

**GENERAL NOTES:**

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00009318.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).

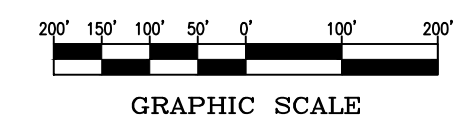
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

**LEGEND**

- ROCK STONE FOUND (OR AS NOTED)
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- 1/2-INCH REBAR WITH CAP STAMPED "LUCCHINI & MERTZ" FOUND (OR AS NOTED)
- 60D NAIL FOUND (OR AS NOTED)
- 1-INCH PIPE FOUND (OR AS NOTED)
- FENCE CORNER POST FOUND
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
- R.O.W.
- D.R.T.D.T.
- O.P.R.C.C.T.
- GAS MARKER
- GUY ANCHOR
- OVERHEAD ELECTRIC
- POWER POLE
- SIGN POST SIGN
- TELEPHONE PEDESTAL
- MAILBOX
- BARB WIRE FENCE
- HOG WIRE FENCE



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N31°28'51"W	22.14'
L2	N58°49'05"E	125.04'

**COMMITMENT FOR TITLE INSURANCE PROVIDED BY:**

TITLE RESOURCES GUARANTY COMPANY  
OF NO. 2302862-MCCB  
ISSUE DATE: JANUARY 11, 2024  
EFFECTIVE DATE: DECEMBER 21, 2023

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

**SCHEDULE B EXCEPTIONS:**

1. THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN VOLUME 428, PAGE 434.

10. a. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

b. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

c. RIGHTS OF PARTIES IN POSSESSION (OWNER'S POLICY ONLY). (NOT A SURVEY MATTER)

d. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, PURSUANT TO WRITTEN BUT UNRECORDED LEASES IN EFFECT AT DATE OF POLICY, WHICH LEASES DO NOT CONTAIN ANY RIGHTS OF PURCHASE OR RIGHTS OF FIRST REFUSAL. (NOT A SURVEY MATTER)

e. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTED HEREON)

f. INCLUSION WITHIN THE PLUM CREEK CONSERVATION DISTRICT. (NOTED HEREON)

g. INCLUSION WITHIN THE PLUM CREEK UNDERGROUND WATER DISTRICT. (NOTED HEREON)

h. EASEMENT GRANTED TO TEXAS PUBLIC UTILITIES COMPANY, DATED JULY 22, 1925, FILED SEPTEMBER 20, 1925, RECORDED IN VOLUME 105, PAGE 224, DEED RECORDS, CALDWELL COUNTY, TEXAS; AND AMENDED UNDER INSTRUMENT NO. 2023-004315, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, (SHOWN HEREON)

i. EASEMENT GRANTED TO HOUSTON PIPE LINE COMPANY, A TEXAS CORPORATION, DATED AUGUST 18, 1986, FILED SEPTEMBER 5, 1986, RECORDED IN VOLUME 510, PAGE 29, DEED RECORDS, CALDWELL COUNTY, TEXAS. (SHOWN HEREON)

j. EASEMENT GRANTED TO KOCH REFINING COMPANY, DATED JULY 23, 1989, FILED OCTOBER 16, 1989, RECORDED IN VOLUME 31, PAGE 734, DEED RECORDS, CALDWELL COUNTY, TEXAS. (EASEMENT BLANKET IN TYPE - NOT ABLE TO LOCATE BASED ON DESCRIPTION)

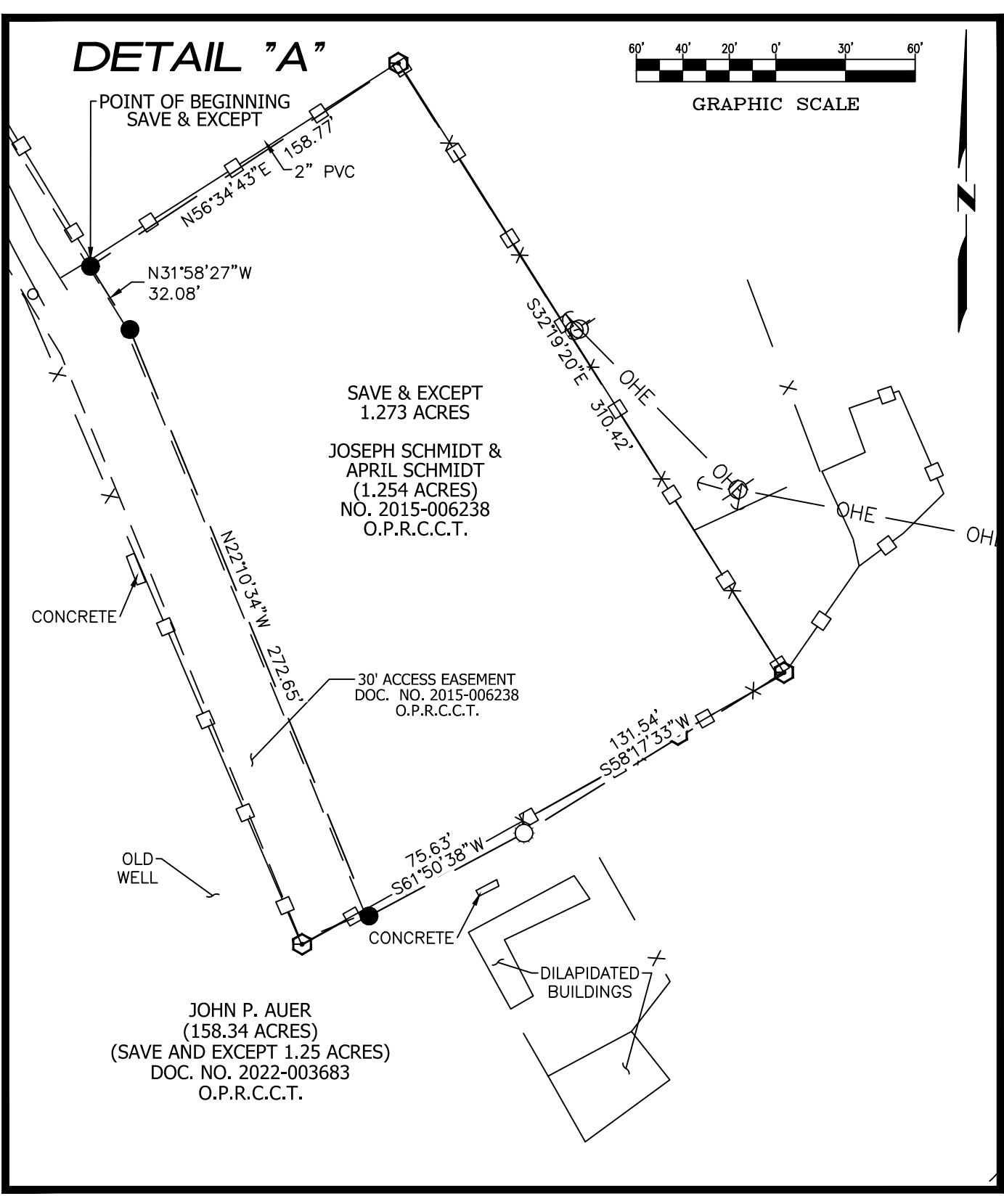
k. THIRTY FOOT (30') WIDE ACCESS EASEMENT AS DESCRIBED IN DEED DATED SEPTEMBER 10, 2015, FILED SEPTEMBER 11, 2015, RECORDED UNDER INSTRUMENT NO. 2015006238, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. (SHOWN HEREON)

l. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED NOVEMBER 10, 1945, W.K. SCOTT AND WIFE KATIE LEE SCOTT, AS LESSOR, AND CLYDE D. LANE, AS LESSEE, FILED JANUARY 19, 1946, RECORDED IN VOLUME 213, PAGE 527, DEED RECORDS, CALDWELL COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT A SURVEY MATTER)

m. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JANUARY 31, 1947, BY AND BETWEEN, W.K. SCOTT AND WIFE KATIE LEE SCOTT, AS LESSOR AND H.A. PAGENKOPF, AS LESSEE, FILED MAY 10, 1947 RECORDED IN VOLUME 219, PAGE 424, DEED RECORDS, CALDWELL COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT A SURVEY MATTER)

n. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED MAY 21, 1981 BY AND BETWEEN WILLIAM K. POWELL AND WIFE MAXINE POWELL, AS LESSOR, AND NORTHERN MICHIGAN EXPLORATION COMPANY AS LESSEE, FILED JULY 7, 1981, RECORDED IN VOLUME 428, PAGE 589, DEED RECORDS, CALDWELL COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT A SURVEY MATTER)

o. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED NOVEMBER 21, 2011, BY AND BETWEEN KATHLEEN P. AUER, A SINGLE WOMAN, AS LESSOR, AND SABINE RIVER ENERGY, LLC, AS LESSEE, FILED DECEMBER 14, 2011, RECORDED UNDER INSTRUMENT NO. 118951, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT A SURVEY MATTER)



**ALTA/NSPS TABLE A NOTES:**

ITEM 1. MONUMENTS FOUND OR SET AS SHOWN ON SURVEY

ITEM 2. NO ADDRESS WAS DISCLOSED OR OBSERVED AT THE TIME OF THE SURVEY.

ITEM 3. THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48055C0250E, DATED JUNE 19, 2012 AND MAP NO. 48055C0115E, DATED JUNE 19, 2012, BOTH FOR CALDWELL COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ITEM 4. THE AREA OF THE SUBJECT TRACT IS 156.89 ACRES.

ITEM 7a. DILAPIDATED BUILDINGS DIMENSION WERE NOT MEASURED AT THE TIME OF THE SURVEY.

ITEM 8. SUBSTANTIAL FEATURES OBSERVED ARE AS SHOWN ON THE SURVEY.

ITEM 9. NO CLEARLY IDENTIFIABLE PARKING SPACES EXIST ON THE SITE AT THE TIME OF THE SURVEY.

ITEM 10. NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN ON THE SURVEY.

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:**

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 06, 2024.

DATE OF PLAT OR MAP: \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FRANK W. FUNK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6803

01 OF 01 SHEET	PROJECT NAME: MWD LOCKHART 158	REVISIONS	<p align="center"><b>ALTA LAND TITLE SURVEY OF 156.89 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM HOUSE SURVEY, ABSTRACT NO. 15 AND THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2, BOTH IN CALDWELL COUNTY, TEXAS, BEING ALL OF A CALLED 158.34 ACRE TRACT, SAVE AN EXCEPT A 1.254 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2022-003683 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS</b></p>
	JOB NUMBER: 24-008	DATE: 03/22/2024	
	DRAWING FILE PATH: K:\2024\24008 - MWD LOCKHART 158\CAD\DWG\MWD LOCKHART 158 ALTA.DWG	SCALE: 1" = 200'	
	FIELDNOTE FILE PATH: K:\2024\24008 - MWD LOCKHART 158\DESCRIPTIONS		
DRAWING NAME: MWD LOCKHART 158 ALTA	CHECKED BY: FWF	TECH: JM	PARTY CHIEF: CD
			FIELDBOOK: 9/445

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
 TBPALS FIRM NO. 10001800  
 512-238-7901