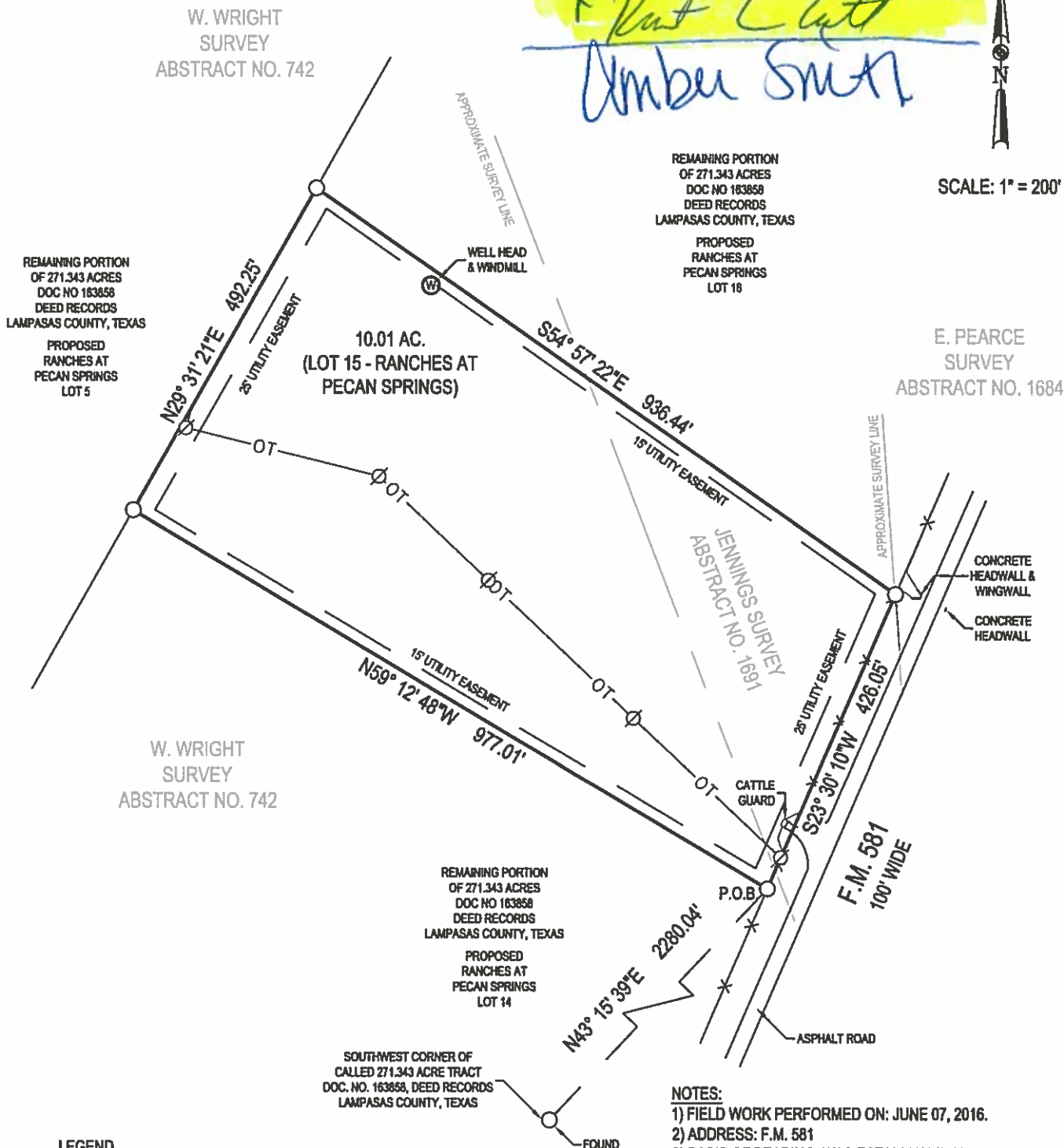


EXHIBIT "A"

*+ Part of the
Amber Smith*



SCALE: 1" = 200'



LEGEND

P.O.B.	POINT OF BEGINNING
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP - UNLESS NOTED
⊗	UTILITY POLE
Ⓢ	BURIED CABLE WARNING SIGN - UNLESS NOTED
Ⓣ	TELEPHONE PEDESTAL
—X—	WIRE FENCE
—OT—	TELEPHONE (OVERHEAD)

NOTES:

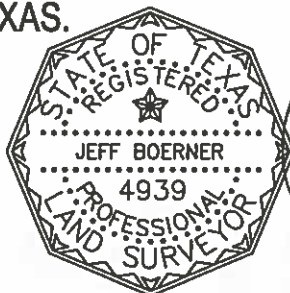
- 1) FIELD WORK PERFORMED ON: JUNE 07, 2016.
- 2) ADDRESS: F.M. 581
- 3) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
- 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, 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, STREET SIDE AND REAR BOUNDARY LINES OF THE SUBJECT TRACT, THERE IS ALSO A 15' UTILITY EASEMENT ALONG ALL INTERIOR SIDE BOUNDARY LINES OF THE SUBJECT TRACT.
- 9) BOUNDARY LINES SHOWN HEREON MATCH THOSE OF RECORD WHERE APPLICABLE.

BEING A 10.01 ACRE TRACT OF LAND OUT OF THE W. WRIGHT SURVEY, ABSTRACT NO. 742 AND THE JENNINGS SURVEY, ABSTRACT NO. 1691, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 271.343 ACRE TRACT RECORDED IN DOC. NO. 163858, DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

MATKINHOOVER

P.O. BOX 54
8 STEINER ROAD SUITE 100
BOERNE, TEXAS 78005
OFFICE: 817.249.0600 FAX: 817.249.0777
TEXAS REGISTERED ENGINEERING FIRM #004512
TEXAS REGISTERED SURVEYING FIRM #10024449
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING



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.

JEFF BOERNER DATE: JULY 13, 2016
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4939
JOB NO. 14-4088
10.01 ACRES LAMPASAS COUNTY, TEXAS - (LOT 15 - RANCHES AT PECAN SPRINGS)