

- ⊕ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ☀ LIGHT POLE
- ⊗ POWER POLE
- ▭ ELECTRIC TRANS. BOX
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ TELEPHONE PED
- CABLE BOX/PED
- ⊕ FLAG POLE
- ⊕ FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- ⊕ WATER METER
- ⊕ MANHOLE
- ⊕ METER POLE
- ⊕ SEPTIC

CALLLED 43.54 ACRES  
VOL. 349, PG. 869  
D.R.M.C., TX

CALLLED 9.557 ACRES  
VOL. 1727, PG. 306  
D.R.M.C., TX


**10.15 Gross Acres**  
9.88 Acres  
CALLLED 10.33 ACRES  
VOL. 384, PG. 170  
D.R.M.C., TX

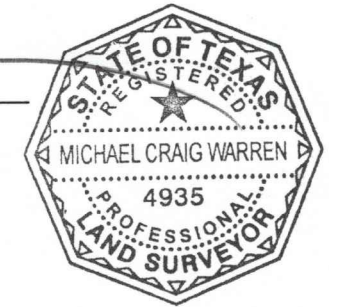
CALLLED 10.33 ACRES  
VOL. 1091, PG. 41  
D.R.M.C., TX

## SURVEY OF 10.15 ACRES CALLED 10.33 ACRES (TRACT 72)

LOCATED IN THE    A. GEE    SURVEY, ABSTRACT NO.    A-16     
 BASED ON THE    DEED    THEREOF RECORDED IN  
 VOLUME/CABINET    384    PAGE / SHEET    170    OF  
 THE    DEED    RECORDS    MADISON    COUNTY, TEXAS  
 REF:    JOHNSON    G. F.    2022020186    DATE:    MAR. 3, 2022   

TO COREY JOHNSON & TITLE RESOURCES GUARANTY COMPANY.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE  
 BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT  
 THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,  
 OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

  
 MICHAEL WARREN R.P.L.S. # 4935



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM TITLE RESOURCES GUARANTY COMPANY (G.F. No. 2022020186) DATED MARCH 2, 2022, FOR ALL THINGS OF RECORDS..
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 9) PROPERTY DESCRIBED IN SEPARATE METES AND BOUNDS DESCRIPTION
- 10) PROPERTY SUBJECT TO UNDESCRIBED RIGHT-OF-WAY EASEMENTS AS RECORDED IN VOLUME 5, PAGE 203; VOLUME 20, PAGE 199; VOLUME 104, PAGE 277; VOLUME 104, PAGE 350; & VOLUME 126, PAGE 569
- 11) PROPERTY SUBJECT TO UNLOCATABLE RIGHT-OF-WAY EASEMENTS AS RECORDED IN VOLUME 148, PAGE 454; VOLUME 182, PAGE 47; & VOLUME 233, PAGE 511
- 12) PROPERTY SUBJECT TO 80' BLANKET EASEMENT AROUND PIPELINES AS RECORDED IN VOLUME 205, PAGE 106
- 13) PROPERTY SUBJECT TO 20' BLANKET EASEMENT AROUND POWER LINES & POLES AND 10' OFF OF ROADS AS RECORDED IN VOLUME 310, PAGE 450
- 14) PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENTS AS RECORDED IN VOLUME 384, PAGE 105

N 07°07'39" E  
375.19'

S 83°11'53" E  
1124.77'

1/2" IRF @ 1090.31'

N 07°06'53" E  
365.17'

P.O.B.  
5/8" IRC "RPLS 4066"

S 83°42'29" E 1124.95'

5/8" IRS @ 1093.55'

CLARK ROAD  
(60' R.O.W.)

ENERGY TRANSFER PIPELINE  
AS LOCATED VIA PIN-FLAGS  
AND PIPELINE MARKERS ON PROPERTY

OVERHEAD ELEC

0.27 ACRES R.O.W.  
S 08°36'41" W 397.87' (DEED: 400.00)

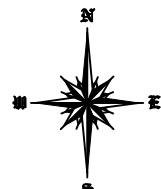
N 08°40'03" E 388.76' (DEED: 400.00')

1/2" IRF

N 83°14'37" W 1125.00'

1/2" IRF @ 24.02'

S 07°35'34" W  
399.93'



LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVTECH"	
3) D.R.M.C.TX= DEED RECORDS OF MADISON COUNTY TEXAS	
4) M.R.M.C.TX= MAP RECORDS OF MADISON COUNTY TEXAS	
5) BL= BUILDING LINE	
6) UE= UTILITY EASEMENT	
7) DE= DRAINAGE EASEMENT	

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