LEGEND

CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
O.E.L. = OVERHEAD ELECTRIC LINE
E.M. = ELECTRIC METER
P.P. = POWER POLE
W.M. = WATER METER
T.P. = TELEPHONE PEDESTAL
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS,
JOHNSON COUNTY, TEXAS
= GRAVEL
= CONCRETE
—X——X— = BARBED WIRE FENCE
= CHAIN LINK FENCE
= SHOWS LINE HAS BEEN SHORTENED
FOR SKETCH PURPOSES
RPLS = REGISTERED PROFESSIONAL
LAND SURVEYOR
POB = POINT OF BEGINNING

BUFFALO CREEK SURVEYOR
ON THE SQUARE IN RIO VISTA

109 E. Depot St.
P.O. Box 626
Rio Vista, TX 76093
Phone 817-373-3338
Website: buffalocreeksurveyor.com

Emails:
info@buffalocreeksurveyor.com
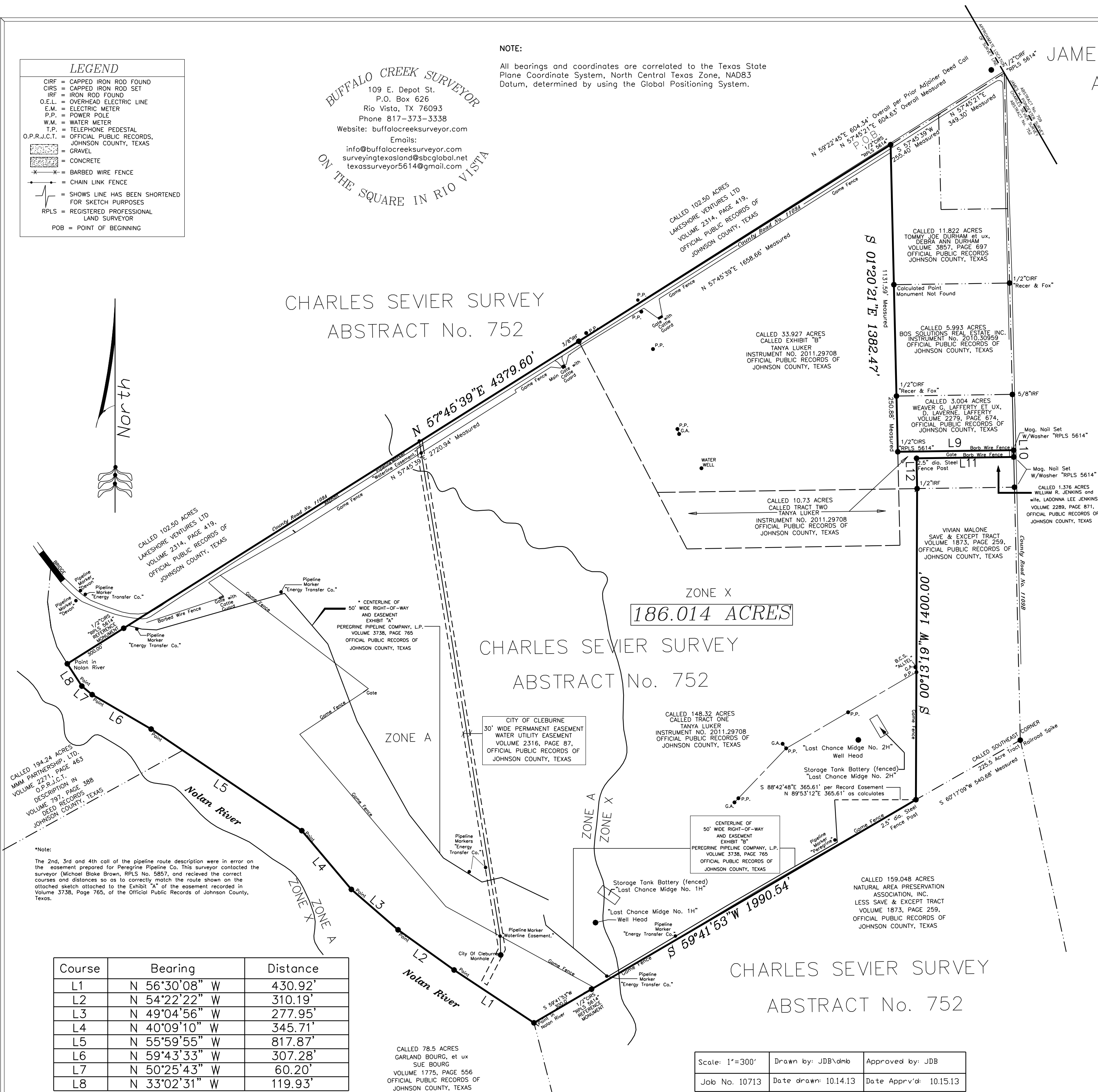surveyingtexasland@sbcglobal.net
texassurveyor5614@gmail.com

NOTE:

All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.

JAMES H. POINDEXTER SURVEY
ABSTRACT No. 709

NOTES:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.

2. A portion of the property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), and a portion of the property shown hereon appears to be location in in Zone "A" (areas with no base flood elevations determined), according to the Flood Insurance Rate Map, Map No. 48251C0300J, Map Revised: December 4, 2012 and the Flood Insurance Rate Map, Map No. 48251C0425J, Map Reviced December 4, 2012. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.

3. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground appurtenances, this Surveyor can only show markers as found on the ground.

CHARLES SEVIER SURVEY
ABSTRACT No. 752

ZONE X
186.014 ACRES

CHARLES SEVIER SURVEY
ABSTRACT No. 752

CHARLES SEVIER SURVEY
ABSTRACT No. 752

Course	Bearing	Distance
L9	N 89°13'02" E	521.23'
L10	S 01°16'53" E	30.59'
L11	S 89°13'02" W	437.41'
L12	S 01°02'06" E	136.43'

Course	Bearing	Distance
L1	N 56°30'08" W	430.92'
L2	N 54°22'22" W	310.19'
L3	N 49°04'56" W	277.95'
L4	N 40°09'10" W	345.71'
L5	N 55°59'55" W	817.87'
L6	N 59°43'33" W	307.28'
L7	N 50°25'43" W	60.20'
L8	N 33°02'31" W	119.93'

*Note:
The 2nd, 3rd and 4th call of the pipeline route description were in error on the easement prepared for Peregrine Pipeline Co. This surveyor contacted the surveyor (Michael Blake Brown, RPLS No. 5857, and recieved the correct courses and distances so as to correctly match the route shown on the attached sketch attached to the Exhibit "A" of the easement recorded in Volume 3738, Page 765, of the Official Public Records of Johnson County, Texas.

CALLED 102.50 ACRES
LAKESHORE VENTURES LTD
VOLUME 2314, PAGE 419,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 102.50 ACRES
LAKESHORE VENTURES LTD
VOLUME 2314, PAGE 419,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 11.822 ACRES
TOMMY JOE DURHAM et ux,
DEBRA ANN DURHAM
VOLUME 3857, PAGE 697
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

CALLED 33.927 ACRES
CALLED EXHIBIT "B"
TANYA LUKER
INSTRUMENT NO. 2011.29708
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 5.993 ACRES
BOS SOLUTIONS REAL ESTATE INC.
INSTRUMENT NO. 2010.30959
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 3.004 ACRES
WEAVER G. LAFFERTY ET UX,
D. LAVERNE, LAFFERTY
VOLUME 2279, PAGE 674,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 1.376 ACRES
WILLIAM R. JENKINS and
wife, LADONNA LEE JENKINS
VOLUME 2289, PAGE 871,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 10.73 ACRES
CALLED TRACT TWO
TANYA LUKER
INSTRUMENT NO. 2011.29708
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

VIVIAN MALONE
SAVE & EXCEPT TRACT
VOLUME 1873, PAGE 259,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 148.32 ACRES
CALLED TRACT ONE
TANYA LUKER
INSTRUMENT NO. 2011.29708
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CITY OF CLEBURNE
30' WIDE PERMANENT EASEMENT
WATER UTILITY EASEMENT
VOLUME 2316, PAGE 87,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CENTERLINE OF
50' WIDE RIGHT-OF-WAY
AND EASEMENT
EXHIBIT "A"
PEREGRINE PIPELINE COMPANY, L.P.
VOLUME 3738, PAGE 765
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CENTERLINE OF
50' WIDE RIGHT-OF-WAY
AND EASEMENT
EXHIBIT "B"
PEREGRINE PIPELINE COMPANY, L.P.
VOLUME 3738, PAGE 765
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 194.24 ACRES
MMM PARTNERSHIP, LTD.
VOLUME 227, PAGE 463
O.P.R.J.C.T.
DESCRIPTION IN
VOLUME 793, PAGE 388
DEED RECORDS
JOHNSON COUNTY, TEXAS

CALLED 159.048 ACRES
NATURAL AREA PRESERVATION
ASSOCIATION, INC.
LESS SAVE & EXCEPT TRACT
VOLUME 1873, PAGE 259,
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

CALLED 78.5 ACRES
GARLAND BOURG, et ux
SUE BOURG
VOLUME 1775, PAGE 556
OFFICIAL PUBLIC RECORDS OF
JOHNSON COUNTY, TEXAS

Nolan River

ZONE A
ZONE X

N 57°45'39"E 4379.60'
S 01°20'21" E 1382.47'
S 00°13'16" W 1416.00'
S 59°41'53" W 1990.54'

North

| Scale: 1"=300' | Drawn by: JDB\dmb | Approved by: JDB |
| Job No. 10713 | Date drawn: 10.14.13 | Date Apprv'd: 10.15.13 |

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614, do hereby certify that a survey was made on the ground, under my supervision, on the 7th and 8th of October, 2013, of the property hereon described, and do declare there are no conflicts of overlapping of improvements or possession known to me except as shown.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE
RECORDED FOR ANY PURPOSE

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

STATE OF TEXAS
REGISTERED
Joe Davis Ballard
5614
PROFESSIONAL
LAND SURVEYOR

Sheet 1 of 3