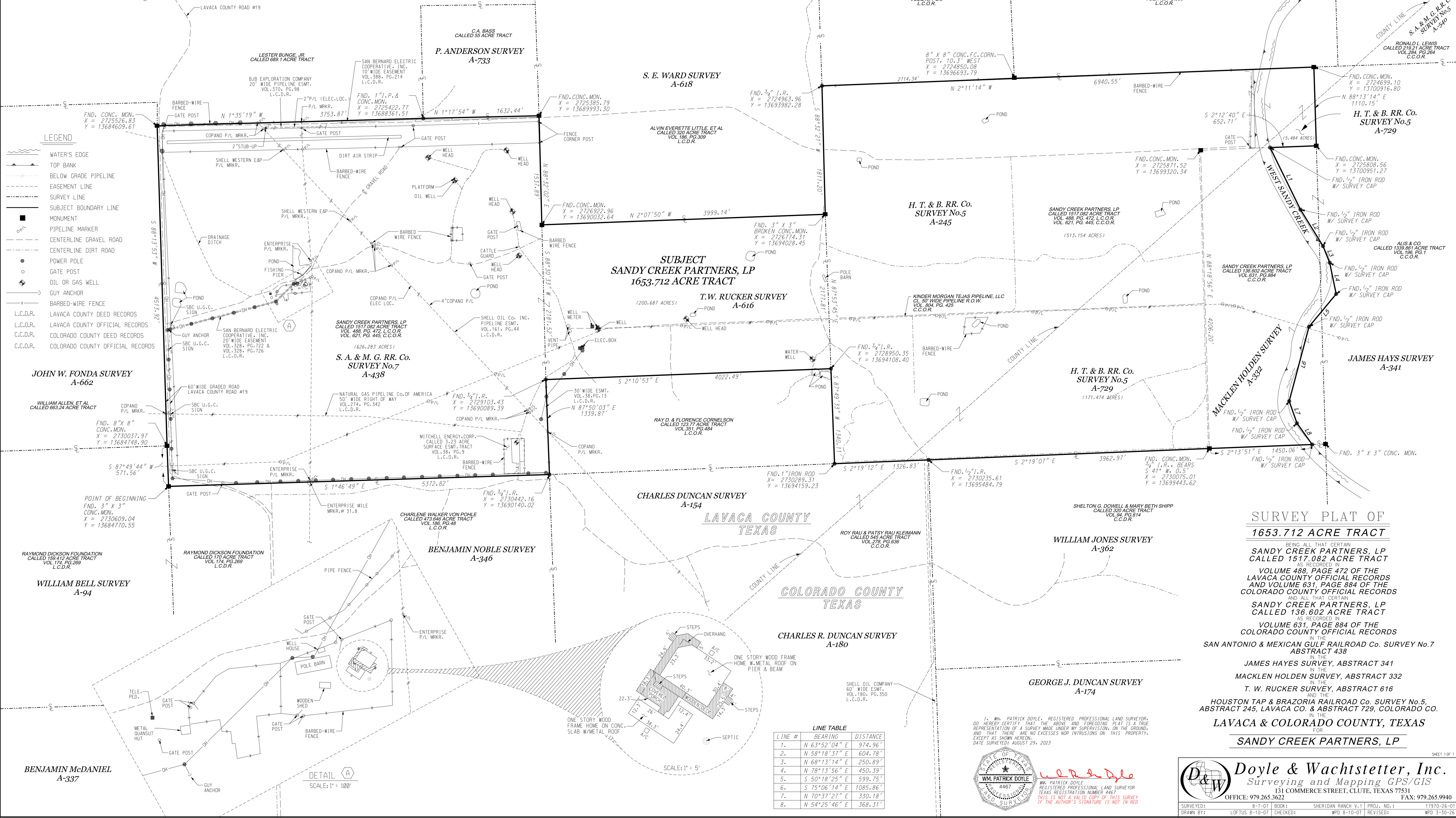
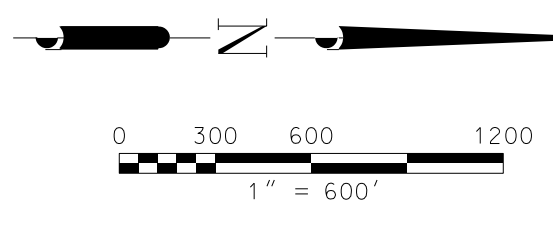


**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.99995939519).
3. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.
4. THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM HALLETTSVILLE ABSTRACT AND TITLE COMPANY, FOR ALL THINGS OF RECORD, G.F.No.27195, EFFECTIVE DATE: JUNE 11, 2007, ISSUE DATE: JULY 9, 2007.
5. EASEMENT DATED SEPTEMBER 10, 1954 FROM FAYETTE K. STROUD, ET VIR TO SHELL OIL COMPANY, ET AL, RECORDED IN VOLUME 180, PAGE 568, DEED RECORDS, LAVACA COUNTY TEXAS, UNDEFINED BLANKET EASEMENT.
6. EASEMENT DATED OCTOBER 6, 1954 FROM RAY DONALD CORNELSON TO SHELL OIL COMPANY, ET AL., RECORDED IN VOLUME 180, PAGE 567, DEED RECORDS, LAVACA COUNTY TEXAS, UNDEFINED BLANKET EASEMENT.
7. RIGHT OF WAY EASEMENT DATED OCTOBER 22, 1982 FROM GALAXY ENERGY, INC. TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 359, PAGE 505, DEED RECORDS, LAVACA COUNTY TEXAS, UNDEFINED BLANKET EASEMENT.
8. PIPELINE RIGHT OF WAY AGREEMENT DATED JULY 1, 1983 FROM RAY CORNELSON, ET AL. TO MITCHELL ENERGY CORP., RECORDED IN VOLUME 360, PAGE 451, DEED RECORDS, LAVACA COUNTY TEXAS, UNDEFINED BLANKET EASEMENT.
9. EXTENSION OF RIGHT OF WAY AGREEMENT DATED JANUARY 29, 1988 FROM RAY CORNELSON, ET AL. TO MITCHELL ENERGY CORPORATION, RECORDED IN VOLUME 400, PAGE 923, DEED RECORDS, LAVACA COUNTY TEXAS AND EXTENSION DATED MARCH 29, 1993 RECORDED IN VOLUME 21, PAGE 4, UNDEFINED BLANKET EASEMENT.

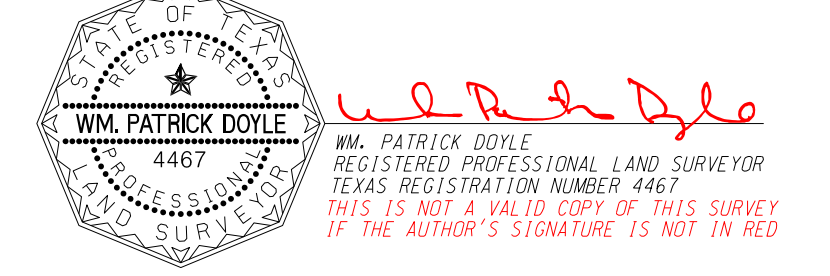


- LEGEND**
- WATER'S EDGE
  - TOP BANK
  - BELOW GRADE PIPELINE
  - EASEMENT LINE
  - SURVEY LINE
  - SUBJECT BOUNDARY LINE
  - MONUMENT
  - PIPELINE MARKER
  - CENTERLINE GRAVEL ROAD
  - CENTERLINE DIRT ROAD
  - POWER POLE
  - GATE POST
  - OIL OR GAS WELL
  - GUY ANCHOR
  - BARBED-WIRE FENCE
  - L.C.D.R. LAVACA COUNTY DEED RECORDS
  - L.C.O.R. LAVACA COUNTY OFFICIAL RECORDS
  - C.C.D.R. COLORADO COUNTY DEED RECORDS
  - C.C.O.R. COLORADO COUNTY OFFICIAL RECORDS

**LINE TABLE**

LINE #	BEARING	DISTANCE
1.	N 63°52'04" E	974.96'
2.	N 58°18'37" E	604.78'
3.	N 68°13'14" E	250.89'
4.	N 78°13'56" E	450.39'
5.	S 50°18'25" E	599.75'
6.	S 75°06'14" E	1085.86'
7.	N 70°37'27" E	330.18'
8.	N 54°25'46" E	368.31'

**SURVEY PLAT OF**  
**1653.712 ACRE TRACT**  
 BEING ALL THAT CERTAIN  
**SANDY CREEK PARTNERS, LP**  
 CALLED **157.082 ACRE TRACT**  
 AS RECORDED IN  
**VOLUME 488, PAGE 472 OF THE**  
**LAVACA COUNTY OFFICIAL RECORDS**  
**AND VOLUME 631, PAGE 884 OF THE**  
**COLORADO COUNTY OFFICIAL RECORDS**  
 AND ALL THAT  
**SANDY CREEK PARTNERS, LP**  
 CALLED **136.602 ACRE TRACT**  
 AS RECORDED IN  
**VOLUME 631, PAGE 884 OF THE**  
**COLORADO COUNTY OFFICIAL RECORDS**  
 IN THE  
**SAN ANTONIO & MEXICAN GULF RAILROAD Co. SURVEY No. 7**  
**ABSTRACT 438**  
 IN THE  
**JAMES HAYS SURVEY, ABSTRACT 341**  
**MACKLEN HOLDEN SURVEY, ABSTRACT 332**  
 IN THE  
**T. W. RUCKER SURVEY, ABSTRACT 616**  
 AND THE  
**HOUSTON TAP & BRAZORIA RAILROAD Co. SURVEY No. 5,**  
**ABSTRACT 245, LAVACA CO. & ABSTRACT 729, COLORADO Co.**  
 IN THE  
**LAVACA & COLORADO COUNTY, TEXAS**  
 FOR  
**SANDY CREEK PARTNERS, LP**



**Doyle & Wachtstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 131 COMMERCE STREET, CLUTE, TEXAS 77531  
 OFFICE: 979.265.3622 FAX: 979.265.9940

DATE SURVEYED: 8-7-07 BOOK: SHERIDAN RANCH V.1 PROJ. NO.: 17970-26-01  
 DRAWN BY: LOSTUS 8-10-07 CHECKED: IN WPD 8-10-07 REVISED: WPD 3-30-26

USER: p.dwyer DATE: 8/10/2026 TIME: 6:05:51 PM  
 C:\CDON\CDON\Boundary\Sheridan Sandy Creek Ranch 1517 Acre Plat\_V8.dgn