

2. North 43°08'35" East, a distance of 3.18 feet to a 1/2" rebar with Chaparral cap set in the northeast line of the said 0.460 acre tract, being in the southwest line of the said 215.79 acre tract, from which a 1/2" rebar found in the northeast right-of-way line of said Doc Bryson Lane, being the westernmost corner of the said 0.460 acre tract, being also in the southwest line of the said 215.79 acre tract, bears North 47°15'30" West, a distance of 1963.89 feet;



**THENCE** South 47°15'30" East with the northeast line of the said 0.460 acre tract and the southwest line of the said 215.79 acre tract, a distance of 552.83 feet to a 1/2" rebar with Chaparral cap set for the northernmost corner of the said 0.034 acre tract, being the westernmost corner of an 8.944 acre tract of land described in Document No. 200907876 of the Official Public Records of Bastrop County, Texas;

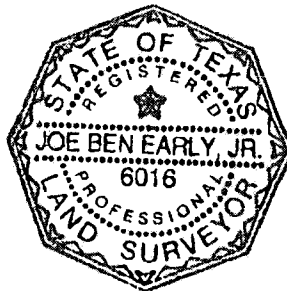
**THENCE** South 42°21'38" West over and across the said 0.460 acre tract and with the northwest line of the said 0.034 acre tract, a distance of 12.70 feet to the **POINT OF BEGINNING**, containing 0.156 acres of land, more or less.

Surveyor's Note: Area of uncertain title

*The said 0.460 acre tract does not appear to be in the grantee's chain of title. (See surveyor's note in Volume 746, Page 215). Surveyor's note in Volume 746, Page 215 also refers to the 0.460 acre tract as an "unused portion of the old Elgin-Utley Road". No other description or record of the 0.460 acre tract was found during the research for this survey.*

Surveyed on the ground on April 16, 2009. Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-OSBORN-0.156AC.

   
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.156 ACRES (APPROXIMATELY 6,785 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 0.460 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	20°41'04"	130.00'	23.72'	46.93'	46.68'	N36°30'53"W

LINE TABLE		
No.	BEARING	LENGTH
L1	N43°08'35"E	3.18'
L2	S42°21'38"W	12.70'

LEGEND

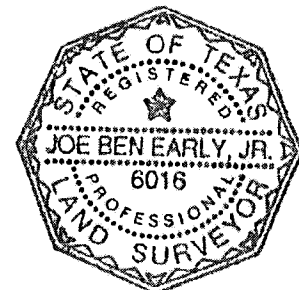
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET

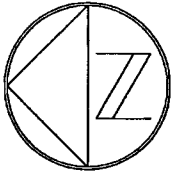
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE.  
COORDINATES LISTED FOR SURVEY CONTROL POINTS ARE  
BASED ON THE LOWER COLORADO RIVER AUTHORITY  
1983/93 HARN, WITH A COMBINED SCALE FACTOR OF  
0.999958496.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
457-001-OSBORN-0.156AC

DATE OF SURVEY: 4/16/2009  
PLOT DATE: 5/4/10  
DRAWING NO.: 457-001-OSBORN-0.156AC  
PROJECT NO.: 457-001  
DRAWN BY: JBE  
SHEET 1 OF 2

*Chaparral*





1" = 100'

**BASTROP & ELGIN ROAD**  
REFERENCED IN (106/469)  
**OLD ELGIN-UTLEY ROAD**  
REFERENCED IN (746/215)  
NO APPARENT DEFINED RIGHT-OF-WAY WIDTH  
POSSIBLY PRIVATE ROAD

J. OSBORN, T. OSBORN  
& L. OSBORN (1610/1)  
47.334 ACRES  
DESCRIBED IN  
(746/215)

DOT FORD PARTNERSHIP, LP  
215.79 ACRES (1890/542)  
215.79 ACRES DESCRIBED IN (566/176)  
215.79 ACRES DESCRIBED IN (224/492)  
286 ACRES DESCRIBED IN (33/488)

SEE DETAIL A

**0.156 ACRES**

APPROX. 6,785 SQ. FT.  
J. OSBORN, T. OSBORN  
& L. OSBORN (1610/1)  
PORTION 0.460 ACRES  
DESCRIBED IN  
(746/215)

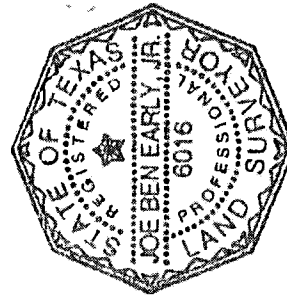
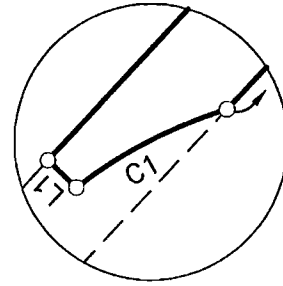
XS RANCH  
FUND VI, L.P.  
8.944 ACRES  
(200907876)  
(1923/885)

XS RANCH  
FUND VI, L.P.  
0.034 ACRES  
(200908334)  
(1926/363)

P.O.B.

DETAIL A  
NOT TO SCALE

F.M. 969 {80' R.O.W.}{149/39}



DATE OF SURVEY: 4/16/2009  
PLOT DATE: 5/4/10  
DRAWING NO.: 457-001-OSBORN-0.156AC  
PROJECT NO.: 457-001  
DRAWN BY: JBE  
SHEET 2 OF 2

**Chaparral**



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.140 ACRES**

**JOSE MANUEL BANGS SURVEY, ABS. 5  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 0.140 ACRES (APPROXIMATELY 6,104 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 47.334 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.140 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found at the intersection of the north right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas and the southwest right-of-way line of Doc Bryson Lane (no apparent defined right-of-way width) called Bastrop & Elgin Road in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas and called Old Elgin-Utley Road in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being also the easternmost corner of the said 47.334 acre tract,

**THENCE** with the north right-of-way line of F.M. 969 and the south line of the said 47.334 acre tract, with a curve to the left, having a radius of 2904.79 feet, a delta angle of 4°22'36", an arc length of 221.89 feet, and a chord which bears North 61°01'22" West, a distance of 221.83 feet to a 1/2" rebar with Chaparral cap set, from which a TxDOT type I monument found in the south right-of-way line of F.M. 969 at highway station 1305+95.45, 40' right, bears with a curve to the left, having a radius of 2904.79 feet, a delta angle of 5°39'40", an arc length of 287.00 feet, and a chord which bears North 66°02'30" West, a distance of 286.89 feet, then South 21°07'40" West, a distance of 80.00 feet;

**THENCE** over and across the said 47.334 acre tract, the following two (2) courses and distances:

1. North 24°19'20" East, a distance of 15.41 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the left, having a radius of 130.00 feet, a delta angle of 19°56'44", an arc length of 45.26 feet, and a chord which bears North 14°20'58" East, a distance of 45.03 feet to a 1/2" rebar with Chaparral cap set in the southwest right-of-way of Doc Bryson Lane, being the northeast line of the said 47.334 acre

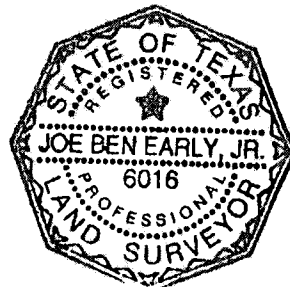
tract, from which a fence post found for an angle point in the southwest right-of-way of Doc Bryson Lane, being in the northeast line of the said 47.334 acre tract, bears North 46°54'50" West, a distance of 2126.69 feet;

**THENCE** South 46°54'50" East with the southwest right-of-way of Doc Bryson Lane and the northeast line of the said 47.334 acre tract, a distance of 241.75 feet to the **POINT OF BEGINNING**, containing 0.140 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-OSBORN EASTERN TRIANGLE.

*JEJ 5/4/10*

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

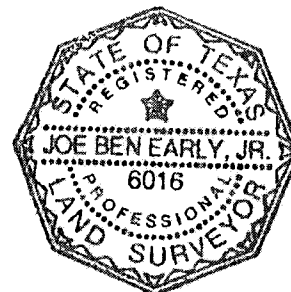


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.140 ACRES (APPROXIMATELY 6,104 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 47.334 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	4°22'36"	2904.79'	111.00'	221.89'	221.83'	N61°01'22"W
C2	19°56'44"	130.00'	22.86'	45.26'	45.03'	N14°20'58"E
C3	5°39'40"	2904.79'	143.62'	287.00'	286.89'	N66°02'30"W
C15	10°02'15"	2904.79'	255.10'	508.89'	508.24'	N63°51'12"W

(C15 RECORD CHORD N60°32'41"W 510.41')

LINE TABLE		
No.	BEARING	LENGTH
L1	N24°19'20"E	15.41'
L2	S46°54'50"E	241.75'



#### LEGEND

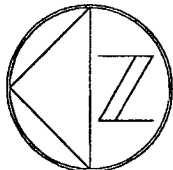
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- TxDOT TYPE I MONUMENT FOUND
- CALCULATED POINT
- ⊙ FENCE POST FOUND

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE. COORDINATES LISTED FOR SURVEY CONTROL POINTS ARE BASED ON THE LOWER COLORADO RIVER AUTHORITY 1983/93 HARN, WITH A COMBINED SCALE FACTOR OF 0.999958496.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
457-001-OSBORN EASTERN TRIANGLE

DATE OF SURVEY: 4/16/2009  
PLOT DATE: 4/28/10  
DRAWING NO.: 457-001-OSBORN EASTERN TRIANGLE  
PROJECT NO.: 457-001  
DRAWN BY: JBE  
SHEET 1 OF 2

*Chaparral*



1" = 100'

**BASTROP & ELGIN ROAD**  
REFERENCED IN (106/469)  
**OLD ELGIN-UTLEY ROAD**  
REFERENCED IN (746/215)  
NO APPARENT DEFINED  
RIGHT-OF-WAY WIDTH  
POSSIBLY PRIVATE ROAD  
**DOC BRYSON LANE**

DOT FORD PARTNERSHIP, LP  
215.79 ACRES (1890/542)  
215.79 ACRES DESCRIBED IN (566/176)  
215.79 ACRES DESCRIBED IN (224/492)  
286 ACRES DESCRIBED IN (33/488)

J. OSBORN, T. OSBORN  
& L. OSBORN (1610/1)  
47.334 ACRES  
DESCRIBED IN  
(746/215)

J. OSBORN, T. OSBORN  
& L. OSBORN (1610/1)  
0.460 ACRES DESCRIBED IN  
(746/215)

XS RANCH  
FUND VI, L.P.  
0.034 ACRES  
(200908334)  
(1926/363)

0.140 ACRES  
APPROX. 6,104  
SQ. FT.

P.O.B.

F.M. 969 {80' R.O.W.}{149/39}

1305+95.45  
40' LT.

1305+95.45  
40' RT.

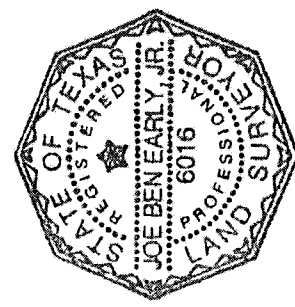
S21°07'40"W  
80.00'

C2

C1

C15

C3



*Handwritten signature and initials: JBE, sja/c*

DATE OF SURVEY: 4/16/2009  
PLOT DATE: 4/28/10  
DRAWING NO.: 457-001-OSBORN EASTERN TRIANGLE  
PROJECT NO.: 457-001  
DRAWN BY: JBE  
SHEET 2 OF 2

*Chaparral*



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**8.953 ACRES  
S.F. AUSTIN SURVEY, ABSTRACT 3  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 8.953 ACRES (APPROXIMATELY 389,978 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 154.20 ACRE TRACT CONVEYED TO RALPH MOCK AND WIFE, MARGARET A. MOCK IN A DEED DATED MAY 24, 1969 AND RECORDED IN VOLUME 191, PAGE 165 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 8.953 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the northwest line of the said 154.20 acre tract, being the easternmost corner of a 1.98 acre tract and the southernmost corner of a 1.00 acre tract, both described in Volume 1816, Page 40 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found in the southeast right-of-way line of County Road 36 – Phelan Road (no defined right-of-way width found), being the northernmost corner of the said 1.98 acre tract, being also the westernmost corner of the said 1.00 acre tract, bears North 52°53'01" West, a distance of 204.43 feet;

**THENCE** North 42°30'04" East with the northwest line of the said 154.20 acre tract and the southeast line of the said 1.00 acre tract, a distance of 138.09 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found in the northwest line of the said 154.20 acre tract, being the easternmost corner of the said 1.00 acre tract, being also the southernmost corner of a 1.000 acre tract described in Volume 578, Page 406 of the Deed Records of Bastrop County, Texas, bears North 42°30'04" East, a distance of 54.26 feet;

**THENCE** crossing the said 154.20 acre tract, the following five (5) courses and distances:

1. South 61°11'07" East, a distance of 161.24 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 300.00 feet, a delta angle of 21°56'13", an arc length of 114.86 feet, and a chord which bears South 50°13'01" East, a distance of 114.16 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 450.00 feet, a delta angle of 48°06'01", an arc length of 377.78 feet, and a chord which bears South 63°17'55" East, a distance of 366.78 feet to a 1/2" rebar with "Chaparral" cap set;



4. With a curve to the left, having a radius of 1140.00 feet, a delta angle of  $28^{\circ}59'50''$ , an arc length of 576.95 feet, and a chord which bears North  $78^{\circ}09'09''$  East, a distance of 570.82 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" iron pipe found at the southwest intersection of County Road 45 – B.J. Mayes Road and County Road 36 – Phelan Road, being also the northeast corner of the said 154.20 acre tract, bears North  $19^{\circ}19'49''$  East, a distance of 2340.63 feet;
5. North  $63^{\circ}39'14''$  East, a distance of 924.84 feet to a 1/2" rebar with "Chaparral" cap set in the apparent west right-of-way line of County Road 45 – B.J. Mayes Road as fenced (no defined right-of-way width found), being the east line of the said 154.20 acre tract, from which a 4" wood fence post found in the apparent west right-of-way line of County Road 45 – B.J. Mayes Road as fenced, being in the east line of the said 154.20 acre tract, bears North  $00^{\circ}08'51''$  East, a distance of 29.45 feet;

**THENCE** South  $00^{\circ}08'51''$  West with the apparent west right-of-way line of County Road 45 – B.J. Mayes Road as fenced and the east line of the said 154.20 acre tract, a distance of 134.08 feet to a 1/2" rebar with "Chaparral" cap set, from which a 4" wood fence post found in the apparent west right-of-way line of County Road 45 – B.J. Mayes Road as fenced, being in the east line of the said 154.20 acre tract, bears South  $00^{\circ}08'51''$  West, a distance of 52.93 feet;

**THENCE** crossing the said 154.20 acre tract, the following three (3) courses and distances:

1. South  $63^{\circ}39'14''$  West, a distance of 865.03 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 1260.00 feet, a delta angle of  $29^{\circ}07'06''$ , an arc length of 640.34 feet, and a chord which bears South  $78^{\circ}12'47''$  West, a distance of 633.48 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the right, having a radius of 1000.00 feet, a delta angle of  $48^{\circ}57'20''$ , an arc length of 854.43 feet, and a chord which bears North  $79^{\circ}59'35''$  West, a distance of 828.68 feet to a 1/2" rebar with "Chaparral" cap set in the northwest line of the said 154.20 acre tract, being in the southeast line of the said 1.98 acre tract, from which a 1/2" rebar found in the northwest line of the said 154.20 acre tract, being in the southeast line of the said 1.98 acre tract, being also the northernmost corner of a 10.00 acre tract described in Volume 1534,

Page 858 of the Deed Records of Bastrop County, Texas, bears South 42°36'28" West, a distance of 78.52 feet;

**THENCE** North 42°36'28" East with the northwest line of the said 154.20 acre tract and the southeast line of the said 1.98 acre tract, a distance of 257.48 feet to the **POINT OF BEGINNING**, containing 8.953 acres of land, more or less.

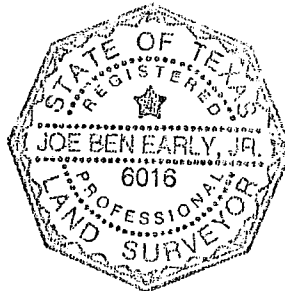
Surveyed on the ground on May 8, 2012.

Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

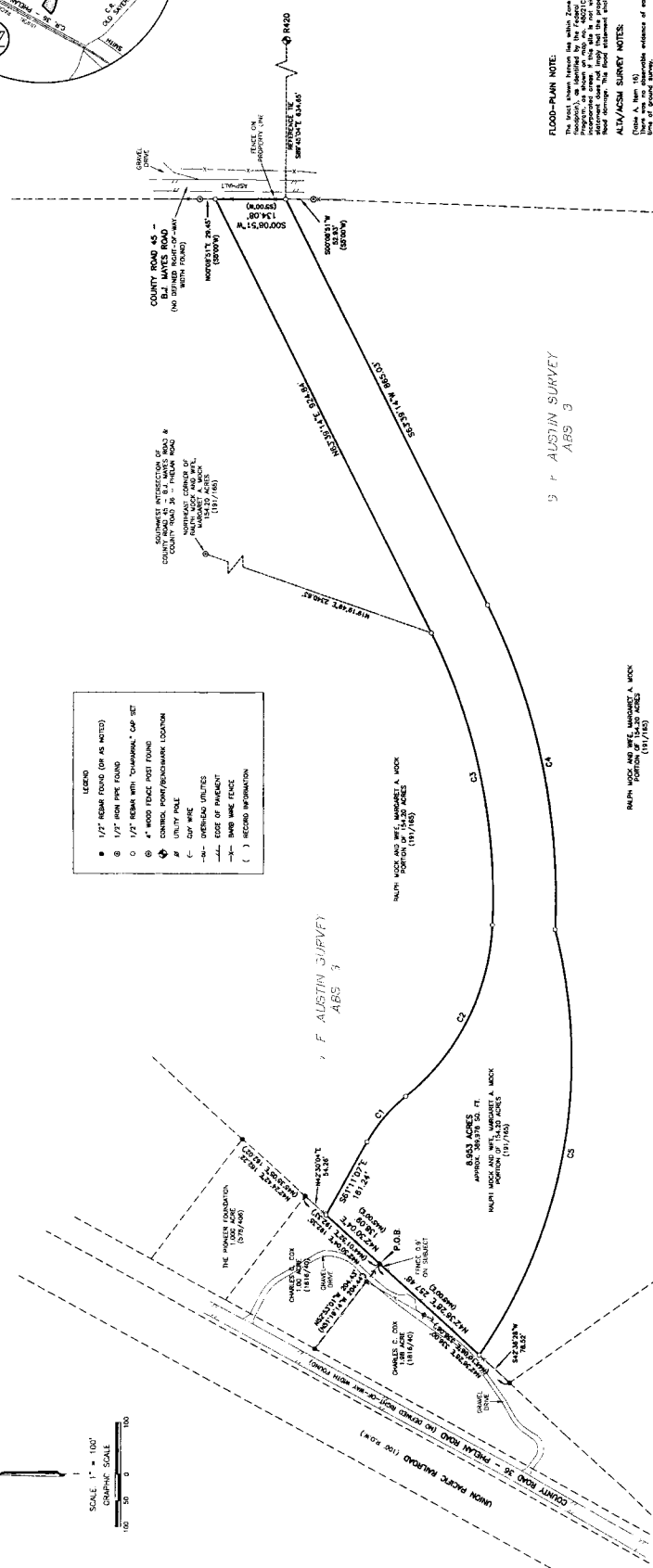
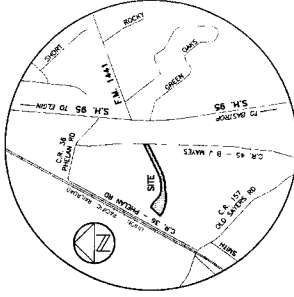
Attachments: Survey Drawing 828-001-MOCK.

 5/9/12

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



SCALE: 1" = 100'  
GRAPHIC SCALE



The first zones shown lie within Zone "A" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Study of 2002. FEMA Flood Insurance Study of 2002, Flood Insurance Rates and Regulations does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

[Table A, Item 16]  
There was no observable evidence of earth moving work, building construction or building operations at line of ground survey.

[Table A, Item 18]  
There was no observed evidence of site use as a solid waste dump, pump or sanitary landfill at line of ground survey.

(Table A, item 12)  
The surveyor found no record evidence of wetland areas affecting the subject tract at time survey. There was no observed evidence of wetland areas on the subject tract at time of ground survey.

PROPERTY ADDRESS: County Road 45 - B.J. Mayes Road, Bedford, Texas 78602

ATTACHMENTS: Metes and Bounds Description

**SURVEYOR'S CERTIFICATE:**  
CERTIFIED TO:

As much as 40% of the world's supply of paper is made in accordance with the standards of the Forest Stewardship Council (FSC). This is to certify that the paper or pulp used in the production of the product is from a responsible source. For more information, visit [www.fsc.org](http://www.fsc.org).

The field work was completed on 5/8/12

6/25/12

Joe Ann Cary, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 8018  
jalc@chozawurvey.com

PROJECT NO.	
1	


**Chaparral**  
 DRAWING NO. 828-001-MOCK  
 PLOT DATE


**Chad Ben Early, Inc.**  
 Professional Land Surveyors, Inc.  
 PLOT DATE: 6/25/12  
 PLOT SCALE:

Joe Ben Early, Jr R.P.L.S. No. 8016	3500 McCall Lane Austin, Texas 78744 512-443-1724	SHEET 01 OF 01
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5  
5  
5

COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
First Title Guaranty Company

J. F. No. 1106248-COM Effective Date: 5/31/12 Issued: 6/11/12

Observations on schedule "B" items contained therein and re-listed below were considered:

1. Theo Ruth Perkins Townsend, W. B. Townsend, Dorothy Lee Perkins Ash, Jr.  
2. Ralph Mack and Margaret A. Mack  
3. To said interest has not been researched subsequent to the date of the above referenced instrument. -- Subject to

(b) Terms, Conditions, and Specifications in Mineral Lease Agreement recorded: Volume 141, Page 306, Deed Records, Bastrop County, Texas. Assessor: Mary Frankie Perkins  
 Taxpayers: Texas Power & Light Company - - Subject to

seconded Volume 97, Page 214, Oil Lease Records, Bostport County, Texas.  
 Successor: Theo Townsend, individually and as Independent Executives of the Estate of Mary F. Perkins, deceased, William B. Townsend, Dorothy Ash and J. V. Ash, Jr.

(g) Terms, Conditions, and Stipulations in Mineral Lease Agreements:  
 recorded: Volume 308, Page 381, Deed Records, Bastrop County, Texas.  
 essor: Ralph Meek and Margaret A. Meek  
 asse: Lower Colorado River Authority --- Subject to

--- Subject to  
title to said interest has not been researched subsequent to the date of the above referenced  
instrument. --

1000

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	21°58'13"	300.00'	38.14'	114.86'	114.16'	S89°31'01"E
C2	48°06'01"	450.00'	200.82'	372.78'	366.78'	S63°17'55"E
C3	28°59'50"	1140.00'	294.80'	576.95'	570.82'	N78°09'08"E
C4	28°07'08"	1260.00'	327.25'	640.34'	633.48'	S78°12'47"W
C5	48°57'20"	1000.00'	455.26'	854.43'	828.68'	N78°59'15"E



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**6.117 ACRES  
S.F. AUSTIN SURVEY, ABSTRACT 3  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 6.117 ACRES (APPROXIMATELY 266,451 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, BEING ALL OF A 4 ACRE TRACT CONVEYED TO THOMAS WHITE IN A DEED DATED OCTOBER 30, 1917 AND RECORDED IN VOLUME 71, PAGE 69 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 6.117 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of State Highway 95 (100' right-of-way width) as described in Volume 95, Page 416 of the Deed Records of Bastrop County, Texas, being an angle point in the east line of the said 4 acre White tract, being also the northernmost corner of a 0.81 acre tract described in Volume 288, Page 441 of the Deed Records of Bastrop County, Texas, from which a TxDOT type I monument found in the west right-of-way line of State Highway 95 at TxDOT highway station 777+96.3, 50' right, bears with a curve to the left, having a radius of 5779.58 feet, a delta angle of 11°35'44", an arc length of 1169.68 feet, and a chord which bears South 02°35'10" East, a distance of 1167.69 feet;

**THENCE** South 36°40'27" West with the southeast line of the said 4 acre White tract and the northwest line of the said 0.81 acre tract as fenced, passing a 1/2" rebar found at a distance of 3.12 feet, passing a 1/2" rebar with "Chaparral" cap set for reference at a distance of 354.99 feet and continuing for a total distance of 364.99 feet to a calculated point underneath a large fallen tree trunk for the southernmost corner of the said 4 acre White tract, being the southwest corner of the said 0.81 acre tract, being also in the north line of a 4 acre tract conveyed to Perry Taylor in Volume 118, Page 96 of the Deed Records of Bastrop County, Texas;

**THENCE** North 77°07'30" West with the south line of the said 4 acre White tract and the north line of the said 4 acre Taylor tract as fenced, passing a 1/2" rebar with "Chaparral" cap set for reference at a distance of 10.00 feet and continuing for a total distance of 366.37 feet to a 1/2" rebar with "Chaparral" cap set in the apparent east right-of-way line of County Road 45 – B.J. Mayes Road as fenced (no defined right-of-way width found), being the southwest corner of the said 4 acre White tract, being also the apparent northwest corner of the said 4 acre Taylor tract;

**THENCE** North 01°12'36" East with the apparent east right-of-way line of County Road 45 – B.J. Mayes Road and the west line of the said 4 acre White tract as fenced, a distance of 131.38 feet to a 1/2" rebar with "Chaparral" cap set for the southernmost

corner of the Zion Chapel Missionary Baptist Church tract described in Volume 55, Page 282 of the Deed Records of Bastrop County, Texas;

**THENCE** North 42°22'56" East with the northwest line of the said 4 acre White tract and the southeast line of the said Zion Chapel Missionary Baptist Church tract, a distance of 381.24 feet to a 1/2" rebar found for the easternmost corner of the said Zion Chapel Missionary Baptist Church tract, being an angle point in the southeast line of a 3.92 acre tract described in Volume 852, Page 101 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found in the north line of the said Zion Chapel Missionary Baptist Church tract, being a southwest corner of the said 3.92 acre tract, bears North 89°21'22" West, a distance of 57.02 feet;

**THENCE** North 42°22'56" East with the northwest line of the said 4 acre White tract and the southeast line of the said 3.92 acre tract, a distance of 488.97 feet to a 1/2" rebar with "Chaparral" cap set for the northernmost corner of the said 4 acre White tract, being the westernmost corner of a 169 4/10 acre tract described in Volume 64, Page 460 of the Deed Records of Bastrop County, Texas, same being the westernmost corner of a 38 yard by 27 yard by 20 yard triangle tract described in Volume 104, Page 273 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found in the southeast line of the said 3.92 acre tract, being in the northwest line of the said 169 4/10 acre tract, same being the northwest line of the said 38 yard by 27 yard by 20 yard triangle tract, bears North 42°22'56" East, a distance of 48.40 feet;

**THENCE** South 26°56'32" East with the northeast line of the said 4 acre White tract and the southwest line of the said 169 4/10 acre tract, same being the southwest line of the said 38 yard by 27 yard by 20 yard triangle tract, a distance of 56.83 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of State Highway 95, being the southernmost corner of the said 38 yard by 27 yard by 20 yard triangle tract, from which a TxDOT type I monument found in the west right-of-way line of State Highway 95, bears North 04°39'58" East, a distance of 544.12 feet;

**THENCE** with the west right-of-way line of State Highway 95 and crossing the said 4 acre White tract, the following two (2) courses and distances:

1. South 04°39'58" West, a distance of 367.24 feet to a 1/2" rebar with "Chaparral" cap set at TxDOT highway station 764+91.3, 50' right;
2. With a curve to the left, having a radius of 5779.58 feet, a delta angle of 01°27'16", an arc length of 146.71 feet, and a chord which bears South 03°56'20" West, a distance of 146.70 feet to the **POINT OF BEGINNING**, containing 6.117 acres of land, more or less.

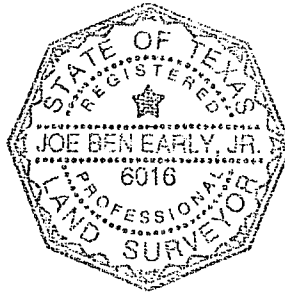
Surveyed on the ground on April 13, 2012.

Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

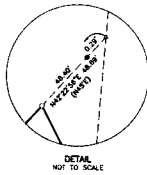
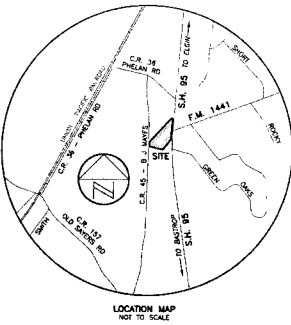
Attachments: Survey Drawing 828-001-BASE.

*Joe Ben Early, Jr.*  
*4/16/12*

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



AN ALTA/ACSM LAND TITLE SURVEY OF 6.117 ACRES (APPROXIMATELY 266,451 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, BEING ALL OF A 4 ACRE TRACT CONVEYED TO THOMAS WHITE IN A DEED DATED OCTOBER 30, 1917 AND RECORDED IN VOLUME 71, PAGE 69 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.



LINE TABLE				
NO.	BEARING	LENGTH	(DEG/00)	
L1	S28°58'32"E	55.83	(R4°30')	
L3	N04°39'58"E	86.92	(W1°15' 7400')	

CURVE TABLE				
NO.	DELTA	RADIUS	ARC	CHORD
C1	1°27'18"	5779.581	73.36'	146.71
C2	11°35'44"	5779.581	286.85'	1167.69'

SCALE: 1" = 50'  
GRAPHIC SCALE

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - TABOT TYPE 1 MONUMENT FOUND
  - ▲ CALCULATED POINT
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - ⊙ UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITIES
  - TRAFFIC SIGNAL POLE
  - SIGNAL BOX
  - TELEPHONE UTILITY
  - UNDERGROUND TELEPHONE MARKER
  - TELEPHONE MANHOLE
  - SIGN
  - MAILBOX
  - EDGE OF PAVEMENT
  - BARS WIRE FENCE
  - ( ) RECORD INFORMATION

THIS IS A SURFACE DRAWING.  
BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODESIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (NPUS) FOR CHAPARRAL CONTROL POINT "1420".  
1/2" REBAR WITH "CHAPARRAL" CAP SET  
SURFACE COORDINATES:  
N 10034104.28  
E 3248214.75  
TEXAS STATE PLANE COORDINATES:  
N 10035887.83  
E 3248175.88  
COMBINED SCALE FACTOR = 0.99995496 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00004504 (FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.5 THETA ANGLE: 1.3730"

#### TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
Chicago Title Insurance Company  
Independence Title Company

G.F. No. 11150238-COM (Effective Date: 6/14/12 Issued: 6/23/12)

The surveyor has relied upon the referenced Commitment for Title regarding assessments, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are warranted according to the commitment, followed by a surveyor's notes and/or observations.

Schedule "B" items contained therein and re-related below were considered:

100) Terms, Conditions, and Specifications in Oil, Gas and Mineral Lease:  
Recorded: Volume 111, page 485, Oil Lease Records, Bastrop County, Texas.  
Title to said interest has not been researched subsequent to the date of the above referenced instrument. — Subject to

101) Terms, Conditions, and Specifications in Oil, Gas and Mineral Lease:  
Recorded: Volume 100, page 480, Oil Lease Records, Bastrop County, Texas.  
Title to said interest has not been researched subsequent to the date of the above referenced instrument. — Subject to, as shown, maybe expired

102) Easements:  
Recorded: Volume 848, page 491, Official Records, Bastrop County, Texas.  
No Realistic Electric Cooperative, Inc.  
Purpose: electric distribution line and system — Subject to, but not type Check A facilities in document as shown

#### FLOOD-PLAN NOTE:

The tract shown herein lies within Zone "X" (area determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map No. 4802100110E, dated January 19, 2006, for Bastrop County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not mean that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

#### ALTA/ACSM SURVEY NOTES:

(Table A, Item 16)  
There was no observable evidence of earth moving work, building construction or building additions of time of ground survey.

(Table A, Item 18)  
There was no observable evidence of site use as a solid waste dump, pump or sanitary landfill at time of ground survey.

(Table A, Item 19)  
The surveyor found no record evidence of wetland areas affecting the subject tract at time survey. There was no observed evidence of wetland areas on the subject tract at time of ground survey.

#### GENERAL SURVEY NOTES:

PROPERTY ADDRESS: S.W. 94 & F.M. 1441, Bastrop, Texas 78602

#### ATTACHMENTS: Notes and Sound Description

#### SURVEYOR'S CERTIFICATE:

CERTIFIED TO:  
Heirs of Thomas White M.A. Thomas D. White, Sr. deceased and Lyda Ruth Dawson  
15 Ranch Road 1, P.O. Box 1000, Bastrop, Texas 78602  
Chicago Title Insurance Company  
Independence Title Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standards for Land Surveyors for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1-4, 6, 8, 11c, 12, 15, 18 and 19 of Table A thereof.

The field work was completed on 6/13/12.

4/25/12

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 9016  
joe@chaparral.com

PROJECT NO.  
828-001  
DRAWING NO.  
828-001-BASE  
PLOT DATE:  
6/23/12  
PLOT SCALE:  
1" = 50'  
DRAWN BY:  
JBE  
SHEET  
01 OF 01

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 MILES LANE  
AUSTIN, TEXAS 78744  
512-443-1724



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 9016  
joe@chaparral.com

TRUST HWY STA  
777+96.3  
30' RT  
N87°45'12"E 100.00'  
N20° HWY STA  
777+96.3  
50' LT



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**2.984 ACRES  
S.F. AUSTIN SURVEY, ABSTRACT 3  
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 2.984 ACRES (APPROXIMATELY 130,003 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS. 3, BASTROP COUNTY, TEXAS, CONSISTING OF:

TRACT 1: BEING ALL OF A 1.00 ACRE TRACT CONVEYED TO CHARLES C. COX IN A GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED IN VOLUME 1816, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

TRACT 2: BEING ALL OF A 1.98 ACRE TRACT CONVEYED TO CHARLES C. COX IN A GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED IN VOLUME 1816, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

SAID 2.984 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the southeast right-of-way line of County Road 36 – Phelan Road (no defined right-of-way width found), being the northernmost corner of the said 1.00 acre tract, being also the westernmost corner of a 1.000 acre tract described in Volume 578, Page 406 of the Deed Records of Bastrop County, Texas;

**THENCE** South 52°51'50" East with the northeast line of the said 1.00 acre tract and the southwest line of the said 1.000 acre tract, a distance of 250.61 feet to a 1/2" rebar found for the easternmost corner of the said 1.00 acre tract, being the southernmost corner of the said 1.000 acre tract, being also in the northwest line of a 154.20 acre tract described in Volume 191, Page 165 of the Deed Records of Bastrop County, Texas;

**THENCE** South 42°30'04" West with the southeast line of the said 1.00 acre tract and the northwest line of the said 154.20 acre tract, a distance of 192.35 feet to a 1/2" rebar found for the southernmost corner of the said 1.00 acre tract, being the easternmost corner of the said 1.98 acre tract;

**THENCE** South 42°36'28" West with the southeast line of the said 1.98 acre tract and the northwest line of the said 154.20 acre tract, a distance of 336.00 feet to a 1/2" rebar found for the northernmost corner of a 10.00 acre tract described in Volume 1534, Page 858 of the Deed Records of Bastrop County, Texas;



**THENCE** with the southeast line of the said 1.98 acre tract and the northwest line of the said 10.00 acre tract, the following three (3) courses and distances:

1. South 43°00'28" West, a distance of 145.46 feet to a 1/2" rebar found;
2. South 42°03'33" West, a distance of 150.19 feet to a 1/2" rebar found;
3. South 44°06'50" West, a distance of 203.73 feet to a 1/2" iron pipe found in the southeast right-of-way line of County Road 36 – Phelan Road, being the southernmost corner of the said 1.98 acre tract, from which a 1/2" rebar found in the southeast right-of-way line of County Road 36 – Phelan Road, being the westernmost corner of the said 10.00 acre tract, bears South 28°29'00" West, a distance of 49.98 feet;


**THENCE** North 28°55'39" East with the southeast right-of-way line of County Road 36 – Phelan Road and the northwest line of the said 1.98 acre tract, a distance of 839.56 feet to a 1/2" rebar found for the northernmost corner of the said 1.98 acre tract, being the westernmost corner of the said 1.00 acre tract;

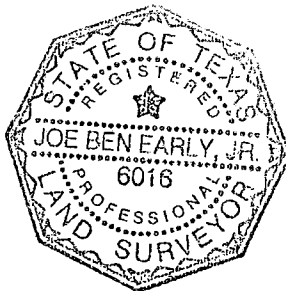
**THENCE** North 28°45'47" East with the southeast right-of-way line of County Road 36 – Phelan Road and the northwest line of the said 1.00 acre tract, a distance of 193.64 feet to the **POINT OF BEGINNING**, containing 2.984 acres of land, more or less.

Surveyed on the ground on April 25, 2012.

Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Survey Drawing 828-001-COX.

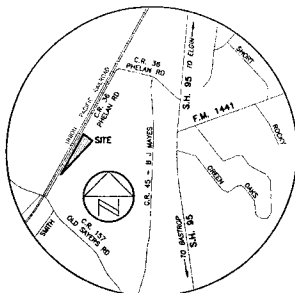
  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



A ALTA/ACSM LAND TITLE SURVEY OF 2 984 ACRES (APPROXIMATELY 130,003 SQ. FT.) IN THE S.F. AUSTIN SURVEY, ABS 3, BASTROP COUNTY, TEXAS, CONSISTING OF:

TRACT 1 BEING ALL OF A 1.00 ACRE TRACT CONVEYED TO CHARLES C. COX IN A GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED IN VOLUME 1816, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

TRACT 2: BEING ALL OF A 1.98 ACRE TRACT CONVEYED TO CHARLES C. COX IN A GENERAL WARRANTY DEED DATED FEBRUARY 29, 2008 AND RECORDED IN VOLUME 1816, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" IRON PIPE FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ⊖ WATER SPIGOT
- ⊙ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- CLEANKUT
- TELEPHONE DECK
- TELEPHONE UTILITY
- UNDERGROUND TELEPHONE MARKER
- SIGN
- MAILBOX
- EDGE OF PAVEMENT
- BARS WIRE FENCE
- ( ) RECORD INFORMATION

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R424".  
COTTON SPINDLE WITH WASHER  
SURFACE COORDINATES:  
N 10033785.89  
E 3244008.89  
TEXAS STATE PLANE COORDINATES:  
N 10033786.27  
E 3244014.14  
CONVERSION SCALE FACTOR = 0.999958486 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000041508 (FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
MAGNETIC ANGLE 1°33'09"



S F AUSTIN SURVEY  
ABS 3

KS HATCH FUND VS. L.P.  
TRACT ONE-D  
2.568,700 ACRES  
(2008/19028)

TOMMY GOSCH  
18300 ACRES  
(1334/858)

S F AUSTIN SURVEY  
ABS 3

#### TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Stewart Title Company

Independence Title Company

C.F. No. 1208951-COM Effective Date: 6/7/12 Issued: 6/15/12

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Some facts are omitted according to the commitment, followed by surveyor's notes and/or observations.

Schedule "M" items contained therein and re-listed below were considered:

1) Restrictive Covenants Deleted

150) Deed and title from R.G. Parsons, et al to Texas Power and Light Company, dated December 25, 1954, recorded in Volume 141, Page 311, Deed Records of Bastrop County, Texas.

#### FLOOD-PLAIN NOTE:

The tract shown herein lies within Zone "X" (area determined to be outside the 0.2% annual chance floodplain) as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map No. 480210212C, dated January 15, 2004, for Bastrop County, Texas and statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

#### ALTA/ACSM SURVEY NOTES:

(Table A, Item 16)

There was no observable evidence of earth moving work, building construction or building additions at time of ground survey.

(Table A, Item 18)

There was no observed evidence of site use as a solid waste dump, dump or sanitary landfill at time of ground survey.

(Table A, Item 19)

The surveyor found no recent evidence of wetland areas affecting the subject tract at time of survey. There was no observed evidence of wetland areas on the subject tract at time of ground survey.

#### GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 289 Pheasant RD Bastrop, TX 78002 (per SCAD)

ATTACHMENTS: Metes and Boundaries Description

#### SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Charles C. Cox  
KS Hatch Fund vs. L.P., a California limited partnership  
Stewart Title Company  
Independence Title Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13, 16, 18 and 19 of Table A thereof.

The field work was completed on 4/25/12

Joe Ben Carls, Jr.  
Date  
Registered Professional Land Surveyor  
State of Texas No. 6016  
joeb@chaparral.com



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-7244

PROJECT NO.  
528-001  
DRAWING NO.  
528-001-COM  
PLOT DATE  
6/18/12  
PLOT SCALE  
AS SHOWN  
DRAWN BY  
JBC  
01 SHEET  
01 OF 01