# FAYETTE COUNTY, TEXAS
## JOHN VANDERWORTH SURVEY
## ABSTRACT NO. 312

**SURVEY PLAT**

OF A SURVEY OF A 133.05 ACRE TRACT OF LAND OUT OF THE JOHN VANDERWORTH SURVEY, ABSTRACT NO. 312, FAYETTE COUNTY, TEXAS, SAID 133.05 ACRE TRACT BEING A PART OF THAT CALLED 197.83 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MAY 6, 2007 TO BIRNOR DEVELOPMENT GROUP, LLC, RECORDED IN VOLUME 1400, PAGE 46, OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

**SURVEY NOTES**

1. ALL BEARINGS ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. THE CONVERGENCE ANGLE FROM GRID NORTH IS 1°05'17".
3. A PORTION OF THIS PROPERTY IS SHOWN TO BE WITHIN ZONE A OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48149C0125 D, EFFECTIVE DATE OCTOBER 17, 2000.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
5. FIELD NOTES TO ACCOMPANY THIS PLAT.

**EASEMENT NOTES**

AS PER SCHEDULE B OF A TITLE COMMITMENT ISSUED FOR THE PARENT 197.83 ACRE TRACT BY SOUTHLAND TITLE COMPANY, G.F. NO. 14024-4, THE FOLLOWING:

NOTE: THE BELOW EASEMENTS PERTAIN TO THE ENTIRE PARENT TRACT. A PLOWED TITLE COMMITMENT FOR THE SUBJECT TRACT HAS NOT BEEN PROVIDED.

ITEM 10a.3) EASEMENT TO AQUILA SOUTHWEST PIPELINE, RECORDED IN VOLUME 994, PAGE 698, O.R.F.C.T. (PROPERTY IS SUBJECT TO THE DESCRIBED EASEMENT AND AS SHOWN ON SURVEY)

ITEM 10-b) EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 211, PAGE 97, O.R.F.C.T. (EASEMENT AS DESCRIBED HAS BLANKET ACCESS)

ITEM 10-c) RIGHT OF WAY EASEMENT TO CLAUDE GAS COMPANY, RECORDED IN VOLUME 577, PAGE 331, O.R.F.C.T. (PROPERTY IS SUBJECT TO DESCRIBED EASEMENT AND AS SHOWN ON SURVEY)

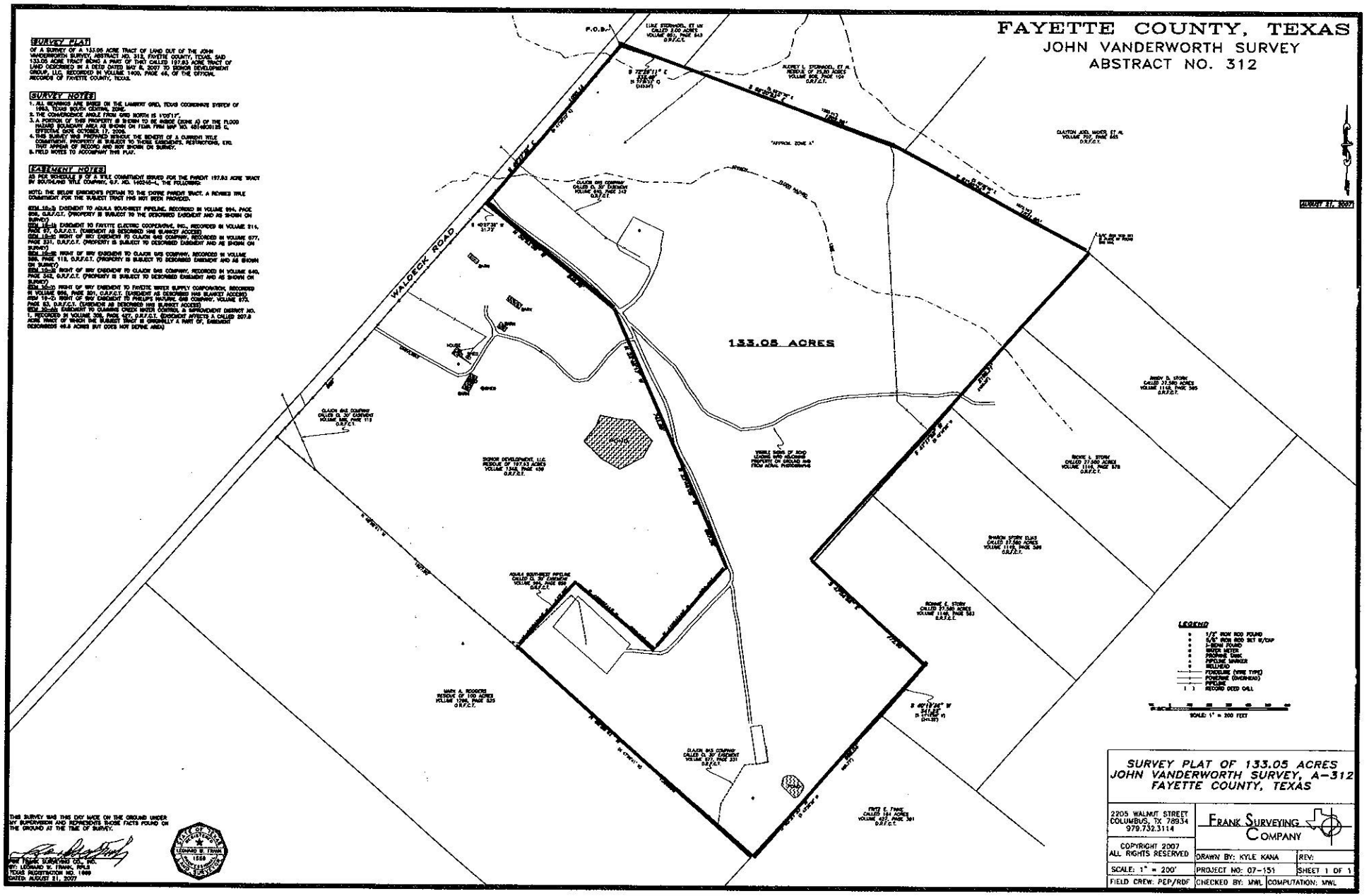
ITEM 10-d) RIGHT OF WAY EASEMENT TO CLAUDE GAS COMPANY, RECORDED IN VOLUME 588, PAGE 119, O.R.F.C.T. (PROPERTY IS SUBJECT TO DESCRIBED EASEMENT AND AS SHOWN ON SURVEY)

ITEM 10-e) RIGHT OF WAY EASEMENT TO CLAUDE GAS COMPANY, RECORDED IN VOLUME 640, PAGE 542, O.R.F.C.T. (PROPERTY IS SUBJECT TO DESCRIBED EASEMENT AND AS SHOWN ON SURVEY)

ITEM 10-f) RIGHT OF WAY EASEMENT TO FAYETTE WATER SUPPLY CORPORATION, RECORDED IN VOLUME 698, PAGE 501, O.R.F.C.T. (EASEMENT AS DESCRIBED HAS BLANKET ACCESS)

ITEM 10-G) RIGHT OF WAY EASEMENT TO PHILLIPS NATURAL GAS COMPANY, VOLUME 573, PAGE 63, O.R.F.C.T. (EASEMENT AS DESCRIBED HAS BLANKET ACCESS)

ITEM 10-h) EASEMENT TO CLEAR CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 308, PAGE 427, O.R.F.C.T. (EASEMENT AFFECTS A CALLED 207.8 ACRE TRACT OF WHICH THE SUBJECT TRACT IS ORIGINALLY A PART OF, EASEMENT DESCRIBED 48.8 ACRES BUT DOES NOT DEFINE AREA)




THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS SUCH FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

FRANK SURVEYING CO., INC.
BY: LEONARD W. TRANK, RPLS
TEXAS REGISTRATION NO. 1569
DATED: AUGUST 31, 2007

STATE OF TEXAS REGISTERED LEONARD W. TRANK 1569 PROFESSIONAL LAND SURVEYOR

**SURVEY PLAT OF 133.05 ACRES**
**JOHN VANDERWORTH SURVEY, A-312**
**FAYETTE COUNTY, TEXAS**

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|---|---|---|
| 2205 WALNUT STREET<br>COLUMBUS, TX 78934<br>979.732.3114 | FRANK SURVEYING COMPANY | |
| COPYRIGHT 2007<br>ALL RIGHTS RESERVED | DRAWN BY: KYLE KANA | REV: |
| SCALE: 1" = 200' | PROJECT NO: 07-151 | SHEET 1 OF 1 |
| FIELD CREW: PEP/RDF | CHECKED BY: WWL | COMPUTATION: WWL |