



SYMBOL LEGEND

- |— PIPELINE
- x-x- WIRE FENCE
- v— TOP OF BANK
- - - FLOW LINE
- ▲- EDGE OF WATER
- SET SURVEY MONUMENT
- FND SURVEY MONUMENT
- ⊙ FIBER OPTIC MARKER (FM)
- ⊞ TELEPHONE PEDESTAL (TP)
- ⊠ PIPELINE MARKER

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 G.F. NO. H2220252DD
 EFFECTIVE DATE: MARCH 1, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

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 121.120 acre tract situated in the Ephraim Goss Survey, Abstract Number 346, Hill County, Texas, being all that same called 121.240 acre tract described in instrument to Mark L. Morris and Rachelle Morris, recorded in Volume 1226, Page 188 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 121.120 acre tract being more particularly described by attached metes and bounds description.

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 11/20/2019.

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.

PROJECT NUMBER	23595
DATE	03-04-2022
DRAWN BY	AF
CHECKED BY	DVB / MJW
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

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

PURCHASER.....DRISCOLL HOLDINGS, LLC AND/OR ASSIGNS
 ADDRESS.....COUNTY RD 3137, HILLSBORO, TX, 76645
 SURVEY.....EPHRAIM GOSS, A - 346
 AREA.....121.120 ACRES
 COUNTY.....HILL

WILLIAM E. BUXKEMPER AND
 DEBORAH BUXKEMPER
 CALLED 36.25 ACRES
 VOL. 1531, PG. 721
 O.P.R.H.C.T.

JACKSON L. GUTIERREZ AND
 LADONNA K. GUTIERREZ
 CALLED 143.192 ACRES
 VOL. 2073, PG. 667
 O.P.R.H.C.T.

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

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

JAMES C. BRYANT, JR.
 CALLED 635.85 ACRES
 VOL. 1066, PG. 694
 O.P.R.H.C.T.

FND 1/2" I.R.
 @ 20.80'

POB
 FND 60D NAIL
 N:10690281.135
 E:3318174.777

FND 1/2" I.R.
 @ 2446.93'

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.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

