REBECCA PRUITT SURVEY
ABSTRACT No. 493

GULF, COLORADO & SANTA FE
RAILWAY COMPANY SURVEY
(G.C. & S.F. RAILROAD COMPANY SURVEY No. 27)
ABSTRACT No. 469

CALLED 32.83 ACRES
L.C.C.F. No. 2007007554

CALLED 10.0 ACRES
L.C.C.F. No. 2017003975

CALLED 30.0015 ACRES
L.C.C.F. No. 2012011336

CALLED 2.00 ACRES
L.C.C.F. No. 2010006611

COUNTY ROAD No. 622
EASTLAKE ROAD

APPROXIMATE SURVEY LINE

ROCK DRIVEWAY

FND. FENCE CORNER
S 79°52'E - 0.9'
FND. 5/8" I.R.
S 85°51'W - 7.1'

N 87°12'00" E 2636.43'
(CALLED N 89°59'04" E)

FND. 1" I.P.
CONTROL MON.
FND. 1/2" I.P. 2-1/2' TALL
N 43°27'W - 1.9'

FIRST TRACT
CALLED 50 ACRES
VOL. 1654, PG. 256 O.P.R.L.C.T.

S 01°54'02" E 386.66'
(CALLED S 01°36'26" W - 386.63')

POND

APPROXIMATE LOCATION OF PIPELINE

FIELD LOCATION OF PIPELINE

EXHIBIT D
CALLED 23.2969 ACRES
VOL. 731, PG. 103 D.R.L.C.T.

34.46 ACRES
CALLED 34.4678 ACRES
VOL. 1534, PG. 549 O.P.R.L.C.T.

(CALLED S 89°51'45" W - 1129.87')
S 87°04'08" W 1129.64'

FND. 1" I.P.

S 87°02'18" W 271.74'
(CALLED S 89°42'31" W - 271.81')

FND. 1" I.P.

FND. 1/2" I.P. (DIST.)
CONTROL MON.

1-STORY METAL BUILDING

(CALLED S 00°08'19" W - 321.85')
S 02°43'06" E 321.92'

ROCK DRIVEWAY

(CALLED S 00°24'46" W - 319.87')
S 02°20'56" E 320.16'

CALLED 1.9187 ACRES
VOL. 731, PG. 101 D.R.L.C.T.

GOV.

1-STORY FRAME BUILDING
COVERED

CONCRETE

126.7'

EXHIBIT B
CALLED 6.9864 ACRES
VOL. 731, PG. 103 D.R.L.C.T.

ROCK DRIVEWAY

FIRST TRACT
CALLED 2.0092 ACRES
VOL. 1534, PG. 549
O.P.R.L.C.T.

CALLED 2.45 ACRES
L.C.C.F. No. 2004005066

CALLED 2.0 ACRES
VOL. 1039, PG. 111 O.P.R.L.C.T.

VOL. 1169, PG. 281 O.P.R.L.C.T.

CALLED 1.49 ACRES
VOL. 1662, PG. 638 O.P.R.L.C.T.

CALLED 1.9371 ACRES
VOL. 1874, PG. 337 O.P.R.L.C.T.

FND. 1/2" I.P.

(CALLED N 89°52'01" W - 274.08')

FND. 1" I.P. (DIST.)

(CALLED S 89°05'00" E - 331.00')
N 87°17'19" E 328.91'

FND. 1-1/4" I.P.

S 87°24'35" W 273.80'

(CALLED N 89°52'01" W)
S 87°21'23" W 1098.26'

F.M. HIGHWAY No. 1960
120' R.O.W.

N 02°26'19" W 391.34'
(CALLED N 00°08'32" E - 391.34')

N 03°23'59" W 220.87'
(CALLED N 00°08'32" E)

(CALLED N 78°38'37" W - 127.44')

N 81°36'34" W 128.22'

P.O.B.
FND. BROKEN CONC. R.O.W. MONUMENT
CONTROL MON.
FND. CONC. R.O.W. MON.
S 87°46'W - 64.0'

FND. CONC. R.O.W. MON. (DIST.)
FND. 1/2" I.P. (DIST.)
N 87°21'23" E - 139.4'

APPROXIMATE SURVEY LINE

COUNTY ROAD No. 622

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.

3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

4) RESEARCH PROVIDED BY: STEWART TITLE COMPANY, G.F. No. 2018044469.

5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.

6) PROPERTY MAY BE SUBJECT TO MAGNOLIA PETROLEUM R.O.W. PER VOL. 122, PG. 469 D.R.L.C.T.

7) PROPERTY MAY BE SUBJECT TO G.S.U. EASEMENT PER VOL. 316, PG. 487 D.R.L.C.T.

8) PROPERTY MAY BE SUBJECT TO MOBIL PIPELINE PIPELINE R.O.W. PER VOL. 703, PG. 432 D.R.L.C.T.

9) PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY PER VOL. 642, PG. 431 D.R.L.C.T.

10) PROPERTY MAY BE SUBJECT TO TEXAS EXPRESS PIPELINE EASEMENT PER L.C.C.F. No. 2012006817.

11) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR OTHER PARTIES.

12) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.

13) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48291C0400C, DATED 5-2-2008.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SYMBOL LEGEND

- = POWER POLE
- = TELEPHONE BOX
- = ELECTRIC BOX
- = WATER WELL
- = PIPELINE SIGN
- = SEPTIC TANK
- = MONITOR WELL
- E = OVERHEAD ELECTRIC
- X = FENCE

50 0 50 100 150 200 250 300
SCALE: 1" = 100 FEET

SURVEY PREPARED FOR: BOILER SPECIALIST, LLC

DESCRIPTION OF PROPERTY: 8458 F.M. 1960, DAYTON, TX 77535
34.46 ACRES, BEING THE SAME CALLED 34.4678 ACRE TRACT AS RECORDED IN VOLUME 1534, PAGE 549 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS & SITUATED IN THE REBECCA PRUITT SURVEY, A-493, LIBERTY COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
LOUIS W. BERGMAN IV
5815
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, JULY 28, 2018.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815


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TBPLS Firm No. 10114800

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File Name: 18-271.dwg
Scale: 1" = 100' Date: 8-14-2018
Drawn by: FC Surveyed by: EE-DH