" E, with the southwest boundary line of the called 90.09 acre tract, the southeast boundary line of the called 442.03 acre tract and the southeast boundary line of the herein described tract, a distance of 1651.02' (S 25° 11' 25" E, 1651.35', record) to a ½" iron rod found for angle at the south corner of the called 90.09 acre tract, the west corner of a called 56.371 acre tract recorded in Volume 408, Page 41, Deed Records of Lampasas County, Texas, an angle of the called 442.03 acre tract and an angle of the herein described tract;
- (6) Thence, with the southwest boundary line of the called 56.371 acre tract, a northeast boundary line of the called 442.03 acre tract and a northeast boundary line of the herein described tract the following courses and distances:
- S 24° 52' 26" E, 247.98' (S 23° 47' 40" E, 248.02', record) to a ½" iron rod found for angle of the herein described tract;
 - S 21° 27' 54" E, 990.80' (S 20° 25' 50" E, 990.90', record) to a ½" iron rod found in the northwest line of County Road No. 2080, at the south corner of the called 56.371 acre tract, at an east corner of the called 442.03 acre tract and for the east corner of the herein described tract;
- (7) Thence, with the northwest line of County Road No. 2080, the southeast boundary line of the called 442.03 acre tract and the southeast boundary line of the herein described tract the following courses and distances:
- S 69° 00' 09" W, 2588.15' (S 70° 02' 20" W, 2588.72', record) to a ½" iron rod found for angle of the herein described tract;
 - S 69° 55' 09" W, 1531.34' (S 70° 56' 45" W, 1531.45', record) to a ½" iron rod found at the intersection of the northwest line of County Road No. 2080, with the northeast line of County Road No. 2001, at the south corner of the called 442.03 acre tract and for the south corner of the herein described tract;

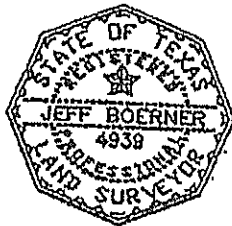
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(8) Thence, with the northeast right-of-way line of County Road No. 2001, the southwest boundary line of the called 442.03 acre tract and the southwest boundary line of the herein described tract, the following courses and distances:

- a. N 50° 05' 48" W, 276.40' (N 49° 03' 45" W, 276.45', record) to a ½" iron rod found for angle of the herein described tract;
- b. N 36° 19' 35" W, 170.62' (N 35° 17' 00" W, 170.65', record) to a ½" iron rod found for angle of the herein described tract;
- c. N 23° 29' 47" W, 2840.80' (N 22° 27' 50" W, record) to the POINT OF BEGINNING and containing 320.315 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.



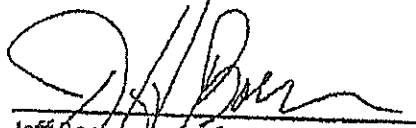

Jeff Boerner Date: 05-10-2016
RRLS #4939
Job #16-4053 320.315 ACRES

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MATKIN HOOVER

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8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
 PHONE: 830-249-0600 FAX: 830-249-0099
 TEXAS REGISTERED SURVEYING FIRM F-10024000

TRACT TWO

FIELD NOTES FOR A 118.262 ACRE TRACT OF LAND

BEING A 118.262 ACRE TRACT OF LAND OUT OF THE J. E. STEVENSON SURVEY, ABSTRACT NO. 835, AND THE LUCINDA PREIST SURVEY, ABSTRACT NO. 1125, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 442.03 ACRE TRACT RECORDED IN VOLUME 425, PAGE 680, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 118.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a $\frac{1}{2}$ " Iron rod found in the northeast line of County Road No. 2001, in the southeast boundary line of a called 150 acre tract designated as "First Tract" recorded in Volume 345, Page 745, Deed Records of Lampasas County, Texas, at the northwest corner of the above mentioned 442.03 acres and for the west corner of the herein described tract,

- (1) Thence, N 69° 49' 26" E, departing the northeast line of County Road No. 2001, with the southeast boundary line of the called 150 acre tract, the southeast boundary line of a called 123.3 acre tract designated as "Fourth Tract" recorded in Volume 345, Page 745, Deed Records of Lampasas County, Texas, a northwest boundary line of the called 442.03 acre tract and a northwest boundary line of the herein described tract, a distance of 2051.37' (N 70° 51' 15" E, 2051.62', record) to a $\frac{1}{2}$ " Iron rod with yellow "Maples RPLS 5043" cap found at an interior corner of the called 123.3 acre tract, an exterior corner of the called 442.03 acre tract and for an exterior corner of the herein described tract;
- (2) Thence, S 21° 52' 03" E, with a southwest boundary line of the called 123.3 acre tract, a northeast boundary line of the called 442.03 acre tract and a northeast boundary line of the herein described tract, a distance of 569.99' (S 20° 50' 20" E, 570.23', record) to a $\frac{1}{2}$ " Iron rod with yellow "Maples RPLS 5043" cap found at the south corner of the called 123.3 acre tract, an interior corner of the called 442.03 acre tract and for an interior corner of the herein described tract;
- (3) Thence, N 70° 19' 17" E, with the southeast boundary line of the called 123.3 acre tract, a portion of the southeast boundary line of a called 142.8 tract designated as "Fifth Tract" recorded in Volume 345, Page 745, Deed Records of Lampasas County, Texas, a northwest boundary line of the called 442.03 acre tract and a northwest boundary line of the herein described tract, a distance of 2505.90' (N 71° 21' 15" E, 2506.29', record) to a $\frac{1}{2}$ " Iron rod found at the west corner of a called 100.25 acre tract recorded in Volume 478, Page 575, Deed Records of Lampasas County, Texas, at the north corner of the called 442.03 acre tract and for the north corner of the herein described tract;
- (4) Thence, S 19° 21' 10" E, departing the southeast boundary line of the called 142.8 acre tract, with the southwest boundary line of the called 100.25 acre tract, a northeast boundary line of

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REMAINING PORTION OF
CALLED 320.315 ACRES
TRACT ONE
VOLUME 518, PAGE 483-482
DEED RECORDS

PROPOSED
SKYVIEW RANCH
LOT 13

SCALE: 1" = 300'

PROPOSED
SKYVIEW RANCH
LOT 25

REMAINING PORTION OF
CALLED 320.315 ACRES
TRACT ONE
VOLUME 518, PAGE 483-482
DEED RECORDS

REMAINING PORTION OF
CALLED 320.315 ACRES
TRACT ONE
VOLUME 518, PAGE 483-482
DEED RECORDS

PROPOSED
SKYVIEW RANCH
LOT 27

20.02 AC.
(LOT 26 - SKYVIEW RANCH)

COUNTY ROAD 2080

LEGEND

- P.O.B. POINT OF BEGINNING
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
- ENG. & SURVEY." PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD
- ⊙ UTILITY POLE
- ⊙-⊙ UTILITY POLE WITH GUY WIRE
- X- WIRE FENCE
- OELx- ELECTRIC/TELEPHONE

BEING A 20.02 ACRE TRACT OF LAND OUT OF THE
LUCINDA PRIEST SURVEY, ABSTRACT NO. 1125,
AND THE DAY LAND AND CATTLE COMPANY
SURVEY, ABSTRACT NO. 1323, LAMPASAS COUNTY,
TEXAS, AND BEING A PORTION OF THAT CERTAIN
CALLED 320.315 ACRE TRACT RECORDED IN
VOLUME 518, PAGES 480-482, DEED RECORDS OF
LAMPASAS COUNTY, TEXAS.

NOTES:

- 1) FIELD WORK PERFORMED ON: MAY 20, 2016.
- 2) ADDRESS: COUNTY ROAD 2080
- 3) BASIS OF BEARING: WAS ESTABLISHED USING THE
TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY
FOOT, GRID.
- 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT, THEREFORE ALL
SETBACKS, EASEMENTS, ENCUMBRANCES AND
RESTRICTIONS MAY NOT BE SHOWN HEREON. THE
SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 5) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE.
NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL
SURVEY LINES.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED
BY A SEPARATE DOCUMENT.
- 7) ONLY APPARENT UTILITIES WERE LOCATED. NO
ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO
SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR
LOCATION OF ANY UNDERGROUND UTILITY. FOR
INFORMATION REGARDING UNDERGROUND UTILITIES
PLEASE CONTACT THE APPROPRIATE AGENCY.
- 8) THERE IS A 25' UTILITY EASEMENT ALONG THE FRONT
AND REAR BOUNDARY LINES OF THE SUBJECT TRACT
WHICH FRONTS COUNTY ROAD 2080. THERE IS A 15'
UTILITY EASEMENT ALONG ALL SIDE BOUNDARY LINES
OF THE SUBJECT TRACT.
- 9) BOUNDARY LINES SHOWN HEREON MATCH THOSE OF
RECORD WHERE APPLICABLE.

I HEREBY CERTIFY THAT THIS 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 THIS SURVEY.

MATKIN HOOVER
ENGINEERING
& SURVEYING

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JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4939
JOB NO. 16-030
20.02 ACRES, LAMPASAS COUNTY, TEXAS - (LOT 26 - SKYVIEW RANCH)