

FIELD NOTES  
Job. No. 180606 -N22

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Exhibit Attached

**10.82 ACRES (TRACT - N22)**

**BEING** 10.82 acres, out of the James Hamilton Survey No. 20, Abstract No. 409, Hamilton County, Texas, also known as Tract N22, North Logan Branch, an unrecorded subdivision in Hamilton County, Texas and being approximately 0.40 acre out of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and approximately 10.42 out of that tract described as 133.66 acres in further described a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated September 27, 2018 and recorded in Volume 540, Page 56 of said real property records and further described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center of a 17.71 acre access and utility easement described in the Declarations of Access and Utility Easements - North Logan Branch, dated January 22, 2020 and recorded in Volume 558, Page 124 of said real property records for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the common easterly corner of said Creekside Ranch Group, LLC tracts bears South 74°56'00" East, a distance of 2667.90 feet;

**THENCE:** along the south line of this tract with the center of said access and utility easement in the following courses and distances:

1. North 81°39'50" West, a distance of 140.70 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. North 82°14'25" West, a distance of 414.58 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
3. North 82°20'34" West, a distance of 60.22 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract;

**THENCE:** along the west line of this tract in the following courses and distances:

1. North 11°31'58" East, at a distance of 30.06 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access and utility easement, at a distance of approximately 30.32 feet passing the common line of said Creekside Ranch Group, LLC tracts and continuing across said Creekside Ranch Group, LLC tract (540/46), in all a distance of 309.97 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. North 14°31'17" East, a distance of 280.57 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and North 15°23'24" East, a distance of 345.84 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the common fenced south line of that tract described as 515.071 acres in a Special Warranty Deed granted to Michael Gene Mehaffey, et ux, dated March 27, 1998 and recorded as Volume 308, Page 345 of said real property records and the north line of said Creekside Ranch Group, LLC tract (540/46) for the northwest corner of this tract;

**THENCE:** South 73°10'52" East, a distance of 430.19 feet along the fenced north line of said Creekside Ranch Group, LLC tract (540/56) and this tract with the south line of said Mehaffey tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set, a 3/8" iron pin with illegible red plastic cap found for the northeast corner of said Creekside Ranch Group, LLC tract (540/56) bears South 72°20'19" East, a distance of 2914.69 feet;

**THENCE:** into said Creekside Ranch Group, LLC tract (540/46) along the east line of this tract in the following courses and distances:

1. South 02°31'55" West, a distance of 265.95 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. South 01°38'53" West, a distance of 238.39 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

FIELD NOTES

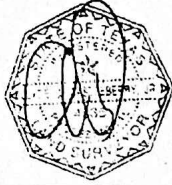
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10.92 ACRES (TRACT - N22) - continued

3. and South  $01^{\circ}11'35''$  West, at a distance of 334.54 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access and utility easement and continuing into the same, at a distance of approximately 336.33 feet passing the common line of said Creekside Ranch Group, LLC tracts and continuing into said Creekside Ranch Group, LLC tract (538/7), in all a distance of 364.78 feet to the **POINT OF BEGINNING**.

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



March 09, 2020

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