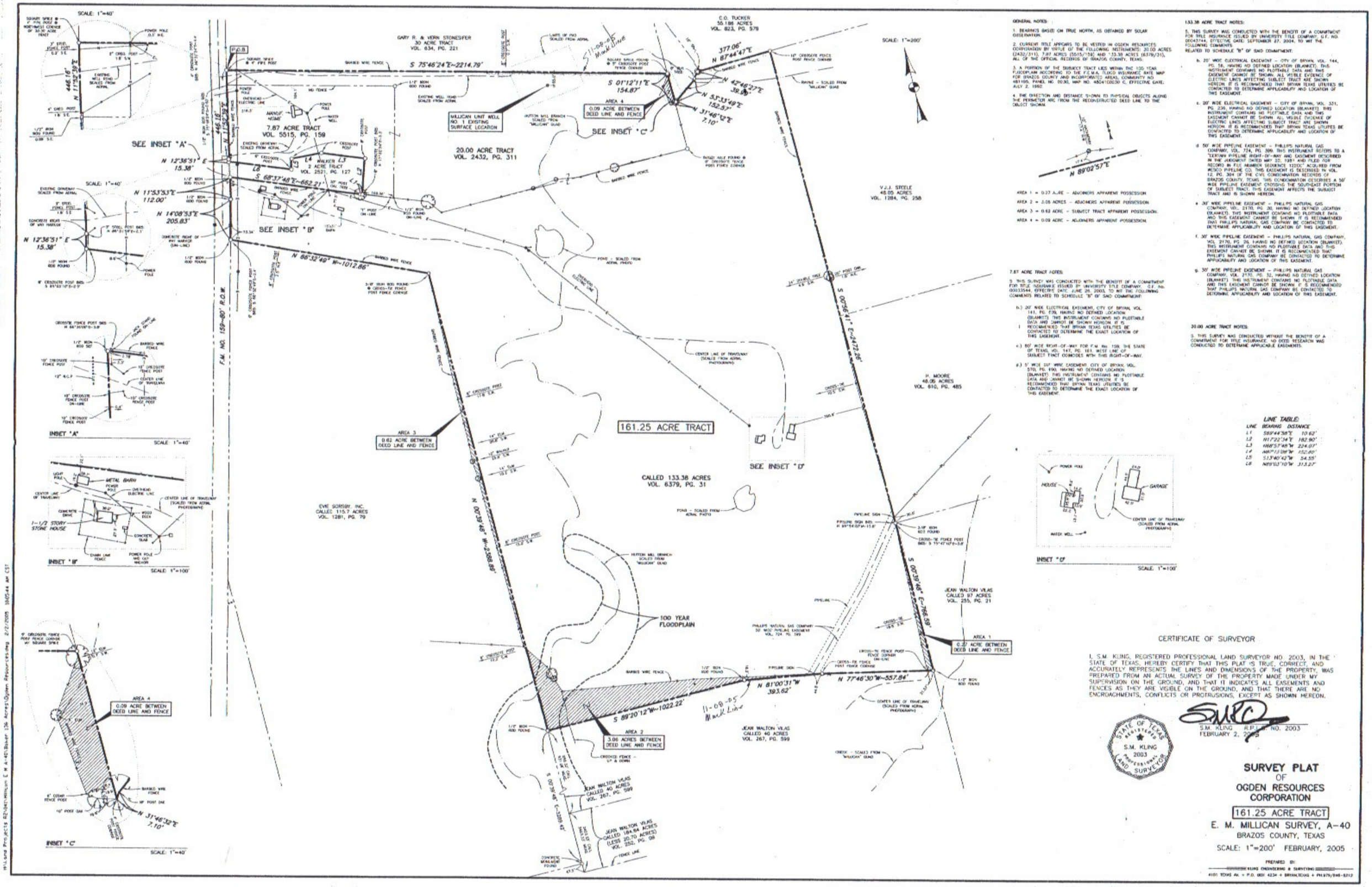
SCALE: 1"=200'
161.25 ACRE TRACT
CALLED 133.38 ACRES
VOL. 6379, PG. 31
GARY R. & VERN STONESIFER
30 ACRE TRACT
VOL. 634, PG. 221
7.87 ACRE TRACT
VOL 5515, PG. 159
20.00 ACRE TRACT
VOL. 2432, PG. 311
WALKER
2 ACRE TRACT
VOL. 2521, PG. 127
C.O. TUCKER
55.186 ACRES
VOL. 823, PG. 578
V.J. STEELE
46.05 ACRES
VOL. 1284, PG. 258
H. MOORE
48.05 ACRES
VOL. 610, PG. 485
EVIE SORSBY, INC.
CALLED 115.7 ACRES
VOL. 1281, PG. 79
JEAN WALTON VILAS
CALLED 97 ACRES
VOL. 255, PG. 21
JEAN WALTON VILAS
CALLED 40 ACRES
VOL. 267, PG. 599
JEAN WALTON VILAS
CALLED 184.84 ACRES
(LESS 20.70 ACRES)
VOL. 252, PG. 08
F.M. NO. 159-80' R.O.W.
100 YEAR FLOODPLAIN
MILLICAN UNIT WELL NO. 1 EXISTING SURFACE LOCATION
AREA 1
0.27 ACRE BETWEEN DEED LINE AND FENCE
AREA 2
3.06 ACRES BETWEEN DEED LINE AND FENCE
AREA 3
0.62 ACRE BETWEEN DEED LINE AND FENCE
AREA 4
0.09 ACRE BETWEEN DEED LINE AND FENCE
SEE INSET "A"
SEE INSET "B"
SEE INSET "C"
SEE INSET "D"
INSET "A"
INSET "B"
INSET "C"
INSET "D"
S 75°46'24"E~2214.79'
S 01°12'11"E
154.87'
N 87°44'47"E
377.06'
N 42°46'27"E
39.88'
N 53°33'49"E
152.57'
N 31°46'32"E
7.10'
N 12°36'51" E
15.38'
N 11°53'53"E
112.00'
N 14°08'53"E
205.83'
S 68°37'48"E~662.21'
N 86°32'49" W~1012.86'
N 00°39'48" W~2588.89'
S 00°56'41" E~2472.26'
S 00°39'48" E~765.59'
S 89°20'12"W~1022.22'
N 81°00'31"W
393.62'
N 77°46'30"W~557.84'
S 00°39'48" E~2588.42'
11-09-05 Mark Line
GENERAL NOTES:
1. BEARINGS BASED ON TRUE NORTH, AS OBTAINED BY SOLAR OBSERVATION.
2. CURRENT TITLE APPEARS TO BE VESTED IN OGDEN RESOURCES CORPORATION BY VIRTUE OF THE FOLLOWING INSTRUMENTS: 20.00 ACRES (2432/311), 7.87 ACRES (5515/159) AND 133.38 ACRES (6379/31), ALL OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0030, MAP NO. 48041C0030 C, EFFECTIVE DATE: JULY 2, 1992.
4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
AREA 1 = 0.27 ACRE – ADJOINERS APPARENT POSSESSION
AREA 2 = 3.06 ACRES – ADJOINERS APPARENT POSSESSION
AREA 3 = 0.62 ACRE – SUBJECT TRACT APPARENT POSSESSION.
AREA 4 = 0.09 ACRE – ADJOINERS APPARENT POSSESSION.
7.87 ACRE TRACT NOTES:
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, G.F. No. 00033544, EFFECTIVE DATE: JUNE 26, 2003, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
b.) 20' WIDE ELECTRICAL EASEMENT, CITY OF BRYAN, VOL. 141, PG. 539, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND CANNOT BE SHOWN HEREON. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
c.) 80' WIDE RIGHT-OF-WAY FOR F.M. No. 159, THE STATE OF TEXAS, VOL. 147, PG. 161, WEST LINE OF SUBJECT TRACT COINCIDES WITH THIS RIGHT-OF-WAY.
d.) 5' WIDE GUY WIRE EASEMENT, CITY OF BRYAN, VOL. 570, PG. 690, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND CANNOT BE SHOWN HEREON. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
133.38 ACRE TRACT NOTES:
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, G.F. NO. 00043744, EFFECTIVE DATE: SEPTEMBER 27, 2004, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
b. 20' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN, VOL. 144, PG. 56, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. ALL VISIBLE EVIDENCE OF ELECTRIC LINES AFFECTING SUBJECT TRACT ARE SHOWN HEREON. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT.
c. 20' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN, VOL. 331, PG. 236, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. ALL VISIBLE EVIDENCE OF ELECTRIC LINES AFFECTING SUBJECT TRACT ARE SHOWN HEREON. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT.
d. 50' WIDE PIPELINE EASEMENT – PHILLIPS NATURAL GAS COMPANY, VOL. 724, PG. 599. THIS INSTRUMENT REFERS TO A "CERTAIN PIPELINE RIGHT-OF-WAY AND EASEMENT DESCRIBED IN THE JUDGMENT DATED MAY 22, 1951 AND FILED FOR RECORD IN FILE NUMBER SEQUENCE 12200" ACQUIRED FROM MISCO PIPELINE CO. THIS EASEMENT IS DESCRIBED IN VOL. 12, PG. 304 OF THE CIVIL CONDEMNATION RECORDS OF BRAZOS COUNTY, TEXAS. THIS CONDEMNATION DESCRIBES A 50' WIDE PIPELINE EASEMENT CROSSING THE SOUTHEAST PORTION OF SUBJECT TRACT. THIS EASEMENT AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
e. 30' WIDE PIPELINE EASEMENT – PHILLIPS NATURAL GAS COMPANY, VOL. 2170, PG. 20, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT PHILLIPS NATURAL GAS COMPANY BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT.
f. 30' WIDE PIPELINE EASEMENT – PHILLIPS NATURAL GAS COMPANY, VOL. 2170, PG. 26, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT PHILLIPS NATURAL GAS COMPANY BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT.
g. 30' WIDE PIPELINE EASEMENT – PHILLIPS NATURAL GAS COMPANY, VOL. 2170, PG. 32, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT PHILLIPS NATURAL GAS COMPANY BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT.
20.00 ACRE TRACT NOTES:
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
LINE TABLE:
LINE BEARING DISTANCE
L1 S89°44'38"E 10.62'
L2 N17°22'34"E 182.90'
L3 N68°57'48"W 224.07'
L4 N87°13'38"W 152.60'
L5 S13°40'42"W 54.35'
L6 N89°52'10"W 313.27'
CERTIFICATE OF SURVEYOR
I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.
STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR
S.M. KLING R.P.L.S. NO. 2003
FEBRUARY 2, 2005
SURVEY PLAT
OF
OGDEN RESOURCES CORPORATION
161.25 ACRE TRACT
E. M. MILLICAN SURVEY, A-40
BRAZOS COUNTY, TEXAS
SCALE: 1"=200' FEBRUARY, 2005
PREPARED BY:
KLING CONSULTING & SURVEYING
4101 TEXAS AV. • P.O. BOX 4234 • BRYAN,TEXAS • PH.979/846-5212