

EXHIBIT "A"

W. WRIGHT
SURVEY
ABSTRACT NO. 742

Pat Latt
Amber Smith

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SCALE: 1" = 200'

REMAINING PORTION
OF 271.343 ACRES
DOC NO 183658
DEED RECORDS
LAMPASAS COUNTY, TEXAS

PROPOSED
RANCHES AT
PECAN SPRINGS
LOT 5

REMAINING PORTION
OF 271.343 ACRES
DOC NO 183858
DEED RECORDS
LAMPASAS COUNTY, TEXAS

PROPOSED
RANCHES AT
PECAN SPRINGS
LOT 16

10.01 AC.
(LOT 15 - RANCHES AT
PECAN SPRINGS)

5

E. PEARCE
SURVEY
ABSTRACT NO. 1684

W. WRIGHT
SURVEY
ABSTRACT NO. 742

REMAINING PORTION
OF 271.343 ACRES
DOC NO 163858
DEED RECORDS
LAMPASAS COUNTY, TEXAS
PROPOSED
RANCHES AT
PECAN SPRINGS
LOT 14

SOUTHWEST CORNER OF
CALLED 271.343 ACRE TRACT
DOC. NO. 163858, DEED RECORDS
LAMPASAS COUNTY, TEXAS

LEGEND

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

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.

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.

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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4839
JOB NO. 14-008

JOB NO. 16-4068
10.01 ACRES (LAMPASAS COUNTY, TEXAS - (LOT 15 - RANCHES AT PECAN SPRINGS))

The logo for Matkin Hoover Engineering & Surveying. It features the company name in a large, bold, serif font at the top. Below the name, the word "ENGINEERING" is on the left and "SURVEYING" is on the right, both in a bold, sans-serif font. At the bottom, there is a decorative flourish and the company's address, phone number, fax number, and various professional designations.