



SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- OVERHEAD ELECTRIC
- PIPELINE
- RAILROAD
- TOP OF BANK
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER (PLM)
- POWER POLE (PP)
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 60°10'07" W	100.21'
L2	N 44°11'48" W	155.50'
L3	N 51°31'30" W	429.93'
L4	N 54°00'15" W	423.59'
L5	N 11°03'41" W	224.17'
L6	N 44°18'38" W	221.73'
L7	N 35°47'20" W	245.89'
L8	N 16°43'11" W	228.07'
L9	N 20°56'07" E	214.94'
L10	N 45°17'48" E	371.16'
L11	N 14°42'31" E	357.34'
L12	N 20°25'53" E	307.87'
L13	N 28°18'49" E	175.15'
L14	N 60°23'24" E	295.20'
L15	N 68°29'25" E	239.43'
L16	N 63°27'39" E	447.91'
L17	N 26°23'44" E	353.78'
L18	N 40°58'00" E	352.09'
L19	N 23°22'34" E	196.52'
L20	N 24°20'13" E	251.55'
L21	N 02°30'41" E	240.70'
L22	N 28°48'33" W	248.03'
L23	N 07°38'43" W	145.92'
L24	N 36°10'34" E	277.67'
L25	N 67°08'30" E	4.06'
L26	S 06°43'19" E	742.23'
L27	N 87°20'43" W	40.69'
L28	S 77°45'03" W	124.86'

ZONE "A"

ZONE "X"

WILLIAM PACE SURVEY
ABSTRACT NO. 60

REMAINDER OF
GEMINI77 LAND, LLC
CALLED 700.579 (NET) ACRES
VOL. 2297, PG. 709
O.P.R.P.C.T.

REMAINDER OF
GEMINI77 LAND, LLC
CALLED 700.579 (NET) ACRES
VOL. 2297, PG. 709
O.P.R.P.C.T.

170.000 ACRES
PORTION OF
GEMINI77 LAND, LLC
CALLED 700.579 (NET) ACRES
VOL. 2297, PG. 709
O.P.R.P.C.T.

CALLED 10 ACRES
"SAVE & EXCEPT"
VOL. 1775, PG. 1
O.P.R.P.C.T.

CITY OF GOODRICH
CALLED 10 ACRES
VOL. 577, PG. 352
O.P.R.P.C.T.

HOUSTON EAST & WEST TEXAS RAILROAD

CITY OF GOODRICH 50' ROAD EASEMENT
VOL. 544, PG. 480, O.P.R.P.C.T. (SEE ITEM 10V)
AND VOL. 577, PG. 382, O.P.R.P.C.T. (SEE ITEM 10Z)

GARNER ROAD
(GRAVEL)

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

- 10P. RIGHT-OF-WAY, PER VOL. Z, PG. 343, D.R.P.C.T. (DOES NOT AFFECT)
- 10Q. EASEMENT AND RIGHT-OF-WAY TO GULF STATES UTILITIES COMPANY, PER VOL. 97, PG. 175, D.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10R. RIGHT-OF-WAY TO SOUTHERN PINE LUMBER CO., PER VOL. 97, PG. 524, D.R.P.C.T. (BLANKET)
- 10S. RIGHT-OF-WAY TO SHELL PIPELINE CORPORATION, PER VOL. 99, PG. 495, D.R.P.C.T. (BLANKET)
- 10T. EASEMENT TO SHELL PIPELINE CORPORATION, PER VOL. 121, PG. 625, D.R.P.C.T. (UNABLE TO PLOT)
- 10U. EASEMENT AND RIGHT-OF-WAY TO GLENN WILLIAMS, PER VOL. 226, PG. 552, D.R.P.C.T. (DOES NOT AFFECT / SHOWN HEREON)
- 10V. EASEMENT AND RIGHT-OF-WAY TO SHELL PIPE LINE CORP., PER VOL. 289, PG. 442, D.R.P.C.T. (UNABLE TO PLOT)
- 10W. RIGHT-OF-WAY TO DELHI GAS PIPELINE CORP., PER VOL. 344, PG. 638, D.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10X. EASEMENT TO CHAMPION INTERNATIONAL CORPORATION, PER VOL. 455, PG. 779, D.R.P.C.T. (DOES NOT AFFECT / SHOWN HEREON)
- 10Y. EASEMENT TO THE CITY OF GOODRICH, PER VOL. 544, PG. 490, D.R.P.C.T. (DOES NOT AFFECT / SHOWN HEREON)
- 10Z. EASEMENT TO THE CITY OF GOODRICH, PER VOL. 577, PG. 352, D.R.P.C.T. (DOES NOT AFFECT / SHOWN HEREON)
- 10AA. GRANT OF EASEMENT FOR PRIVATE ROAD TO JOE L. MOORE, PER VOL. 367, PG. 261, D.R.P.C.T., BEING ALSO CONVEYED UNDER VOL. 1253, PG. 818, O.P.R.P.C.T. (DOES NOT AFFECT)
- 10BB. EASEMENT AND RIGHT-OF-WAY TO ENBRIDGE PIPELINES, L.P., PER VOL. 1570, PG. 105, O.P.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10FF. RESTRICTIONS, PER VOL. 1613, PG. 481, O.P.R.P.C.T. (SUBJECT TO)
- 10GG. ASSIGNMENT AND ASSUMPTION OF ROAD EASEMENT, PER VOL. 1763, PG. 276, O.P.R.P.C.T. (DOES NOT AFFECT)
- 10II. EASEMENT AND RIGHT-OF-WAY TO KINDER MORGAN TEXAS PIPELINE, LLC., PER VOL. 1624, PG. 596, O.P.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10JJ. EASEMENT AND RIGHT-OF-WAY TO INDEXGEO & ASSOCIATES, INC., PER VOL. 1698, PG. 627, O.P.R.P.C.T. (DOES NOT AFFECT)
- 10KK. EASEMENT TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., PER VOL. 1948, PG. 295, O.P.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10PP. AFFIDAVIT PERTAINING TO A WASTEWATER SYSTEM, PER VOL. 2304, PG. 898, O.P.R.P.C.T. (BLANKET)
- 10QQ. DECLARATION OF RECIPROCAL ACCESS EASEMENT, PER VOL. 2582, PG. 723, O.P.R.P.C.T. (DOES AFFECT / SHOWN HEREON)

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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0600C, HAVING AN EFFECTIVE DATE OF 09-03-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....OLD HIGHWAY 35 SOUTH, GOODRICH, TX, 77335
SURVEY.....WILLIAM PACE, A - 60
SUBJECT.....170.000 ACRES
COUNTY.....POLK

TEXAS PROFESSIONAL
SURVEYING

3032 N. Frazier, Conroe, Texas 77385
Ph: 936.756.7447 Fax: 936.756.7448
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Firm No. 10083409

PROJECT	32972_170.000 ACRES
FIELD DATE	03-07-2024
DRAWN BY	ADV
CHECKED BY	MN
FIELD CREW	GG
REV 1	---
REV 2	---
REV 3	---
REV 4	---

BOUNDARY SURVEY

BEING A 170.000 ACRE TRACT OF LAND SITUATED IN THE WILLIAM PACE SURVEY, ABSTRACT NUMBER 60, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 700.579 (NET) ACRE TRACT DESCRIBED IN INSTRUMENT TO GEMINI77 LAND, LLC., (GEMINI77 TRACT), RECORDED IN VOLUME 2297, PAGE 709, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 170.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

