

RONALD L. DOSSEY  
113.5 ACRES  
056/195

# CLAIBORNE LAWRENCE SURVEY

ABSTRACT NO. 189

## LEE COUNTY, TEXAS

SIXTEEN NINETY-SEVEN, LTD.  
264.3 ACRES  
791/538

LEE ELLEN FLIPPIN  
47.541 ACRES  
1123/001

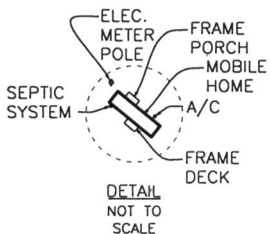
DOUGLAS SPACEK  
109 ACRES  
070/463

### 106.744 ACRES

BENIE LANGHORN  
80 ACRES

MRS. JENNIE KING, ET AL  
TO  
LOUIS MORGANSTERN  
112.5 ACRES (RESIDUE)  
MARCH 23, 1964  
VOL. 154, PG. 339

MARY E. SCHUMACHER  
25.52 ACRES  
572/581



#### LEGEND

- SP- SERVICE POWERLINE
- P- OVERHEAD POWERLINE
- X- BARB WIRE FENCE
- CONCRETE MONUMENT FOUND
- ◆ 20' POST OAK TREE FOUND
- 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

#### NOTE:

EXISTING PIPELINES HAVE NOT BEEN LOCATED AND ARE NOT SHOWN ON THIS PLAT. INTERESTED PARTIES ARE ENCOURAGED TO HAVE ALL UNDERGROUND UTILITIES MARKED BEFORE PERFORMING ANY EXCAVATION OR BUILDING ACTIVITIES.

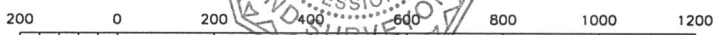
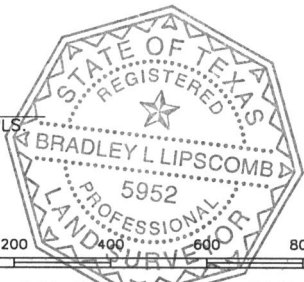
THE FOLLOWING EASEMENTS APPLY TO THIS TRACT BLANKET EASEMENTS AND GRANT THE RIGHT OF INGRESS & EGRESS:

- 1) MATADOR PIPELINE, INC. - 303/009
- 2) MATADOR PIPELINE, INC. - 320/424
- 3) PGP GAS PRODUCTS, INC. - 333/464

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN ZONE A OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48287C0300C, LEE COUNTY, TEXAS, DATED APRIL 15, 2014. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF SEPTEMBER, 2017.

BRADLEY L. LIPSCOMB, RPLS



SCALE: 1" = 400 FEET

PLOT DATE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



GF No.: LE-17-301

SURVEYING, INC. FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

### 106.744 ACRES

CLAIBORNE LAWRENCE SURVEY  
ABSTRACT NO. 189  
LEE COUNTY, TEXAS

Completion Date: 9/13/17	Drawn By: KH
Scale: 1"=400'	Surveyed by: MH/KW
Project No.: S17-130	Checked by: BL