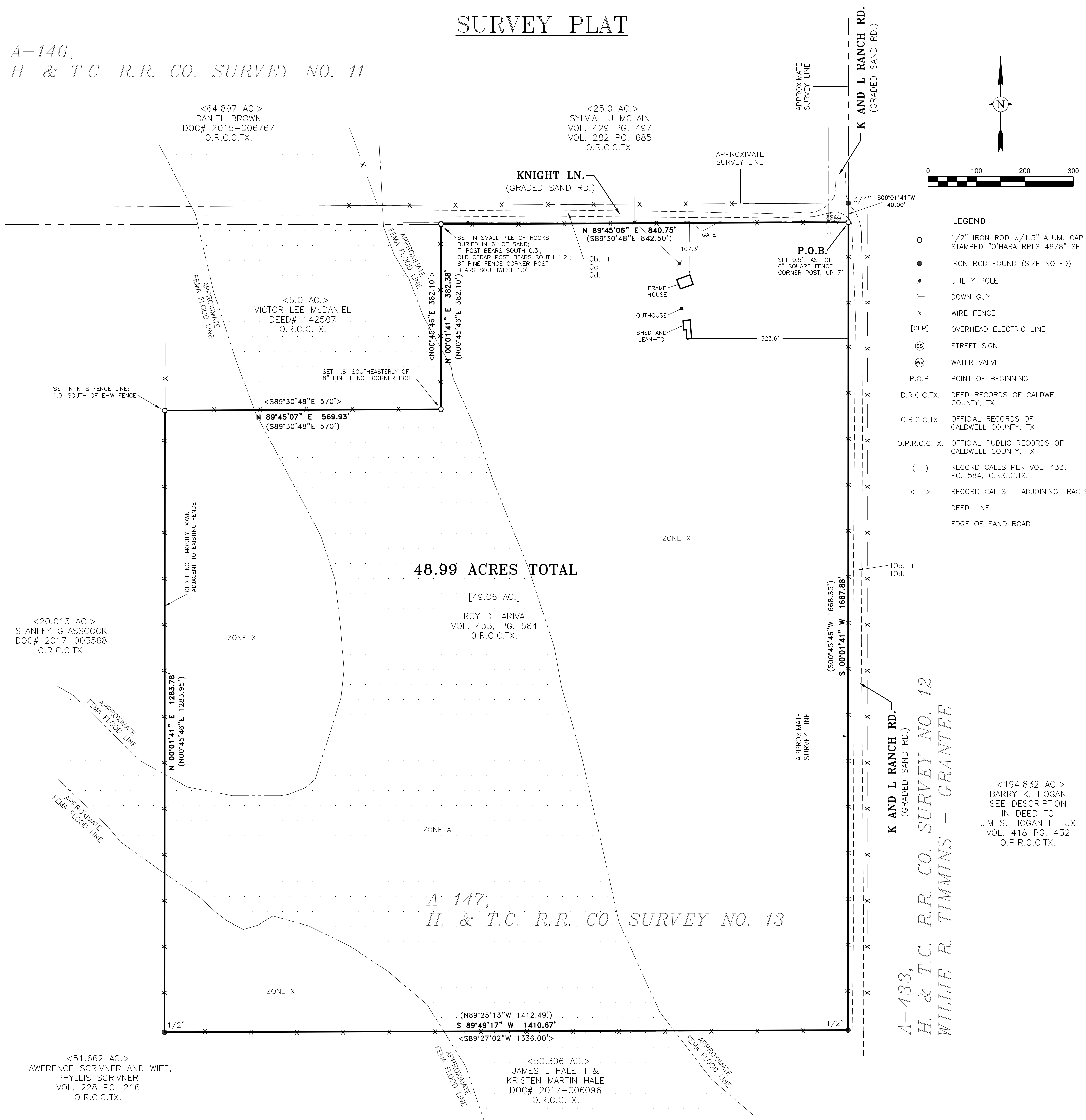


SURVEY PLAT

A-146,
H. & T.C. R.R. CO. SURVEY NO. 11



FLOOD_ZONE NOTE

THE SUBJECT TRACT IS SHOWN TO BE PARTIALLY IN FLOOD ZONE A (DOT HATCH), DEFINED AS AREAS IN THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE NOT DETERMINED, AND PARTIALLY IN ZONE X (UNSHADED) DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48055C0300E, DATED JUNE 19, 2012.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

NOTES:

- BEARINGS SHOWN HEREON ARE GRID AS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983. MAPPING ANGLE IS 1° 53' 15".
- DISTANCES SHOWN HEREON ARE GRID. TO CONVERT TO GROUND DISTANCE, DIVIDE THE GRID DISTANCE BY THE COMBINED SCALE FACTOR OF 0.999870.
- ACREAGE FROM THIS SURVEY SHOWN HEREON IS SURFACE.
- FIELD NOTES DESCRIPTIONS FOR THE SUBJECT 48.99 ACRE TRACT FNO073(WDO) WERE PREPARED AS PART OF THIS SURVEY AND ACCOMPANY THIS SURVEY PLAT.

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING THE CALLED 49.06 ACRE TRACT IN THE HOUSTON AND TEXAS CENTRAL RAILROAD COMPANY (H. & T.C. RR CO.) BLOCK 1, SURVEY NO. 13, A-147 DESCRIBED IN THE ASSIGNMENT TO ROY DELARIVA, DATED AUGUST 4, 1981, OF RECORD IN VOLUME 433, PAGE 584, OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS, FOUND TO CONTAIN 48.99 ACRES IN THIS RE-SURVEY.

TITLE COMMITMENT INFORMATION

G.F. NO. 1207578

TITLE COMMITMENT SCHEDULE "B" NOTES:

ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT G.F. NO. 1207578 WITH AN EFFECTIVE DATE OF APRIL 14, 2021, AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY THIS SURVEYOR FOR THIS SURVEY.

10b) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN/UNDER VOLUME 397, PAGE 392 OF THE OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. (ADJACENT TO NORTH AND EAST LINES OF SUBJECT TRACT)

10c) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO MRS. W. R. TIMMINS, BY INSTRUMENT RECORDED IN/UNDER VOLUME 330, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. (ADJACENT TO NORTH LINE OF SUBJECT TRACT)

10d) ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREEMENT CREATING EASEMENT, RECORDED IN/UNDER VOLUME 447, PAGE 65 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. (ADJACENT TO NORTH AND EAST LINES OF SUBJECT TRACT)

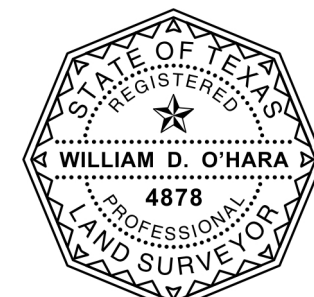
SURVEYOR'S CERTIFICATION

TO ALL PARTIES INVOLVED IN THE ABOVE REFERENCED TITLE COMMITMENT, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV (RURAL) SURVEY AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME DURING THE MONTH OF JULY 2021.

DocuSigned by:
William D. O'Hara

8/9/2021

WILLIAM D. O'HARA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4878 - STATE OF TEXAS



BILL O'HARA

LAND SURVEYOR
376 Colorado Drive
Cedar Creek, Bastrop County, TX 78612
(512) 529-1689
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TPLS Firm No. 10194232

LAND TITLE SURVEY
48.99 ACRES IN THE
H & TC RR CO SURVEY-13, A-147,
CALDWELL COUNTY, TEXAS

SURVEY PLAT

FILE: 53 KNIGHT LANE	DRAWN BY: O'HARA/TAYLOR
DATE: 08-09-21	FIELD CREW: O'HARA
SCALE: 1"=100'	
JOB#: 21026-01	
NO.	REVISION
	BY
	DATE

48.99 Acres
H. & T. C. RR Co. Sur. No. 13, A-147
Caldwell County, Texas

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FIELD NOTES DESCRIPTION

DESCRIPTION OF 48.99 ACRES OF LAND IN THE HOUSTON AND TEXAS CENTRAL RAILROAD COMPANY (H. & T.C. RR CO.) BLOCK 1, SURVEY NO. 13, A-147, CALDWELL COUNTY, TEXAS; BEING THAT SAME TRACT DESCRIBED AS 49.06 ACRES OF LAND IN THE ASSIGNMENT TO ROY DELARIVA, DATED AUGUST 4, 1981, OF RECORD IN VOLUME 433, PAGE 584, OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS; SAID 48.99 ACRE TRACT, AS SURVEYED BY BILL O'HARA LAND SURVEYOR AND SHOWN ON AN ACCOMPANYING SURVEY PLAT PREPARED THIS DATE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- 1) **COMMENCING** at N= 13,842,681.64' and E= 2,455,059.06', a 3/4 - inch iron rod found in a sand road for the recognized northeast corner of said Survey No. 13 (per calls in various field notes descriptions of record), same being the southern southeast corner of Survey No. 11, said H. & T.C. RR Co. Block 1, and being in the west line of Survey No. 12, H. & T.C. RR CO. Block 1, said Survey No. 12 also known as the Mrs. Willie R. Timmins Survey;
- 2) **THENCE** S 00° 01' 41" W, with the common line of said Surveys 12 and 13, a distance of 40.00 feet to a 1/2-inch iron rod with aluminum cap stamped "O'HARA RPLS 4878" set 0.5 feet east of a 7-ft. tall, 6-in. square fence corner post for the northeast corner of the said called 49.06 acre tract and being the **POINT OF BEGINNING** of the tract described herein, being the southwest corner of the intersection of two easement roads marked on the ground as K and L Ranch Road and Knight Lane, same being a reentrant corner in the west line of that certain Agreement Creating Easement of record in Volume 447, Page 65, Official Records of Caldwell County, Texas, a reentrant corner in the west line of that certain easement granted to Aqua Water Supply Corporation of record in Volume 397, Page 392, Official Records of Caldwell County, Texas and being the southeast corner of that certain 40-foot wide strip roadway easement of record in Volume 330, Page 136, Official Records of Caldwell County, Texas;
- 3) **THENCE** S 00° 01' 41" W, along the fenced west margin of said K and L Ranch Road with the common line of said Surveys 12 and 13, being the east line of said 49.06 acre tract, and being the west line of the said Agreement Creating Easement and of said Aqua Water Supply Corporation easement and west line of said Aqua Water Supply Corporation easement, a distance of 1,667.88 feet to a 1/2-inch iron rod found at a 3-way fence intersection (N-S-W) for the southeast corner of said called 49.06 acre tract, same being the northeast corner of a called 50.306 acre tract described in the deed to James L. Hale II and Kristen Martin Hale of record in Document No. 2017-006096, Official Records of Caldwell County, Texas, and being the southeast corner of the tract described herein;
- 4) **THENCE** S 89° 49' 17" W, leaving the west margin of said K and L Ranch Road, and the west line of the said Agreement Creating Easement and of said Aqua Water Supply Corporation easement with the fenced south line of said called 49.06 acre tract, same being the north line of said called 50.306 acre tract, at a distance of approximately 1,336.00 feet pass the northwest corner of said 50.306 acre tract, same being the northeast corner of a called 51.662 acre tract described in the deed to Lawrence Scrivner and wife, Phyllis Scrivner of record in Volume 228, Page 216, Official Records of Caldwell County, Texas, continuing for a total distance of 1,410.67 feet to a 1/2-inch iron rod found 1.6 feet south of an old cedar fence corner post for the southwest corner of said called 49.06 acre tract, the southeast corner of a called 20.013 acre tract described

48.99 Acres
H. & T. C. RR Co. Sur. No. 13, A-147
Caldwell County, Texas

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in the deed to Stanley Glasscock of record in Document No. 2017-003568, Official Records of Caldwell County, Texas, and being the southwest corner of the tract described herein;

5) **THENCE** N 00° 01' 41" E, with the fenced west line of said 49.06 acre tract, same being the east line of said 20.013 acre tract, a distance of 1,283.78 feet to a ½-inch iron rod with aluminum cap stamped "O'HARA RPLS 4878" set for the western northwest corner of said 49.06 acre tract and of the tract described herein, same being the southwest corner of a called 5.0 acre tract described in the deed to Victor Lee McDaniel of record in Deed Number 142587, Official Records of Caldwell County, Texas, and being 1.0 feet south of an E-W fence line;

6) **THENCE** N 89° 45' 07" E, with the fenced southern north line of said 49.06 acre tract, same being the south line of said 5.0 acre tract, a distance of 569.93 feet to a ½-inch iron rod with aluminum cap stamped "O'HARA RPLS 4878" set for a reentrant corner of said 49.06 acre tract and of the tract herein, same being the southeast corner of said 5.0 acre tract, and being 1.8 feet east southeast of an 8-inch pine fence corner post;

7) **THENCE** N 00° 01' 41" E, with the fenced northern west line of said 49.06 acre tract, same being the east line of said 5.0 acre tract, a distance of 382.38 feet to a ½-inch iron rod with aluminum cap stamped "O'HARA RPLS 4878" set in the south line said Knight Lane, same being the south line of said Agreement Creating Easement tract, the south line of said easement granted to Aqua Water Supply Corporation and the south line of the said 40-foot wide strip roadway easement, for the northern northwest corner of said 49.06 acre tract and of the tract described herein, said iron rod set being in a small pile of rocks buried 6-in. in sand and from which a t-post bears South 0.3 feet, an old cedar fence post bears South 1.2 feet and an 8-in. pine fence corner post bears southwest 1.0 feet;

8) **THENCE** N 89° 45' 06" E, a distance of 840.75 feet to the **POINT OF BEGINNING** and containing 48.99 acres of land, more or less.

BEARING BASIS: Bearings recited herein are referenced to the Texas Coordinate System, South Central Zone, NAD83 obtained utilizing the Leica SmartNet network.

DISTANCES and COORDINATES herein are referenced to the Texas Coordinate System, South Central Zone, NAD83, obtained utilizing the Leica SmartNet network. The combined scale factor is 0.999870. To convert grid distances to ground distances divide the grid distance by the combined scale factor. **ACREAGE** is surface.

THIS SPACE INTENTIONALLY LEFT BLANK

48.99 Acres
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THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP §

That I, William D. O'Hara, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground by me during the months of July and August, 2021.

WITNESS MY HAND AND SEAL at Cedar Creek, Bastrop County, Texas, on this 9th of August, 2021 A.D.

DocuSigned by:
William D. "Bill" O'Hara 8/9/2021
8755E809B0874C9...

William D. O'Hara
Registered Professional Land Surveyor
No. 4878 – State of Texas

