

T. E. & L. CO. SURVEY NO. 1713
ABSTRACT NO. 488

T. E. & L. CO. SURVEY NO. 879
ABSTRACT NO. 455

JOE R. SINGLETON
315 ACRES
V. 444, P. 307

T. E. & L. CO. SURVEY NO. 878
ABSTRACT NO. 454

CYPRESS MESA, LLC
322.333 ACRES
V. 2207, P. 353

BOUNDARY LINE AGREEMENT
V. 2207, P. 347

T. E. & L. CO. SURVEY NO. 877
ABSTRACT NO. 453

T. E. & L. CO. SURVEY NO. 1702
ABSTRACT NO. 477

T. E. & L. CO. SURVEY NO. 864
ABSTRACT NO. 440

T. E. & L. CO. SURVEY NO. 865
ABSTRACT NO. 441

MELISSA WHARTON HICKMAN
240 ACRES (1/3 INTEREST)
V. 1415, P. 850

J. WHARTON ESTATE
968.914 ACRES
V. 819, P. 285

MELISSA WHARTON-HICKMAN
V. 108, P. 24 PROBATE RECORDS
V. 108, P. 84 PROBATE RECORDS

977.785 ACRES

M.W. HICKMAN
588.055 ACRES
V. 1129, P. 539

T. E. & L. CO. SURVEY NO. 1765
ABSTRACT NO. 540

T. E. & L. CO. SURVEY NO. 1800
ABSTRACT NO. 598

SOUTH
302.81'

(818.072 ACRES)

WEST 4255.55'

T. E. & L. CO. SURVEY NO. 2501
ABSTRACT NO. 597

T. E. & L. CO. SURVEY NO. 2502
ABSTRACT NO. 599

NOTE: EASEMENTS ADDRESSED ARE THOSE PROVIDED BY ELLIOTT AND WALDRON ABSTRACT COMPANY - GF-200551, DATED AUGUST 2, 2020

- SUBJECT TO:
- BOUNDARY LINE AGREEMENT VOL. 2207, PG. 347 (SHOWN ON PLAT)
 - SINCLAIR PIPE LINE CO. VOL. 114, PG. 34 (SHOWN ON PLAT)
 - TEXAS POWER & LIGHT CO. VOL. 247, PG. 467 (NO VISIBLE SIGNS)
 - BRAZOS ELECTRIC POWER COOP, INC VOL. 285, PG. 330 (SHOWN ON PLAT)
 - LONE STAR GAS CO. VOL. 304, PG. 236 (NO DESCRIPTION), VOL. 304, PG. 242 (NO DESCRIPTION), VOL. 304, PG. 244 (NO DESCRIPTION), VOL. 304, PG. 265 (NO DESCRIPTION - SHOWN ON PLAT), VOL. 304, PG. 267 (NO DESCRIPTION), VOL. 304, PG. 269 (NO DESCRIPTION), VOL. 329, PG. 474 (NO DESCRIPTION) & VOL. 399, PG. 289 (NO DESCRIPTION)
 - NORTH CEN-TEX GAS CO VOL. 476, PG. 959 (NO DESCRIPTION), VOL. 476, PG. 961 (NO DESCRIPTION), VOL. 476, PG. 967 (NO DESCRIPTION, SHOWN ON PLAT)
 - ENSERCH CORPORATION VOL. 483, PG. 527 (NO DESCRIPTION)
 - GULF ENERGY PRODUCING CO VOL. 550, PG. 744 (SHOWN ON PLAT), VOL. 553, PG. 452 (SHOWN ON PLAT), VOL. 553, PG. 455 (SHOWN ON PLAT), VOL. 553, PG. 458 (SHOWN ON PLAT)
 - INTRASTATE GATHERING CORP VOL. 641, PG. 670 (SHOWN ON PLAT)
 - PECAN PIPELINE CO VOL. 1532, PG. 136 (SHOWN ON PLAT)
 - TARGA MIDSTREAM SERVICES, LLC VOL. 2038, PG. 697 (SHOWN ON PLAT), VOL. 2062, PG. 165 (SHOWN ON PLAT), VOL. 2062, PG. 169 (NO SIGNS OF PIPELINE), VOL. 2062, PG. 173 (NO SIGNS OF PIPELINE), VOL. 2062, PG. 177 (SHOWN ON PLAT), VOL. 2080, PG. 19 (SHOWN ON PLAT)
 - DO NOT AFFECT
 - TEXAS POWER & LIGHT CO - VOL. 626, PG. 934
 - ERATH COUNTY ELECTRIC COOPERATIVE ASSOC VOL. 705, PG. 302

PLAT OF SURVEY AND IMPROVEMENTS

OF A 977.785 ACRES TRACT OF LAND OUT OF T. E. & L. CO. SURVEY NO. 865, ABSTRACT NO. 441, T. E. & L. CO. SURVEY NO. 2501, ABSTRACT NO. 597, T. E. & L. CO. SURVEY NO. 1800, ABSTRACT NO. 598, T. E. & L. CO. SURVEY NO. 864, ABSTRACT NO. 440, T. E. & L. CO. SURVEY NO. 866, ABSTRACT NO. 442 AND T. E. & L. CO. SURVEY NO. 2502, ABSTRACT NO. 599, ALL IN PALO PINTO COUNTY, TEXAS

SURVEYED ON THE GROUND: AUGUST 11, 2020

Michael Price
MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN20592 20592A.dwg FN200817



LINE	BEARING	DISTANCE
L1	S 05°41'34" E	855.97'
L2	S 02°01'45" W	380.07'
L3	S 01°45'31" E	209.75'

ABSTRACT NO.	ACRES
441	323.512
440	321.071
598	176.137
597	152.393
599	3.621
442	1.051

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48363C0200F, DATED AUGUST 5, 2019

NOTE: NOT ALL INTERIOR FENCES AND PIPELINES MAY BE SHOWN

