

SURVEYOR'S NOTES:

- (1) BEARINGS, DISTANCE, AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM - CENTRAL ZONE, NAD83; SCALE FACTOR: 0.99990328.
- (2) METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.
- (3) LOCATION OF PIPELINES SHOWN HEREON ARE BASED ON PASSIVE LOCATION TECHNIQUES (ELECTRONIC LOCATING, SIGNAGE, ETC.). ACTUAL LOCATION IS NOT GUARANTEED BY UNDERSIGNED SURVEYOR AND ONE CALL SERVICE SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION.
- (4) TITLE COMMITMENT OF No. 17-020; EFFECTIVE DATE: JANUARY 24, 2017.
- (5) EASEMENT CONVEYED TO JOHN SEALY, et al in VOLUME 58, PAGE 40 IN DEED RECORDS OF LEON COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THIS PROPERTY.
- (6) EASEMENT CONVEYED TO MAGNOLIA PETROLEUM Co., INC in VOLUME 86, PAGE 139 IN DEED RECORDS OF LEON COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THIS PROPERTY.
- (7) EASEMENT CONVEYED TO MAGNOLIA PIPELINE Co. in VOLUME 86, PAGE 150 IN DEED RECORDS OF LEON COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THIS PROPERTY.
- (8) RIGHT OF WAY EASEMENT CONVEYED TO DELHI GAS PIPELINE CORP. IN VOLUME 558, PAGE 132 IN DEED RECORDS OF LEON COUNTY, TEXAS - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (9) DISPOSAL SITE AGREEMENT CONVEYED TO CITIES SERVICE OIL AND GAS CORPORATION IN VOLUME 558, PAGE 128 IN OFFICIAL RECORDS OF LEON COUNTY, TEXAS DOES AFFECT THIS PROPERTY - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (10) SURFACE EASEMENT CONVEYED TO DELHI GAS PIPELINE CORP IN VOLUME 910, PAGE 135, VOLUME 910, PAGE 137, VOLUME 910, PAGE 139, & VOLUME 941, PAGE 51 IN OFFICIAL RECORDS OF LEON COUNTY, TEXAS DOES AFFECT THIS PROPERTY - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- (11) THE FOLLOWING EASEMENTS ITEMIZED IN AFOREMENTIONED TITLE COMMITMENT DO NOT AFFECT THIS PROPERTY:
 - k) ENSERCH CORPORATION - VOLUME 731, PAGE 425, OFFICIAL RECORDS LEON COUNTY, TEXAS.
 - x) ENSERCH PIPELINES (EAST TEXAS) LP - VOLUME 1205, PAGES 154, 161, 168, 170, OFFICIAL RECORDS OF LEON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 67°51'08" W	505.19'
L2	S 57°00'55" W	218.18'
L3	S 87°38'21" E	363.40'
L4	S 68°23'04" W	187.24'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CI	2814.79'	183.27'	S 69°57'41" W	183.84'
CE	904.93'	320.23'	S 77°57'58" W	318.56'

W BURLISON SURVEY
ABSTRACT No. 142

J MYERS SURVEY
ABSTRACT No. 342

89 ACRES
ROBERT W. & BRADY D.A. WALKER
VOLUME 1000, PAGE 313
O.R.L.C.

M. WOOD SURVEY
ABSTRACT No. 944

84.81 ACRES
HAROLD WILLIAM ROGGS, JR
VOLUME 1630, PAGE 774
O.R.L.C.

W. BURDICK SURVEY
ABSTRACT No. 1399

84.3 ACRES
BILLY L. DUBOIS & WILSON E. DUBOIS
VOLUME 2811, PAGE 348
O.R.L.C.

GELLIS SURVEY
ABSTRACT No. 1015
BILLY L. DUBOIS & WILSON E. DUBOIS
VOLUME 2811, PAGE 348
O.R.L.C.

30' PIPELINE EASEMENT
MARATHON OIL COMPANY
VOLUME 998, PAGE 368
VOLUME 998, PAGE 362
VOLUME 998, PAGE 358
VOLUME 998, PAGE 354
O.R.L.C.

50' PIPELINE EASEMENT
TEXAS UTILITIES FUEL COMPANY
VOLUME 532, PAGE 816
O.R.L.C.

170.345 ACRES
(7,420,210 SQ. FT.)

33' PIPELINE EASEMENT
CITIES SERVICE COMPANY
VOLUME 538, PAGE 61
O.R.L.C.

680.8 ACRES
SAND HILL PINE PLANTATION, LC
VOLUME 832, PAGE 885
O.R.L.C.

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

NATURAL GAS PIPELINE

SCALE: 1 INCH = 20 FEET
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED ON THE GROUND, FEBRUARY 16, 2017.

JORDAN R. GARRETT
R.P.L.S. NO. 6154



- LEGEND**
- △ POINT FOR CORNER
 - FND. 2" IRON BAR
 - FND. 1/2" IRON ROD
 - CONCRETE MONUMENT
 - FND. 3/4" IRON ROD
 - POWER POLE
 - GUY WIRE
 - WIRE FENCE
 - OVERHEAD ELECTRIC
 - PIPELINE
 - EASEMENT EXTENT

PLAT OF:
170.345 ACRES
BEING THE SAME TRACT CONVEYED TO SANDRA J. WALLOCH, et al in VOLUME 894, PAGE 881 IN OFFICIAL RECORDS OF LEON COUNTY, TEXAS; SITUATED IN THE JOHN MYERS SURVEY, ABSTRACT No. 542 IN LEON COUNTY, TEXAS.

BOUNDARY SURVEY FOR:
C. DAVID RHODES

285 COUNTRY ROAD 178
LEANDER, TX 76641
(817) 4-JACKED (0)
(860) 486-8535 (F)

JAG
GEOMATICS
INCORPORATED

WWW.JAGGEO.COM
REQUEST@JAGGEO.COM
TBP.LS FIRM No. 16170100

File Name: 170202.dwg Completion Date: 02/22/17
Scale: 1" = 400' Surveyed by: DN/AC
Drawn by: JQ Job No.: 170202