

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
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TEXAS REGISTERED SURVEYING FIRM F-10024000

FIELD NOTES FOR A 20.02 ACRE TRACT OF LAND

A 20.02 ACRE TRACT OF LAND LOCATED IN THE FB GENTRY SURVEY, ABSTRACT NO. 1206, AND BEING A PORTION OF A CALLED 731.04 ACRE TRACT AS CONVEYED TO THE RANCHES AT SKY VALLEY, LLC., OF RECORD IN INSTRUMENT NO. 20171412 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS. SAID 20.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "MATKIN-HOOVER ENG. & SURVEYING" in a westerly right-of-way line of County Road 610, an easterly line of said 731.04 acre tract and for the southeast corner of the tract described herein, from which a found 6" cedar fence post for an angle in the westerly right-of-way line of County Road 610 and in the east line of said 731.04 acre tract bears, S 12° 48' 23" W, a distance of 1506.96 feet;

THENCE: Departing the westerly right-of-way line of County Road 610 and into and across said 731.04 acre tract, the following three (3) courses:

1. N 73° 25' 01" W, a distance of 1770.55 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "MATKIN-HOOVER ENG. & SURVEYING" for the southwest corner of the tract described herein,
2. N 16° 34' 59" E, a distance of 497.15 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "MATKIN-HOOVER ENG. & SURVEYING" for the northwest corner of the tract described herein, and
3. S 73° 25' 01" E, a distance of 1737.73 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "MATKIN-HOOVER ENG. & SURVEYING" in the westerly right-of-way line of County Road 610, the east line of said 731.04 acre tract and for the northeast corner of the tract described herein, from which a found 6" cedar fence post in the westerly right-of-way line of County Road 610 and for an interior corner in the east line of said 731.04 acre tract bears, N 12° 48' 23" E, a distance of 82.93 feet;

THENCE: S 12° 48' 23" W, along and with the westerly right-of-way line County Road 610 and the east line of said 731.04 acre tract, a distance of 498.24 feet to the **POINT OF BEGINNING** and containing 20.02 acres of land, more or less, situated in Hamilton County, Texas.

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.



Job # 17-1111 - Lot 12 - 20.02 Acres
Date: October 25, 2017