



- NOTES:**
 THE FOLLOWING ITEMS PERTAIN TO GF NO. 21-0643-A, SCHEDULE B, ITEMS 10.e.-10.k.
- 10.e. EASEMENT GRANTED TO LONE STAR GAS CO., DATED JULY 1, 1949, RECORDED IN VOL. 90, PG. 527, D.R.L.C.T.-NOT PLOTTABLE, BLANKET EASEMENT, AFFECTS TRACT;
 - 10.f. EASEMENT GRANTED TO EASEMENT GRANTED TO LOMETA RURAL WATER SUPPLY CORPORATION, DATED JULY 17, 1986, RECORDED IN VOL. 248, PG. 454, D.R.L.C.T.-NOT PLOTTABLE, BLANKET EASEMENT, AFFECTS PARENT TRACT;
 - 10.g. EASEMENT GRANTED TO LOMETA RURAL WATER SUPPLY CORPORATION, DATED JULY 17, 1986, RECORDED IN VOL. 248, PG. 456, D.R.L.C.T.-NOT PLOTTABLE, BLANKET EASEMENT, AFFECTS PARENT TRACT;
 - 10.h. EASEMENT GRANTED TO LOMETA RURAL WATER SUPPLY CORPORATION, DATED JULY 17, 1986, RECORDED IN VOL. 252, PG. 539, D.R.L.C.T.-NOT PLOTTABLE, BLANKET EASEMENT, AFFECTS PARENT TRACT;
 - 10.i. EASEMENT GRANTED TO LOMETA CENTRL TELEPHONE COMPANY, DATED APRIL 18, 1991, RECORDED IN VOL. 285, PG. 385, D.R.L.C.T.-DOES NOT AFFECTS TRACT;
 - 10.j. EASEMENT GRANTED TO HAMILTON COUNTY ELECTRIC COOP. ASSOC., RECORDED IN VOL. 343, PG. 898, VOL. 343, PG. 900, AND VOL. 343, PG. 902, D.R.L.C.T.-DOES NOT AFFECT TRACT;
 - 10.k. PERMANENT ROAD EASEMENT GRANTED TO ONCOR ELECTRIC COMPANY, RECORDED IN VOL. 478, PG. 102, D.R.L.C.T. - DOES NOT AFFECT TRACT;
 - 10.l. EASEMENT GRANTED TO ONCOR ELECTRIC. VOL. 484, PG. 738, D.R.L.C.T. - DOES NOT AFFECT TRACT;
 - 10.m. EASEMENT GRANTED TO ONCOR ELECTRIC. VOL. 484, PG. 749, D.R.L.C.T. - AFFECTS TRACT;

- NOTES:**
- GF NO.: 21-0643-A.
 - PROPOSED INSURED: JACOB BROWN & ASHLEY BROWN.
 - THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X". KNOWN AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVESS FROM 100-YEAR FLOOD;" AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 480899 0025 B, MAP EFFECTIVE DATE: JANUARY 2, 1991, FOR LAMPASAS COUNTY, TEXAS.
 - *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
 - GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE 4203.
 - O.P.R.L.C.T.. = OFFICIAL PUBLIC RECORDS LAMPASAS COUNTY, TEXAS.
 - M.R.L.C.T.. = MAP RECORDS LAMPASAS COUNTY, TEXAS.
 - D.R.L.C.T.. = DEED RECORDS LAMPASAS COUNTY TEXAS.
 - PL = DENOTES PROPERTY LINE.
 - IRF = IRON ROD FOUND.
 - XDS = 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "XDS".
 - PROPERTY CORNERS NOTED.
 - THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
 - THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
 - THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
 - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF CURRENT PARTIES, AND CONTAINS THE ORIGINAL SIGNATURE IN BLUE INK. NO EXPRESSED OR IMPLIED LICENSE HAS BEEN CREATED TO COPY THIS SURVEY EXHIBIT, EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, AND IS LIMITED TO SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.
 - ALL RIGHTS RESERVED © UCC1-308.



Xavier Sandoval

REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5886, STATE OF TEXAS
 I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 23RD DAY OF MARCH, 2021.

SURVEY OF 30.0841 ACRES (1,310,462.2 SQ. FEET), WAGON WHEEL RANCH PARTNERS LP, SITUATED IN AUSTIN COUNTY ONE LEAGUE SURVEY, ABSTRACT - 3, LAMPASAS COUNTY, TEXAS, VOL. 559, PG. 914, DOC. NO. 177976, O.P.R.L.C.T.	
DRAWN BY:	DATE:
XDS	03/23/2021
APPROVED:	DATE:
XDS	04/27/2021
SCALE.:	PROJECT NO.:
1 : 500	2020-516D

Campbell Land Services
 100 W. Main St. Madisonville, TX 77864
 Office: 936.241.5020
 Land Surveyors & Right of Way Professionals
 www.clslandservices.com
 TBPELS Firm Registration # 10194595
 Xavier D. Sandoval, RPLS
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Exhibit "A"

Field Note Description of an **30.0841 Acres (1,310,462.2 square feet)**, situated in Austin county One League Survey, Abstract – 3, Lampasas County, Texas and being out of a called 1637.22 acre tract of land as conveyed to Wagon Wheel Ranch Partners LP in Volume 559, Page 914, Document No. 177976, Official Public Records Lampasas County, Texas (O.P.R.L.C.T.), being the same Parcel 1, tract of land, as conveyed to Kimber Conger Skinner in Volume 232, Page 192, Deed Records Lampasas County, Texas (D.R.L.C.T.) and Katherine Ellen Wood in Volume 271, Page 155 (D.R.L.C.T.), and further described as Second tract, as conveyed to Fred Gist in Volume 156, Page 204, D.R.L.C.T., the said **30.0841 Acres (1,310,462.2 square feet)** being more particularly described by metes & bounds as follows:

BEGINNING at a ½ inch iron rod with orange plastic cap stamped "XDS" set on the north Right-of-Way (R.O.W.) of Farm to Market (F.M.) 581 (variable width R.O.W.), for the southwest corner of a called 65.0444 acres, also surveyed on this date, same point being the southeast corner of the herein described 30.0841 acre tract;

THENCE South 70°37'48" West, along and with the common boundary of the north R.O.W. of the said F.M. 581 (variable width R.O.W.) and the herein described 30.0841 acres, a distance of 249.52 to a ½ inch iron rod found for the point of curvature of a horizontal curve the left, having a radius of 550.90 feet, for an internal corner of the herein described 30.0841 acre tract;

THENCE South 70°09'48" West, along and with the common boundary of the north R.O.W. of the said F.M. 581 (variable width R.O.W.) and the herein described 30.0841 acres, a distance of 851.32 to a ½ inch iron rod found for the point of curvature of a horizontal curve the left, having a radius of 550.90 feet, for an internal corner of the herein described 30.0841 acre tract;

THENCE along and with the common boundary of the horizontal curve to the left, the north R.O.W. of F.M. 581, and the herein described 30.0841 acres, the following curve parameters: radius of 550.90 feet, arc length of 356.72 feet, delta of 37°06'01", chord bearing and distance of South 51°36'50" West, 350.52 feet, to a ½ inch iron rod found for the point of tangency and in internal corner of the herein described 30.0841 acre tract;

THENCE South 33°03'48" West, along and with the common boundary of the north R.O.W. of the said F.M. 581 (variable width R.O.W.) and the herein described 30.0841 acres, a distance of 238.50 to a ½ inch iron rod with red cap found for an internal corner of the herein described 30.0841 acre tract;

THENCE North 56°56'12" West, along and with the common boundary of the north R.O.W. of the said F.M. 581 (variable width R.O.W.) and the herein described 30.0841 acres, a distance of 20.00 feet to a ½ inch iron rod with red cap found in the east margin of County Road 2200, for an internal corner of the herein described 30.0841 acre tract;

THENCE South 33°03'48" West, along and with the common boundary of the north R.O.W. of the said F.M. 581 (variable width R.O.W.) and the herein described 30.0841 acres, a distance of 81.15 feet to a point in the apparent centerline of C.R. 2200, for the southwest corner of the herein described 30.0841 acre tract;

THENCE North 16°08'28" West, along and with the apparent centerline of C.R. 2200, departing the north R.O.W. of the said F.M. 581 (variable width R.O.W.), a distance of 128.58 feet to a point in the apparent centerline of C.R. 2200, for an internal corner of the herein described 30.0841 acre tract;

THENCE North 11°53'13" West, along and with the apparent centerline of C.R. 2200, a distance of 375.21 feet to a point in the apparent centerline of C.R. 2200, for an internal corner of the herein described 30.0841 acre tract;

THENCE North 10°57'21" West, along and with the apparent centerline of C.R. 2200, a distance of 570.75 feet to a point in the apparent centerline of C.R. 2200, for the southwest corner of a called 30.1274 acres, also surveyed on this date, for the northwest corner of the herein described 30.0841 acre tract;

THENCE North 70°20'48" East, crossing into, cutting and severing the called 1637.22 acres (parent tract), at a distance of 9.91 feet passing a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set near a fence line, in all a distance of 1,554.35 feet to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set for the northeast corner of the herein described 30.0841 acre tract;

THENCE South 19°39'12" East, continuing across, cutting and severing the called 1637.22 acres (parent tract), a distance of 772.50 feet to a ½ inch iron rod with orange plastic cap stamped "CAMPBELL-SANDOVAL" set in the north R.O.W. of F.M. 581 (variable width R.O.W.) to the "**POINT OF BEGINNING**" and containing within these metes & bounds 30.0841 Acres (**1,310,462.2 square feet**), of land, more or less. (All bearings are based on The Texas Coordinate System, Central Zone 4203, NAD 83).

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey.

Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas

