

Lot 4

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

FIELD NOTES FOR A 10.01 ACRE TRACT OF LAND

A 10.01 ACRE TRACT OF LAND LOCATED IN THE W.B. MCLAIN SURVEY, ABSTRACT NO. 603, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 194.844 ACRE TRACT RECORDED IN DOCUMENT NO. 2017027264, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 10.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set in the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, said point bears S 72° 55' 45" E, a distance of 1980.09' from a 1/2" iron rod found at the southeast end of a cutback line at the intersection of the northeast right-of-way line of Country Club Road, with the southeast right-of-way line of Blue Cut Road South, and an angle point in the southwest boundary line of the called 194.884 acre tract;

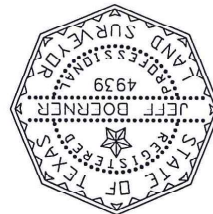
(1) Thence, departing the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, with the northwest, northeast and southeast boundary lines of the herein described tract, severing the called 194.884 acre tract, the following courses and distances:

- a. N 12° 21' 44" E, 420.34' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for angle;
- b. N 32° 38' 16" W, 70.71' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for angle;
- c. N 12° 21' 44" E, 423.10' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for corner;
- d. S 73° 58' 40" E, 131.11' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for angle;
- e. S 65° 42' 52" E, 403.19' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for corner;
- f. S 12° 21' 44" W, 840.92' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for corner in the northeast right-of-way line of Country Club Road, the southwest

boundary line of the called 194.884 acre tract;

(2) Thence, N 72° 55' 45" W, with the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, the southwest boundary line of the herein described tract a distance of 476.94' to the POINT OF BEGINNING and containing 10.01 acres of land.

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: 09-05-2017
RPLS #4939
Job #17-4054 TR 4 - 10.01 AC.

A handwritten signature in black ink, appearing to read "Jeff Boerner", written over a horizontal line.

LEGEND

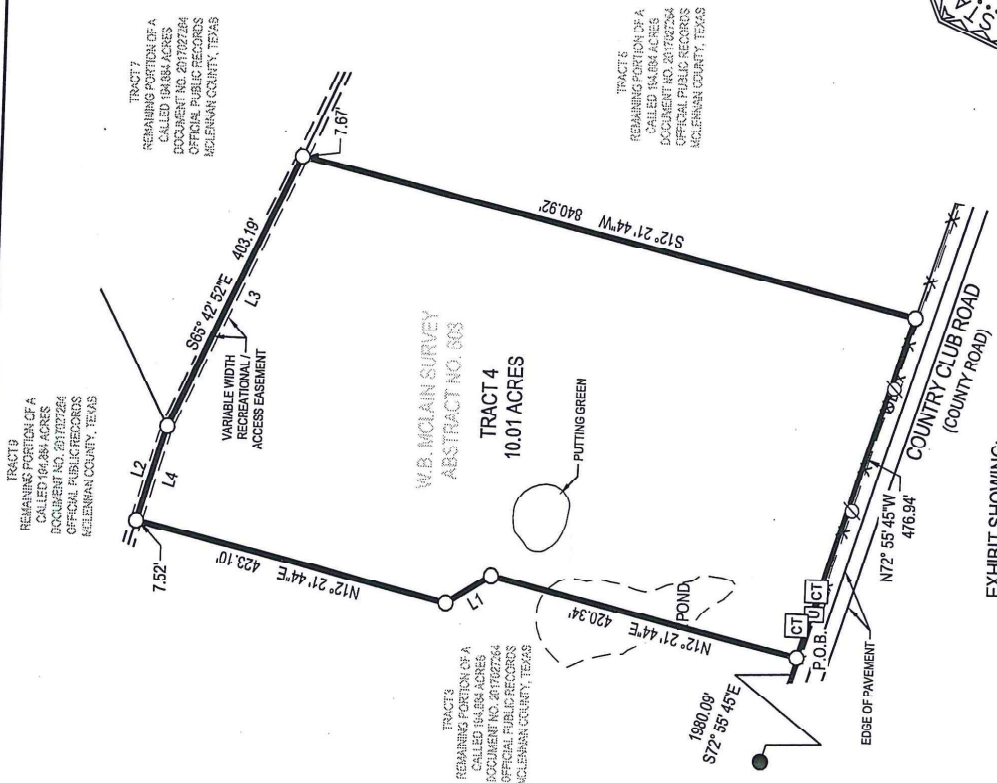
- P.O.B.
- POINT OF BEGINNING
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD
- UTILITY SIGN
- ▭ CABLE TELEVISION PEDESTAL
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- WIRE FENCE
- ELECTRIC (OVERHEAD)

NOTES:

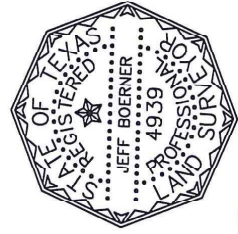
- 1) FIELD WORK PERFORMED ON: MAY 04, 2017
- 2) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, INADRS, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4983 US SURVEY FOOT, GRID.
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT AND DEED.
- 4) 1/4 METERS AND DEEDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 5) FENCES ALONG BOUNDARY LINE MENTIONED.
- 6) 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.

MATKIN-HOOVER
 ENGINEERING & SURVEYING
 P.O. BOX 54, SUITE 200
 WAXAHACH, TEXAS 75090
 TEXAS REGISTRATION NO. 4833
 TEXAS REGISTERED SURVEYING FIRM #10200
 LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

EXHIBIT SHOWING:
 A 10.01 ACRE TRACT OF LAND LOCATED IN THE W.B. MCCLAIN SURVEY, ABSTRACT NO. 603, OF MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 194.884 ACRE TRACT RECORDED IN DOCUMENT NO. 2017027284, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.



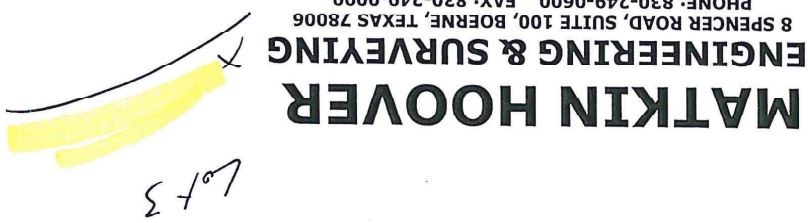
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°38'16"W	707.1'
L2	S77°58'40"E	131.1'
L3	N85°42'55"W	404.23'
L4	N71°58'40"W	130.09'



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. 4939
 DATE: SEPTEMBER 3, 2017
 JOB NO. 17-408 - TRACT 4 - 10.01 ACRES





FIELD NOTES FOR A 10.68 ACRE TRACT OF LAND

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

A 10.68 ACRE TRACT OF LAND LOCATED IN THE W.B. MCCLAIN SURVEY, ABSTRACT NO. 603, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 194.884 ACRE TRACT RECORDED IN DOCUMENT NO. 2017027264, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 10.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set in the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, said point bears S 72° 55' 45" E, a distance of 1228.09' from a 1/2" iron rod found at the southeast end of a cutback line at the intersection of the northeast right-of-way line of Country Club Road, with the southeast right-of-way line of Blue Cut Road South, and an angle in the southwest boundary line of the called 194.884 acre tract. ;

(1) Thence, departing the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, with the northwest, northeast and southeast boundary lines of the herein described tract, severing the called 194.884 acre tract, the following courses and distances:

- a. N 12° 21' 44" E, 226.10' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for angle;
- b. N 30° 34' 13" E, at distance of 470.52' passing a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for a reference point, continuing a total distance of 670.52' to a calculated point for corner;
- c. S 73° 58' 40" E, at distance of 212.68' passing a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for a reference point, continuing a total distance of 490.95' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for corner;
- d. S 12° 21' 44" W, 423.10' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for angle;
- e. S 32° 38' 16" E, 70.71' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for angle;

- a. N 05° 55' 49" E, 60.09' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for angle;
- b. with the arc of a curve to the right with a radius of 84.78', a central angle of 43° 45' 12", an arc length of 64.74', and a chord which bears N 24° 52' 02" E, 63.18' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for angle;
- c. with the arc of a curve to the left with a radius of 50.00', a central angle of 53° 07' 06", an arc length of 46.35', and a chord which bears N 78° 22' 52" E, 44.71' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for angle;
- d. N 56° 36' 37" E, 276.98' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for interior corner;
- e. N 29° 10' 59" W, 152.82' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for interior corner;
- f. S 50° 44' 30" W, 173.85' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for corner;
- g. N 56° 03' 01" W, 109.81' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for interior corner;
- h. S 46° 30' 08" W, 70.29' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for angle;

(3) Thence, departing the northeast right-of-way line of Country Club Road, with the southeasterly and northwesterly boundary lines of Country Club Estates, Phase 2, the northwesterly and southeasterly boundary lines of the called 194.884 acre tract, the northwesterly and southeasterly boundary lines of the herein described tract, the following courses and distances:

- (2) Thence, N 72° 55' 45" W, with the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, a distance of 343.06' to a 1/2" iron rod found for corner at the south corner of Country Club Estates, Phase 2, recorded in Volume 538, Page 208, Official Public Records of McLennan County, Texas, and an angle in the southwest boundary line of the called 194.884 acre tract;
- f. S 12° 21' 44" W, 420.34' to a 1/2" iron rod with a red "Matkin-Hoover Eng. & Survey" plastic cap set for corner in the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract;

i. S 45° 48' 49" W, 128.84' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for angle;

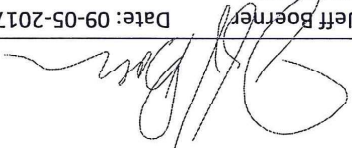
j. S 50° 04' 40" W, 68.00' to a 5/8" iron rod with an orange "ALL COUNTY" plastic cap found for angle;

k. S 63° 53' 36" W, 172.85' to an "X" scribed in concrete in the northeast right-of-way line of Country Club Road, at the west corner of Country Club Estates, Phase 2, and an angle point in the southwest boundary line of the called 194.884 acre tract;

(4) Thence, N 72° 55' 45" W, with the northeast right-of-way line of Country Club Road, the southwest boundary line of the called 194.884 acre tract, the southwest boundary line of the herein described tract, a distance of 50.00' to the POINT OF BEGINNING and containing 10.68 acres of land.

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: 09-05-2017
RPLS #4939
Job #17-4054 TR 3 - 10.68 AC.

- LEGEND**
- POINT OF BEGINNING
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER" ENG. & SURVEY" PLASTIC CAP
 - FOUND 3/8" IRON ROD WITH AN ORANGE "ALL COUNTY" PLASTIC CAP
 - FOUND 1/2" IRON ROD
 - X SCRIBED IN CONCRETE
 - CALCULATED POINT
 - UTILITY SIGN
 - CABLE TELEVISION PEDESTAL
 - UTILITY POLE
 - UTILITY POLE WITH GUY WIRE
 - X—X— WIRE FENCE
 - OELX — ELECTRIC (OVERHEAD)

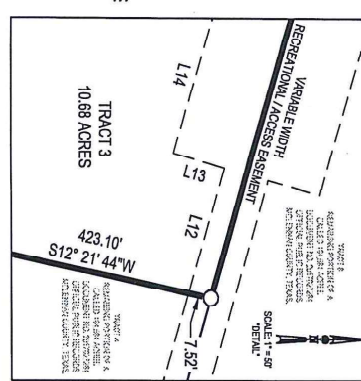
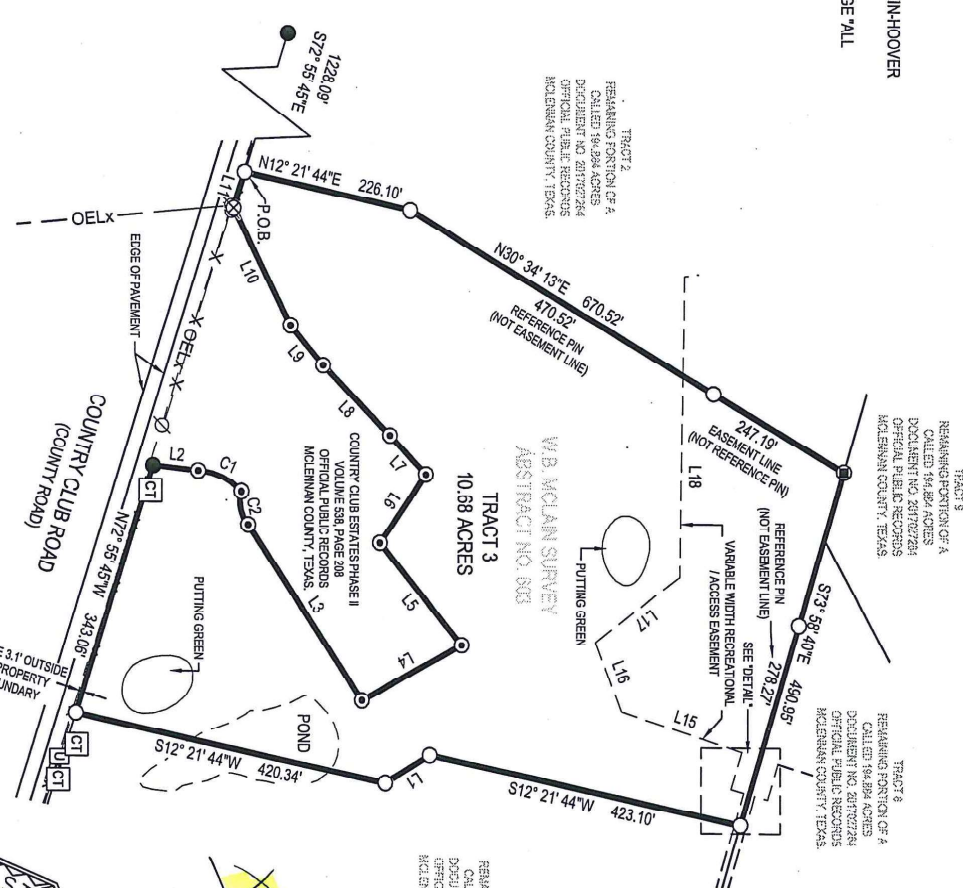
NOTES:

- 1) FIELD WORK PERFORMED ON MAY 04, 2017
- 2) THIS SURVEY WAS PERFORMED USING THE TRIMBLE 5600 GNSS RECEIVER, TRIMBLE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4208, US SURVEY FOOT, GCR1.
- 3) 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.
- 4) A METERS AUC BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 5) FENCES ALONG BOUNDARY LINE WEAVER.
- 6) 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.

MATKIN-HOOVER
ENGINEERING & SURVEYING

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1508 S. ROAD 200
SPRING VALLEY, TEXAS 75774
OFFICE: 817-247-1100
FAX: 817-247-1100
TEAS REGISTRATION NO. 15389
CIVIL ENGINEER - SURVEYOR - LAND SURVEYOR
CONTRACTORS - SURVEYORS - LAND SURVEYORS

EXHIBIT SHOWING:
A 10.68 ACRE TRACT OF LAND LOCATED IN THE W.E. MCLEAN SURVEY, ABSTRACT NO. 603, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 194,884 ACRE TRACT RECORDED IN DOCUMENT NO. 2017027264, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

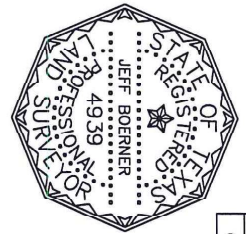


LINE TABLE

LINE	BEARING	DISTANCE
L1	S22° 38' 16" E	70.71'
L2	N05° 55' 49" E	60.03'
L3	N69° 38' 37" E	278.98'
L4	N09° 10' 39" W	152.82'
L5	S07° 44' 30" W	173.85'
L6	N68° 03' 01" W	108.81'
L7	S46° 30' 09" W	70.29'
L8	S45° 48' 19" W	128.84'
L9	S07° 04' 40" W	68.00'
L10	S83° 53' 36" W	172.85'
L11	N72° 53' 45" W	50.00'
L12	N73° 58' 10" W	43.35'
L13	S6° 01' 30" W	17.50'
L14	N73° 58' 10" W	51.94'
L15	S18° 14' 58" W	167.87'
L16	S69° 05' 17" W	98.58'
L17	N07° 59' 36" W	142.05'
L18	N69° 18' 59" W	267.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	84.76'	64.74'	43° 45' 12"	N24° 52' 02" E	63.18'
C2	50.00'	46.93'	53° 07' 06"	N78° 22' 52" E	44.71'



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BORNENNER
REGISTERED PROFESSIONAL SURVEYOR
TEXAS REGISTRATION NO. 49339
JOB NO. 17409A - TRACT 3 - 10.68 ACRES

DATE: SEPTEMBER 5, 2017