

NOTES

THIS LEGAL DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY MADE IN CONJUNCTION WITH RECORD TITLE INFORMATION AS FURNISHED BY OTHERS. THE COORDINATES AND BEARINGS DEPICTED HEREIN ARE CITED AS U.S. SURVEY FEET AND REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011) BASED ON THE TRIMBLE VIRTUAL REFERENCE SYSTEM.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48055C0370E DATED JUNE 19, 2012 FOR CALDWELL COUNTY, TEXAS. THE PROPERTY SHOWN HEREON IN ITS ENTIRETY APPEARS TO LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.

THIS SURVEY PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A GF NO. NCS-778593-HOU1 WITH AN EFFECTIVE DATE OF APRIL 1, 2016 AND AN ISSUE DATE OF APRIL 12, 2016.

PROPERTY ADDRESS IS 231 W. DAVIS ST, LULING, TX 78648

THIS PLAT DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ANY REGULATIONS OF GOVERNING AUTHORITIES, OR ANY OTHER PHYSICAL OBJECTS, WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON. NO ZONING CLASSIFICATION OR BUILDING SETBACK REQUIREMENTS WERE PROVIDED BY INSURER.

ISAAC WELDON SURVEY A-27  
10.76 ACRES  
CALDWELL COUNTY  
LULING, TEXAS

CERTIFICATION:

TO: First American Title Company and Headwaters, Inc

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7A, 7B, 8, 9, 11, 13, 14, 18-20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON August 3, 2016.

PRELIMINARY

CLYDE LUNSFORD  
TX. RPLS NO. 6506  
AUGUST 17, 2016

SCHEDULE B EXCEPTIONS:

10D. COAL, LIGNITE, OIL, GAS AND OTHER MINERAL INTEREST(S), TOGETHER WITH RIGHTS THERETO, CONTAINED IN INSTRUMENT DATED JUNE 6, 1944, RECORDED ON JULY 8, 1944, IN VOLUME 208 AT PAGE 313, DEED RECORDS OF CALDWELL COUNTY, TEXAS AFFECTS THE PROPERTY.

10E. RIGHT OF WAY DATED DECEMBER 19, 1929, FROM H.N. REID TO HUMBLE PIPELINE COMPANY RECORDED IN VOLUME 133, AT PAGE 254, DEED RECORDS OF CALDWELL COUNTY, TEXAS IS A BLANKET EASEMENT AND AFFECTS THE PROPERTY.

10F. RIGHT OF WAY DATED DECEMBER 19, 1929, FROM H.N. REID TO HUMBLE PIPELINE COMPANY RECORDED IN VOLUME 135, AT PAGE 339, DEED RECORDS OF CALDWELL COUNTY, IS WEST OF THE PROPERTY TEXAS DOES NOT AFFECT THE PROPERTY.

10G. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 12, 1930, FROM H.N. REID TO CENTRAL POWER & LIGHT COMPANY RECORDED IN VOLUME 145, AT PAGE 197, DEED RECORDS OF CALDWELL COUNTY, TEXAS IS NORTH OF THE PROPERTY AND DOES NOT AFFECT THE PROPERTY.

10H. LEASE FOR COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH RIGHTS THERETO, CONTAINED IN INSTRUMENT DATED JUNE 23, 1982, BY AND BETWEEN HALBURTON COMPANY, AS LESSOR, AND TEXAN OIL COMPANY, AS LESSEE RECORDED ON JULY 20, 1982, IN VOLUME 447 AT PAGE 132, DEED RECORDS OF CALDWELL COUNTY, TEXAS AFFECTS THE PROPERTY.

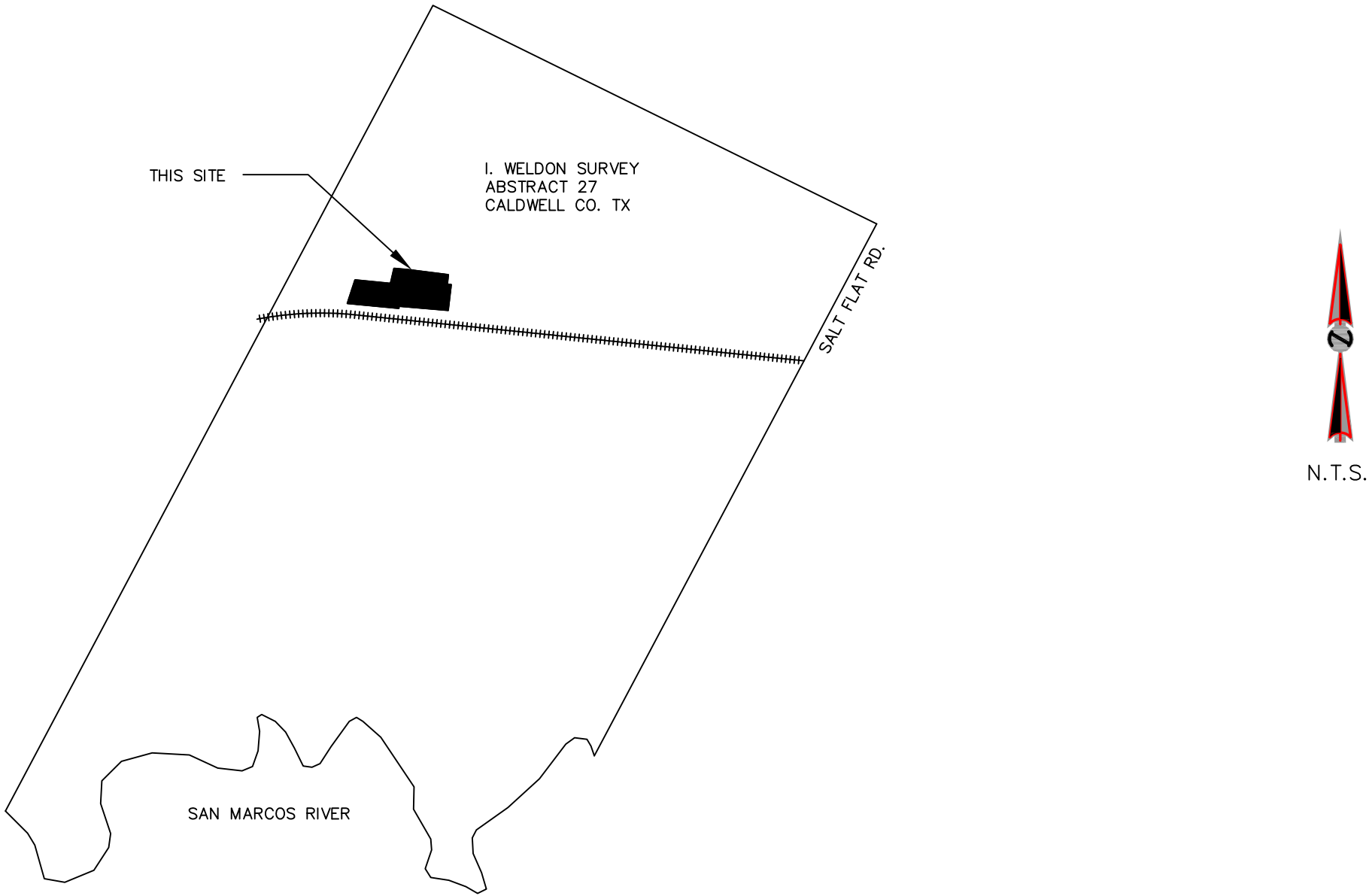
10I. DESIGNATION OF UNIT DATED DECEMBER 12, 1983 EXECUTED BY O'NEAL-PROTHRO OPERATING CO. AND RECORDED IN VOLUME 468 AT PAGE 573, DEED RECORDS OF CALDWELL COUNTY, TEXAS AFFECTS THE PROPERTY.

10J. COAL, LIGNITE, OIL, GAS AND OTHER MINERAL INTEREST(S), TOGETHER WITH RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED NOVEMBER 20, 1995, RECORDED ON FEBRUARY 29, 1996, IN VOLUME 141 AT PAGE 672, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AFFECTS THE PROPERTY.

10M. PIPELINE EASEMENT FOR TREATED WATER DATED MAY 6, 2004 FROM TEXAS EQUIPMENT & CHEMICAL COMPANY, INC. TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED IN VOLUME 386 AT PAGE 299, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AFFECTS THE PROPERTY AND IS PLOTTED HEREON.

10N. POSSIBLE INGRESS/EGRESS EASEMENT IN USE BY EHRIG SALVAGE COMPANY ALONG THE WEST LINE OF THE SUBJECT PROPERTY AS SUGGESTED BY THE LOCATION OF THE DIRT ROAD AND FENCE IS PLOTTED HEREON.

ABSTRACT MAP



ENCROACHMENT NOTES

- CHAIN LINK FENCE ENCROACHES 10' INTO THE BOSQUEZ PROPERTY.
- CHAIN LINK FENCE ENCROACHES 27' INTO DAVIS STREET.
- RAILROAD SIDING ENCROACHES 37' INTO THE SUBJECT PROPERTY.

Thence with the East line of said 11.040 acre tract for the following Three (3) courses:

1)S 08° 12' 09" W with the West line of Mulberry Street 117.24 feet, to a set ½" iron rod at the intersection of the West line of Mulberry Street and the South line of Fannin Street for an ell corner of this tract.

2)S 85° 03' 46" E with the South line of Fannin Street 50.48 feet, to a found ½" iron pin with a broken red cap at the most Easterly NE corner of said 11.040 acre tract and in the NW corner of Block 100 of the Original Town of Luling recorded in Volume P, Page 638 of the Deed Records for the most Easterly NE corner of this tract.

3)S 05° 53' 50" W with the West line of said Block (100) 325.39 feet, to a found iron pin with pink cap at the SE corner of said 11.040 acre tract and an ell corner of Davis Street for the most easterly SE corner of this tract.

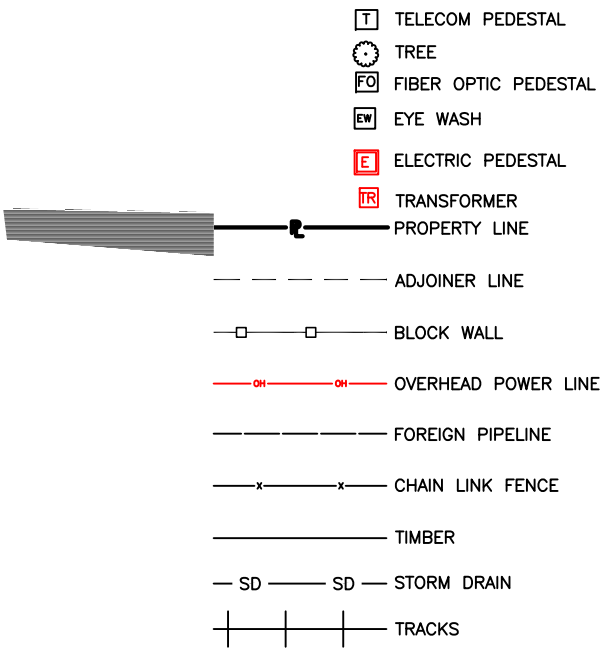
Thence N 84° 18' 51" W (basis of bearing) a distance of 600.83 feet, to a found ½" iron pin with a pink cap inscribed "Hinkle" at an exterior corner of Davis Street and an ell corner of said 11.040 acre tract and an ell corner of this tract.

Thence S 16° 55' 57" W a distance of 30.05 feet, to a found cotton spindle in concrete at an ell corner of Davis Street and an exterior corner of said 11.040 acre tract for the most Southerly SE corner of this tract.

Thence N 84° 22' 28" W along the North line of Davis Street 544.71 feet, to a found ½" iron pin with a pink cap inscribed "Hinkle" at the PC of a curve to the left.

Thence along said curve to the left having a radius of 5595.49 feet and a central angle of 00° 53'16" an arc length of 86.70 feet and a chord which bears N 84° 45' 26" W a distance of 86.70 feet, to the POINT OF BEGINNING, containing 10.760 acres of land more or less.

LEGEND/KEY



DESIGNATION FOR EXCEPTIONS (PROVIDED IN ALTA COMMITMENT ORDER NO. 3014015 (ITEMIZED LIST ON GGL-002-80-002))

D.R.C.C.T. DEED RECORDS OF CALDWELL COUNTY, TEXAS  
P.R.C.C.T. PLAT RECORDS OF CALDWELL COUNTY, TEXAS  
O.P.R.O.C.C.T. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS

UE UTILITY EASEMENT  
DE DRAINAGE EASEMENT  
ROW RIGHT-OF-WAY  
CMP CORRUGATED METAL PIPE  
BLDG BUILDING  
RCP REINFORCED CONCRETE PIPE  
CONC CONCRETE  
ASPH ASPHALT  
PED PEDESTAL  
CLEAN OUT  
PIPELINE MARKER  
FOUND  
IRON PIN  
IRON ROD  
IRON PIPE

NAKED UTILITY POLE  
UTILITY POLE W/LIGHT  
AIR CONDITION PAD  
DRAIN  
WATER SPOUT  
PEDESTAL  
FIRE HYDRANT  
FLAG POLE  
WATER VALVE  
WATER VALVE MARKER  
SIGN  
BOLLARD  
GAS VALVE  
GAS METER  
FOUND MONUMENT AS NOTED  
SET MONUMENT AS NOTED  
GUY WIRE ANCHOR  
POWER POLE  
GATE

SHEET 1 OF 5

COVER SHEET

REFERENCE DRAWINGS			REVISIONS				DRAWN BY	DATE
NUMBER	TITLE	NO.	DESCRIPTION	BY	CHKD.	DATE	CCL	08/17/16
							CHECKED BY	DATE
							MD	08/17/16
							ENGR. APPD.	DATE
							PROJ. MGR. APPD.	DATE
							CLIENT APPD.	DATE



ALTA/ACSM LAND TITLE SURVEY  
10.76 ACRE TRACT OF LAND

SCALE: NTS PROJECT NO: 778593 DRAWING NUMBER: LULING ALTA MASTER TEXAS REV:

BOUNDARY

REFERENCE DRAWINGS	
NUMBER	TITLE

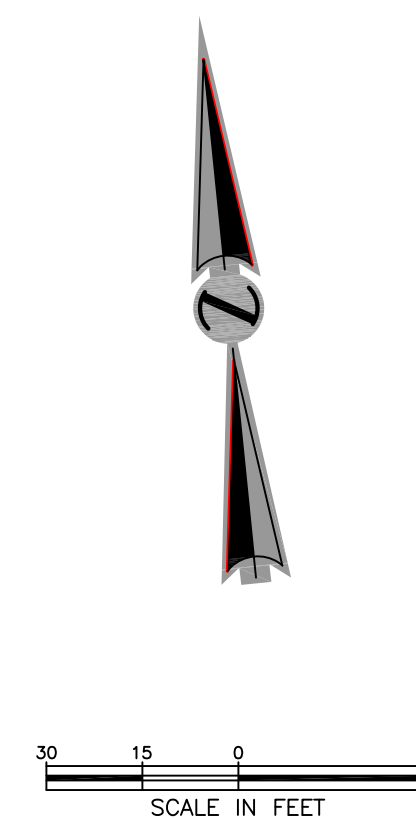
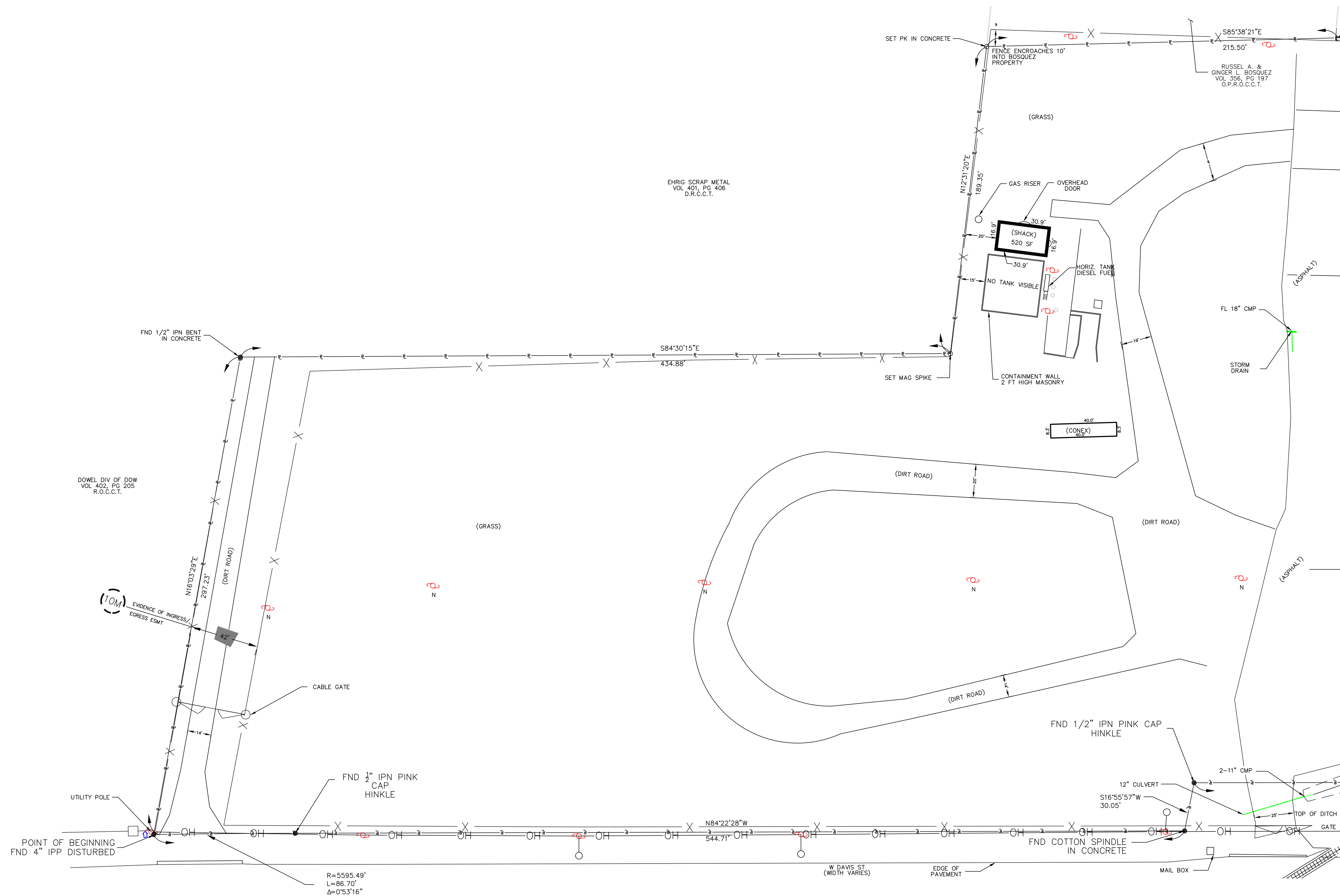
REVISIONS			
NO.	DESCRIPTION	BY	CHKD. DATE

DRAWN BY	CCL	DATE	08/17/16
CHECKED BY	MD	DATE	08/17/16
ENGR. APPD.		DATE	
PROJ. MGR. APPD.		DATE	
CLIENT APPD.		DATE	




ALTA/ACSM LAND TITLE SURVEY 10.76 ACRE TRACT OF LAND			
SCALE 1"=50'	PROJECT NO. 778593	DRAWING NUMBER LULING ALTA MASTER	REV. 



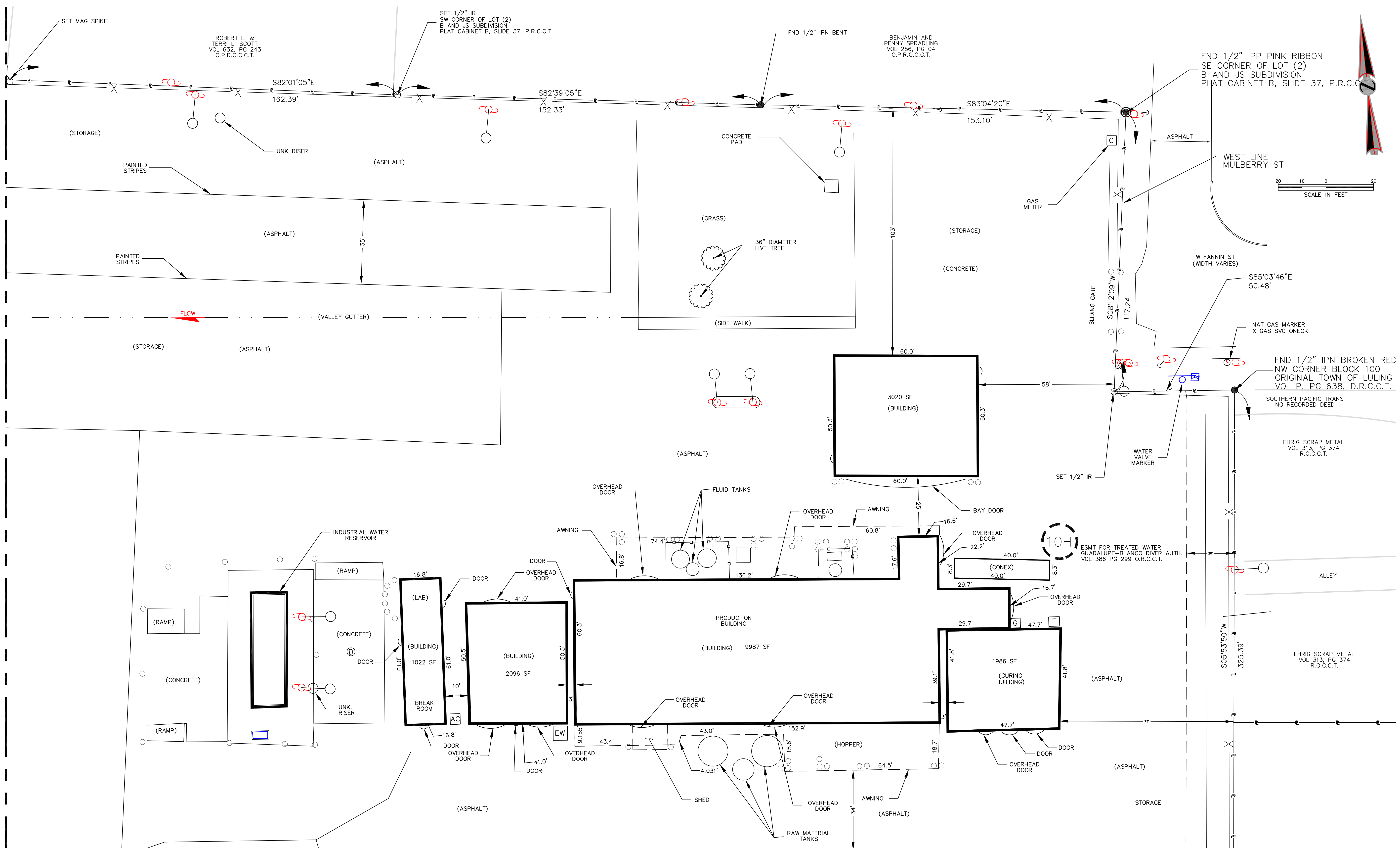


MATCH LINE SHEET 4

SHEET 3 OF 5

REFERENCE DRAWINGS		REVISIONS						DRAWN BY CL		DATE 08/17/16		<div><p><b>RSH</b> <b>Infrastructure Services</b> <small>Commercial • Industrial • Municipal</small> 15425 North Freeway, Suite 370 Houston, Texas 77060 (832) 631-4339 www.rshenergy.com</p></div>	<div>ALTA/ACSM LAND TITLE SURVEY 10.76 ACRE TRACT OF LAND</div>		
NUMBER	TITLE	NO.	DESCRIPTION	BY	CHK.	DATE	CHECKED BY MD	DATE 08/17/16	ENGR. APPD.	DATE					
		</													

MATCH LINE SHEET 3



MATCH LINE SHEET 5

SHEET 4 OF 5

DETAIL SHEET

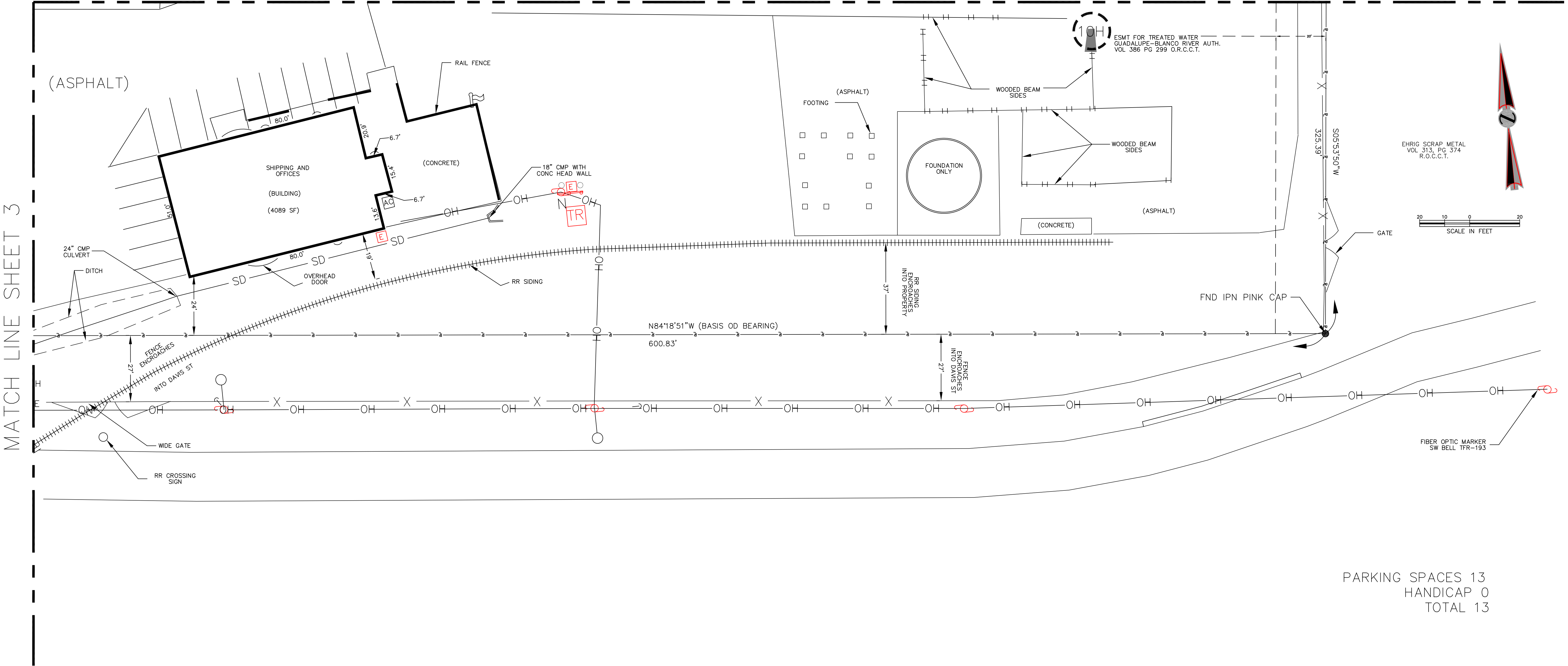
REFERENCE DRAWINGS		REVISIONS				DRAWN BY		DATE	
NUMBER	TITLE	NO.	DESCRIPTION	BY	CHKD.	DATE	CCL	08/17/16	
							CHECKED BY	DATE	
							MD	08/17/16	
							ENGR. APPD.	DATE	
							PROJ. MGR. APPD.	DATE	
							CLIENT APPD.	DATE	



ALTA/ACSM LAND TITLE SURVEY  
10.76 ACRE TRACT OF LAND

SCALE	PROJECT NO.	DRAWING NUMBER	TEXAS REV.
1"=20'	778593	LULING ALTA MASTER	

MATCH LINE SHEET 4



PARKING SPACES 13  
HANDICAP 0  
TOTAL 13

MATCH LINE SHEET 3

DETAIL SHEET

REFERENCE DRAWINGS		REVISIONS				DRAWN BY		DATE		<div><div></div><div><b>RSH</b></div><div>Infrastructure Services</div><div><small>Commercial - Industrial - Municipal</small></div><div><small>15425 North Freeway, Suite 370</small></div><div><small>Houston, Texas 77060</small></div><div><small>(832) 651-4338 www.rshenergy.com</small></div></div>	ALTA/ACSM LAND TITLE SURVEY 10.76 ACRE TRACT OF LAND			
NUMBER	TITLE	NO.	DESCRIPTION	BY	CHKD.	DATE	CCL	08/17/16	CHECKED BY	DATE	SCALE	PROJECT NO.	DRAWING NUMBER	REV.
									MD	08/17/16	1=20'	778593	LULING ALTA MASTER	
									ENGR. APPD.					
									PROJ. MGR. APPD.					
									CLIENT APPD.					