

S68°59'04"E 459.43'

BELLVILLE ABSTRACT CO.  
DATED: JULY 11, 2017  
G.F.# 45293

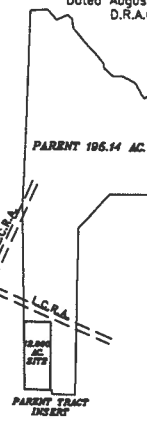
CALL  
12,000-ACRES  
522,720 Sq. Ft.  
Out of 195.14 Ac.  
Vol. 305, Pg.110  
A.C.D.R.

**JAMES GUMMINGS HACIENDA  
ABSTRACT NO. 30**

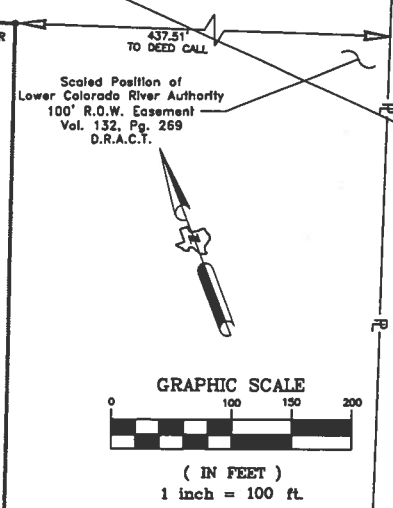
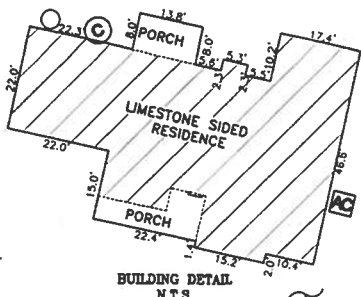
**SPECIAL NOTE TO OWNERS, DESIGNERS, LENDERS OR PURCHASERS.**  
THE OWNER/OWNERS, ARCHITECTS, DESIGNERS, LENDERS, OR PURCHASER, BY ACCEPTANCE OF THIS MAP, ACKNOWLEDGES THAT IT HAS BEEN REVIEWED, STUDIED AND THEY UNDERSTAND THE LINES AND NOTATIONS HEREON.  
ANY DISPUTES OVER BOUNDARY & IMPROVEMENT LOCATION SHALL BE RESOLVED BY MEDIATION.

REPRODUCTION AND/OR TRANSFER OF THIS DELINEATION IS PROHIBITED BY LAW. OWNER ACCEPTS ALL RESPONSIBILITY ONCE A SIGNED AND SEALED EXHIBIT IS PROVIDED. ANY IMAGE FILES ARE PROPRIETARY TO SCRIVENER, SUSCEPTIBLE TO DEGRADATION AND PROTECTED BY LAW. ELECTRONIC CAD FILES PROVIDED TO THIRD PARTIES ONLY WITH CLIENT PERMISSION AND/OR WITH A SIGNED WAIVER EXECUTED BY RECEIVING PARTIES AND DELIVERED TO THIS SCRIVENER'S OFFICE, PRIOR TO RELEASE.

CALL 256.29 Ac.  
Vol. 710, Pg. 209  
Dated August 4, 1994  
D.R.A.C.T.



- FEATURE LEGEND**
- ⊠ = Air Conditioner
  - ⊙ = Clean Out
  - ⊕ = Electric Meter
  - ⊞ = Pad Mount Transformer
  - = PVC Vent ?
  - ⊗ = Water Well
  - ⊛ = Guy Anchor
  - ⊚ = Power Pole



Residue of Parent  
CALL 195.14 Ac. Ac.  
Vol. 305, Pg. 110  
Dated November 20, 1968  
D.R.A.C.T.

- TITLE COMMITMENT NOTES**
- G.F. # 45293 Proposed Insured: AmCap Mortgage LTD
10. a. Easement dated May 17, 1940, from Fred Palm and wife Erna Palm to L.C.R.A., Vol. 128, Pg. 509, D.R.A.C.T. [NOT ON SUBJECT 12.00 AC.]
  10. b. Easement dated May 6, 1941, from Fred Palm and wife Erna Palm to L.C.R.A., D.R.A.C.T. [NOT ON SUBJECT AND UNLOCATABLE]
  10. c. Right-of-Way dated July 19, 1949, from Fred Palm and Erna Palm to the State of Texas, Vol. 175, Pg. 222, D.R.A.C.T. [NOT ON SUBJECT 12.00 AC.]
  10. d. Right-of-Way Easement dated December 17, 1968 from Wilson Palm to San Bernard Electric Co-Op, Inc. Vol. 309, Pg. 282, D.R.A.C.T. [NOT ON SUBJECT 12.00 A.]
  10. e. Right-of-Way Easement dated June 23, 1969 from Wilson Otto Palm to San Bernard Electric Co-Op, Inc. [NOT ON SUBJECT 12.00 AC.]
  10. f. Bill of Sale (Pipelines) and Pipeline Easement dated March 17, 2003, from Wilson Palm to Magnum Producing and Operating Company, A.C.C.F.#033225, D.R.A.C.T. [NOT ON SUBJECT 12.00 AC.]
  10. g. Final Judgement and Easement dated March 29, 1977, from Wilson Otto Palm, et ux, Vol. Ruby Palm to L.C.R.A., Vol. 305, Pg. 768, D.R.A.C.T. [NOT ON SUBJECT 12.00 AC.]

**TITLE COMPANY NOTE**

THIS TRANSACTION EXHIBIT HAS INSURED REFERENCES ADDED HEREON IN RELIANCE TO IMPACTING ITEMS PER BELLVILLE ABSTRACT COMPANY COMMITMENT FILE # 45293 AND DATED JULY 11, 2017 THEREOF PROVIDED FOR TRANSFER OF REAL PROPERTY INTERESTS; HOWEVER THIS SCRIVENER IN PREPARATION OF THIS DELINEATION AND/OR FIELD NOTES [LEGAL DESCRIPTION] HAS NOT VERIFIED THE ACCURACY OR EXISTENCE OF SCHEDULE "B" ITEMS CITED HEREON.

**RESTRICTED USE STATEMENT**

THIS ORIGINAL WORK/EXHIBIT IS PROTECTED UNDER U.S. COPYRIGHT LAW TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102. THIS DELINEATION AND/OR METES AND BOUNDS DESCRIPTION IN ANY ELECTRONIC FORMAT IS BEING PROVIDED SOLELY FOR THE USE OF THE CLIENTS UNDER CONTRACT FOR PROFESSIONAL LAND SURVEYING SERVICES AND DOES NOT IMPLY OR CREATE ANY LICENSE, EXPRESSED OR IMPLIED FOR ITS USE, COPY OR EXTRACTION OF THE SEAL, SIGNATURE, OR ANY PART WHAT SO EVER TO/ BY ANY PARTY, USE OR EXTRACTION OF SAID SEAL, SIGNATURE OR ANY PART HEREON IS PUNISHABLE BY LAW IN BOTH STATE AND FEDERAL COURTS.

THIS DELINEATION REFLECTS TO THE BEST OF MY KNOWLEDGE THE POSITION OF THE LINES, CORNER MONUMENTS AND VISIBLE PHYSICAL IMPROVEMENTS ATTAINED THIS DATE, BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION.

*Don Ted Maler*  
DON TED MALER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4342



07-05-18

Palm Road  
N66°47'57"W 440.00'  
{ VARYING WIDTH }

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**BOUNDARY AS-BUILT SURVEY OF A 12,000 ACRE (522,720 Sq. Ft.) OF LAND, SITUATED IN THE JAMES GUMMINGS HACIENDA, ABSTRACT 31, AUSTIN COUNTY, TEXAS BEING OUT OF THE WILLIAM OTTO PALM TRACT VOLUME 305, PAGE 110 DEED RECORDS AUSTIN COUNTY, TEXAS**

**D.T. MALER & ASSOCIATES** PERM NO. 2282828

DM & SA HOME OFFICE: 605 PERRY STREET BROOKSHIRE, TEXAS 77403 PHONE: (832) 326-0720 Email: don@dtm.com

Surveyed by: DTM Scale: 1" = 100' Job No: 18-0705  
Drawn by: DTM Date: 07/8/18 Sheet: 1 of 1

*Under Ground Electric Line,  
Septic Trench, Overhead  
Power Line*

*Don Ted Maler*

**FIELD NOTES FOR  
12.000 ACRES  
(522,720 SQUARE FOOT) TRACT**

BEING A 12.000 ACRE TRACT (522,720 S.F.) OF LAND LOCATED IN THE JAMES CUMMINGS HACIENDA, ABSTRACT NO. 31, AUSTIN COUNTY, TEXAS AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM OTTO PALM AS FOUND OF RECORD UNDER VOLUME 305, PAGE 110 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 12.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT: *Bearings based on corner monuments declared in Deed of record under Volume 305, Page 110 found in the Austin County Clerk's records.*

**BEGINNING** at a 1-1/4-inch iron pipe found in the margin of the north right-of-way of Palm Road (varying width) and being the southwest corner of said call 145.14-acre tract conveyed unto said William Otto Palm and the southeast corner of a call 256.29-acre tract conveyed to Rodney L. Gray and wife, Linda K. Gray as found of record under Volume 710, Page 209 of the Deed Records of Austin County, Texas, from which the northwest corner of said 256.29-acre tract bears North 66°38'32" West, from which a found 3/8-inch iron rod bears North 17°08'14" East-2.52 feet;

1. **THENCE**, North 20°04'00" East, with the westerly line of said 145.14-acre tract and with the easterly deed line of a call 256.29-acre tract (overlapping this senior 145.14-acre tract), a distance of 1,030.00 feet to a 5/8-inch iron rod with cap set for the call angle point in said parent 145.14-acre tract;
2. **THENCE**, North 19°47'00" East, continuing with the westerly line of said parent 145.14-acre tract and with the easterly deed line of said junior 256.29-acre tract, a distance of 125.42 feet to a 5/8-inch iron rod with cap set for the northwest corner of herein described 12.000-acre tract;
3. **THENCE**, South 68°59'04" East, with the northerly line of herein described 12.000 acre tract, a distance of 459.43 feet to a 5/8-inch iron rod with cap set for the northeast corner of herein described 12.000-acre tract;
4. **THENCE**, South 21°00'56" West, along the easterly line of herein described 12.000-acre tract, a distance of 1,172.03 feet to a 5/8-inch iron rod with cap set for the southeast corner of herein described tract, from which an angle point corner of said parent 145.14-acre tract bears South 66°47'57" West-33.42 feet, from which a found 1/2-inch iron pipe set by Charley Kalkomey bears South 29°29'21" West-2.36 feet;

**EXHIBIT A**

5. **THENCE**, North  $66^{\circ}47'57''$  West, with the southerly line of the parent 145.14-acre tract, along the northerly margin of Palm Road (varying width) and with the southerly line of herein described 12.000-acre tract, a distance of 440.00 feet to the **POINT OF BEGINNING** and containing 12.000 acres (522,720 square feet) of land.

A survey drawing accompanies this metes and bounds description.



*D.T. Maler*  
Don T. Maler, R.P.L.S. No. 4342

EXHIBIT A

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