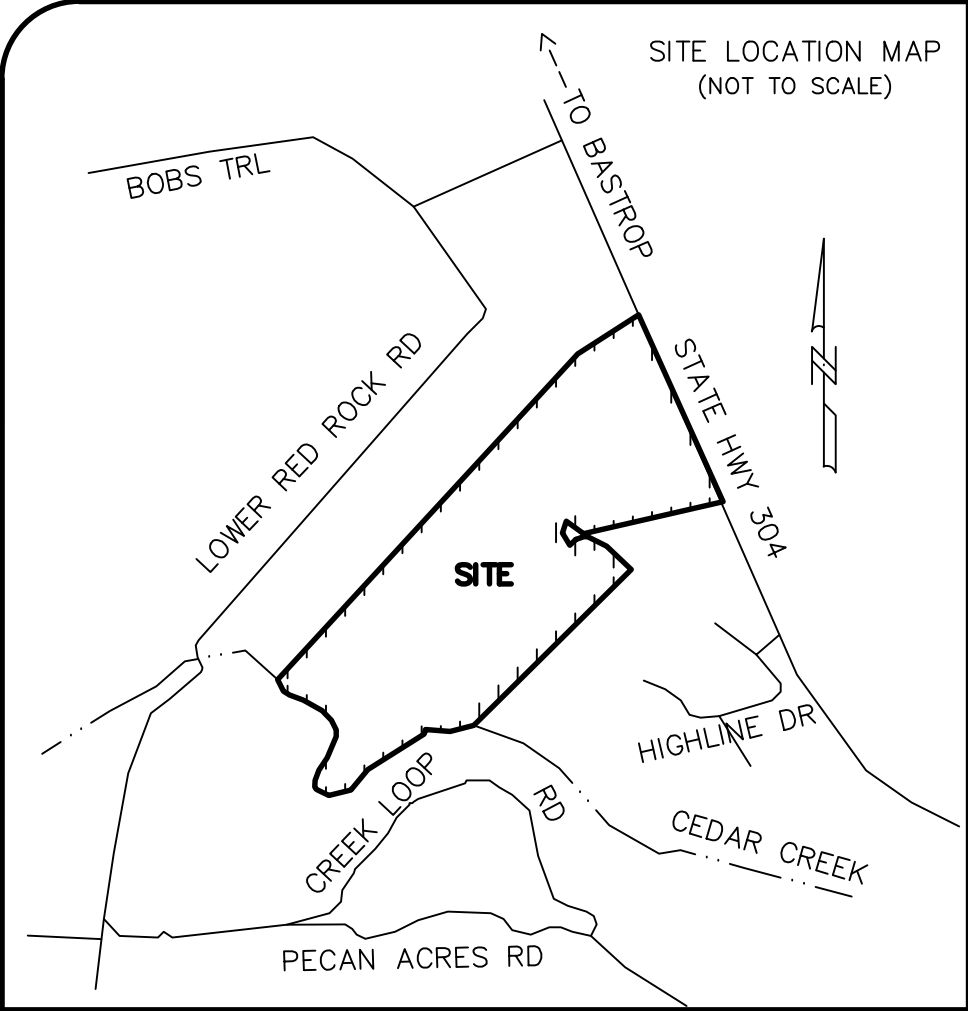




PARTITION OF:
303.570 ACRES, JAMES KNIGHT AND WALTER C. WHITE SURVEY,
ABSTRACT 42 AND THE WILSON T. LIGHTFOOT SURVEY,
ABSTRACT 44, BASTROP COUNTY, TEXAS

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- MONUMENT FOUND
- POWER POLE
- X— WIRE FENCE
- E— OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P.— EDGE OF PAVEMENT

NOTE: ALL ROADS ARE PRIVATE, NO COUNTY MATINANCE.
NOTE: IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NOTE: THIS PROPERTY IS SUBJECT TO:
—BLANKET TYPE PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY (127/189)
—BLANKET TYPE PIPELINE EASEMENT TO SHELL PIPELINE CORPORATION (135/198)
—BLANKET TYPE PIPELINE EASEMENT TO SHELL PIPELINE CORPORATION (85/553)
—BLANKET TYPE ACCESS EASEMENT FIRST NATIONAL BANK OF BASTROP TEXAS (1437/39)
—BLANKET TYPE PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY (127/92)
—WATERLINE EASEMENT 15' CENTERED ALONG THE PIPELINE AS INSTALLED TO
AQUA WATER SUPPLY INCORPORATED (399/16) (410/296)

EASEMENT(S):
—ROADWAY EASEMENT TO K. M. TRIGG (134/606)
—PIPELINE EASEMENT TO LO-VACA GATHERING COMPANY (163/256)
—ELECTRICAL EASEMENT TO LOWER COLORADO RIVER AUTHORITY (163/596)
—PIPELINE EASEMENT TO PHILIPS PIPELINE COMPANY (217/99)
—PIPELINE EASEMENT TO LO-VACA GATHERING COMPANY (187/556)
—ROADWAY EASEMENT TO KLEBER TRIGG (207/147)
DO NOT AFFECT THIS PROPERTY

HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83,
AVERAGE COMBINED SCALE FACTOR: 0.99999924149, SURFACE TO GRID VALUES; VERTICAL DATUM PER
NAVD83, FROM GPS OBSERVATION

FLOODPLAIN NOTE:
THIS PROPERTY IS WITHIN ZONE(S) X AND A AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD
AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP
(F.I.R.M.) PANEL NO. 48021C 0375 E DATED JANUARY 19, 2006
WARNING: THIS FLOOD NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE WHETHER OR
NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE
OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY. FURTHER, THE FLOOD HAZARD AREA DESIGNATED
HEREON IS HORIZONTALLY SCALED FROM THE REFERENCED F.I.R.M. PANEL. THE SURVEYOR MAKES NO
WARRANTY OF THE ACCURACY OF SAID F.I.R.M. PANEL OR THE INFORMATION DERIVED THEREFROM.

INDEPENDANCE TITLE COMPANY:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY
WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS
CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED
IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS
SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO.: 1702421-BAS

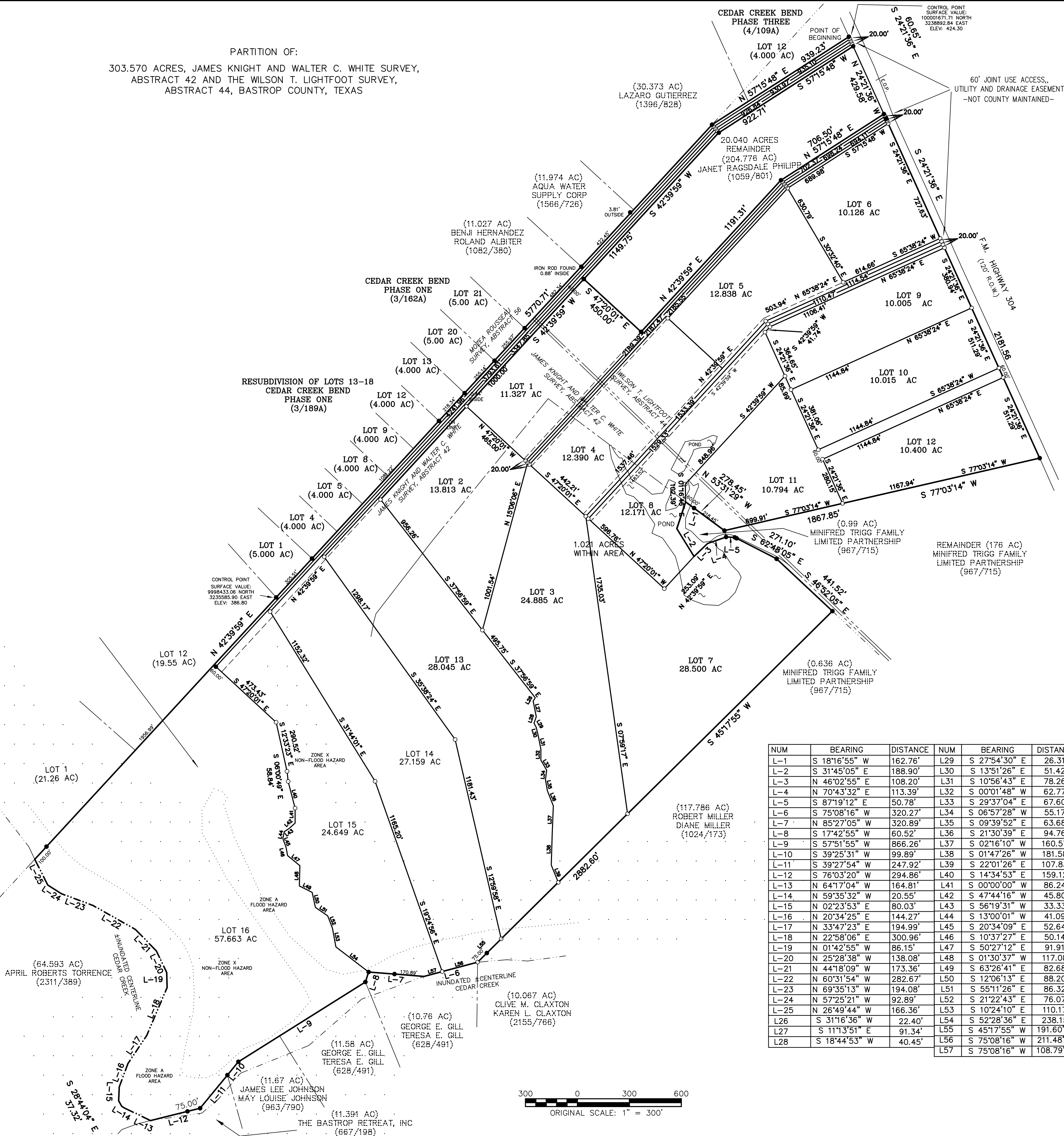
PREPARED BY:

C. RICHARD RALPH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4758
RICHARD RALPH PROFESSIONAL LAND SURVEYOR
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602



07/07/2017

DATE



OWNER:
VENTANA HILLS LTD.
303.570 ACRES
(201706190)

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L-1	S 18°16'55" W	162.76'	L29	S 27°54'30" E	26.31'
L-2	S 31°45'05" E	188.90'	L30	S 13°51'26" E	51.42'
L-3	N 46°02'55" E	108.20'	L31	S 10°56'43" E	78.26'
L-4	N 70°43'32" E	113.39'	L32	S 00°01'48" W	62.77'
L-5	S 87°19'12" E	50.78'	L33	S 29°37'04" E	67.60'
L-6	S 75°08'16" W	320.27'	L34	S 06°57'28" W	55.17'
L-7	N 85°27'05" W	320.89'	L35	S 09°39'52" E	63.68'
L-8	S 17°42'55" W	60.52'	L36	S 21°30'39" E	94.76'
L-9	S 57°51'55" W	866.26'	L37	S 02°16'10" W	160.57'
L-10	S 39°25'31" W	99.89'	L38	S 01°47'26" W	181.58'
L-11	S 39°27'54" W	247.92'	L39	S 22°01'26" E	107.83'
L-12	S 76°03'20" W	294.86'	L40	S 14°34'53" E	159.12'
L-13	N 64°17'04" W	164.81'	L41	S 00°00'00" W	86.24'
L-14	N 59°35'32" W	20.55'	L42	S 47°44'16" W	45.80'
L-15	N 02°23'53" E	80.03'	L43	S 56°19'31" W	33.33'
L-16	N 20°34'25" E	144.27'	L44	S 13°00'01" W	41.09'
L-17	N 33°47'23" E	194.99'	L45	S 20°34'09" E	52.64'
L-18	N 22°58'06" E	300.96'	L46	S 10°37'27" E	50.14'
L-19	N 01°42'55" W	86.15'	L47	S 50°27'12" E	91.91'
L-20	N 25°28'38" W	138.08'	L48	S 01°30'37" W	117.08'
L-21	N 44°18'09" W	173.36'	L49	S 63°26'41" E	82.68'
L-22	N 60°31'54" W	282.67'	L50	S 12°06'13" E	88.20'
L-23	N 69°35'13" W	194.08'	L51	S 55°11'26" E	86.32'
L-24	N 57°25'21" W	92.89'	L52	S 21°22'43" E	76.07'
L-25	N 26°49'44" W	166.36'	L53	S 10°24'10" E	110.17'
L26	S 31°16'36" W	22.40'	L54	S 52°28'36" E	238.15'
L27	S 11°13'51" E	91.34'	L55	S 45°17'55" W	191.60'
L28	S 18°44'53" W	40.45'	L56	S 75°08'16" W	211.48'
			L57	S 75°08'16" W	108.79'



DRAWN BY: PMH
CHECKED BY: CRR
DATE: 07/07/17
PROJECT: 160581SUB
F.B.: 149/54

CLAY MORGAN
303.570 ACRES, JAMES KNIGHT AND WALTER C. WHITE SURVEY,
ABSTRACT 42 AND THE WILSON T. LIGHTFOOT SURVEY,
ABSTRACT 44, BASTROP COUNTY, TEXAS

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