LINE	BEARING	DISTANCE
L1	N 58°08'44" E	307.92'
L2	S 58°08'44" W	307.92'
L3	S 58°08'09" W	2090.21'

0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

- PIPELINE
- WIRE FENCE
- TOP OF BANK
- FLOW LINE
- EDGE OF WATER
- SET SURVEY MONUMENT
- FND SURVEY MONUMENT
- FIBER OPTIC MARKER (FM)
- TELEPHONE PEDESTAL (TP)
- PIPELINE MARKER

EPHRAIM GOSS SURVEY
ABSTRACT No. 346

SET ½" I.R. W/TPS CAP

L1

SET ½" I.R. W/TPS CAP

92.3'

156.0'

77.4'

N 32°08'14" W 1702.80'

S 32°08'14" E 1702.80'

REMAINDER OF MARK L. MORRIS AND L. RACHELLE MORRIS CALLED 121.240 ACRES VOL. 1226, PG. 188 O.P.R.H.C.T.

FND ½" I.R.

N 32°08'14" W 2493.32'

REMAINDER OF MARK L. MORRIS AND L. RACHELLE MORRIS CALLED 121.240 ACRES VOL. 1226, PG. 188 O.P.R.H.C.T.

TRACT 4
12.037 ACRES

PORTION OF MARK L. MORRIS AND L. RACHELLE MORRIS CALLED 121.240 ACRES VOL. 1226, PG. 188 O.P.R.H.C.T.

MAGELLAN PIPELINE (PER TXRRC GIS)

CHARLES C. HAMILTON AND MARY B. HAMILTON CALLED 103.93 ACRES VOL. 1914, PG. 118 O.P.R.H.C.T.

SET ½" I.R. W/TPS CAP @ 1672.80'

30' B.L. / U.E.

25.7'

FM

SET MAG NAIL

SET ½" I.R. W/TPS CAP @ 30.00'

TP

FM

L2

POB
SET MAG NAIL
N:10687418.51
E:3318251.14

S 58°08'44" W 675.45'

COUNTY ROAD 3137
(GRAVEL)

L3

POC
FND ½" I.R.

FND ⅝" I.R.

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS.

1. R.O.W. TO HILL COUNTY ELECTRIC COOPERATIVE, INC PER VOL. 294, PG. 415, D.R.H.C.T.
2. EASEMENT TO TEXAS POWER AND LIGHT PER VOL. 336, PG. 432, D.R.H.C.T.
3. EASEMENT TO TEXAS PIPELINE COMPANY PER VOL. 336, PG. 537, D.R.H.C.T.
4. EASEMENT TO CHATT WATER SUPPLY PER VOL. 483, PG. 262, D.R.H.C.T.

BOUNDARY SURVEY

BEING A 12.037 ACRE TRACT SITUATED IN THE EPHRAIM GOSS SURVEY, ABSTRACT NUMBER 346, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 121.240 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARK L. MORRIS AND L. RACHELLE MORRIS, RECORDED IN VOLUME 1226, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 12.037 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	23595_TR4
DATE	03-04-2022
DRAWN BY	AF
CHECKED BY	-
FIELD CREW	JW
REVISION 1	__-__-____
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX
77303 PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C0425D HAVING AN EFFECTIVE DATE OF 12/20/2019.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER ..... DRISCOLL HOLDOINGS, LLC AND/OR ASSIGNS
ADDRESS ..... COUNTY RD 3137, HILLSBORO, TX, 76645
SURVEY ..... EPHRAIM GOSS, A - 346
AREA ..... 12.037 ACRES
COUNTY ..... HILL

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS · REGISTERED · THOMAS A. McINTYRE 6921 PROFESSIONAL LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921