

M. R. Palacios Grant A-20

220.5 Acres
Partition Deed, Tract IV
Warren David Awalt, et al
Vol. 933, Pg. 366 D.R.F.C.
Jan. 29, 1994

OVERALL 640.190 Acres
Save & Except 0.092 Acres (TRACT "A")
Save & Except 0.013 Acres (TRACT "B")
Net 640.085 Acres

Residue of 475.401 Acres
Eula Marie Ball, et al
Vol. 374, Pg. 416 D.R.F.C.
Nov. 4, 1967

Public Road Judgement
Vol. 4, Pg. 553
Civil Court Minutes of
Freestone County

Set PK Nail
Fnd. 5/8" I.R. bears
S 59° 22' 28" W, 95.00'

254.869 Acres
Paul M. White and wife Florence H. White
Vol. 524, Pg. 486 D.R.F.C.
Feb. 21, 1979

POINT OF BEGINNING
of 640.19 Acres,
Reference Point for Save &
Except Tracts "A" and "B"
Set 5/8" I.R. w/ Cop
Fnd. Conc. Mon. bears
N 58° 42' 44" E, 27.78'

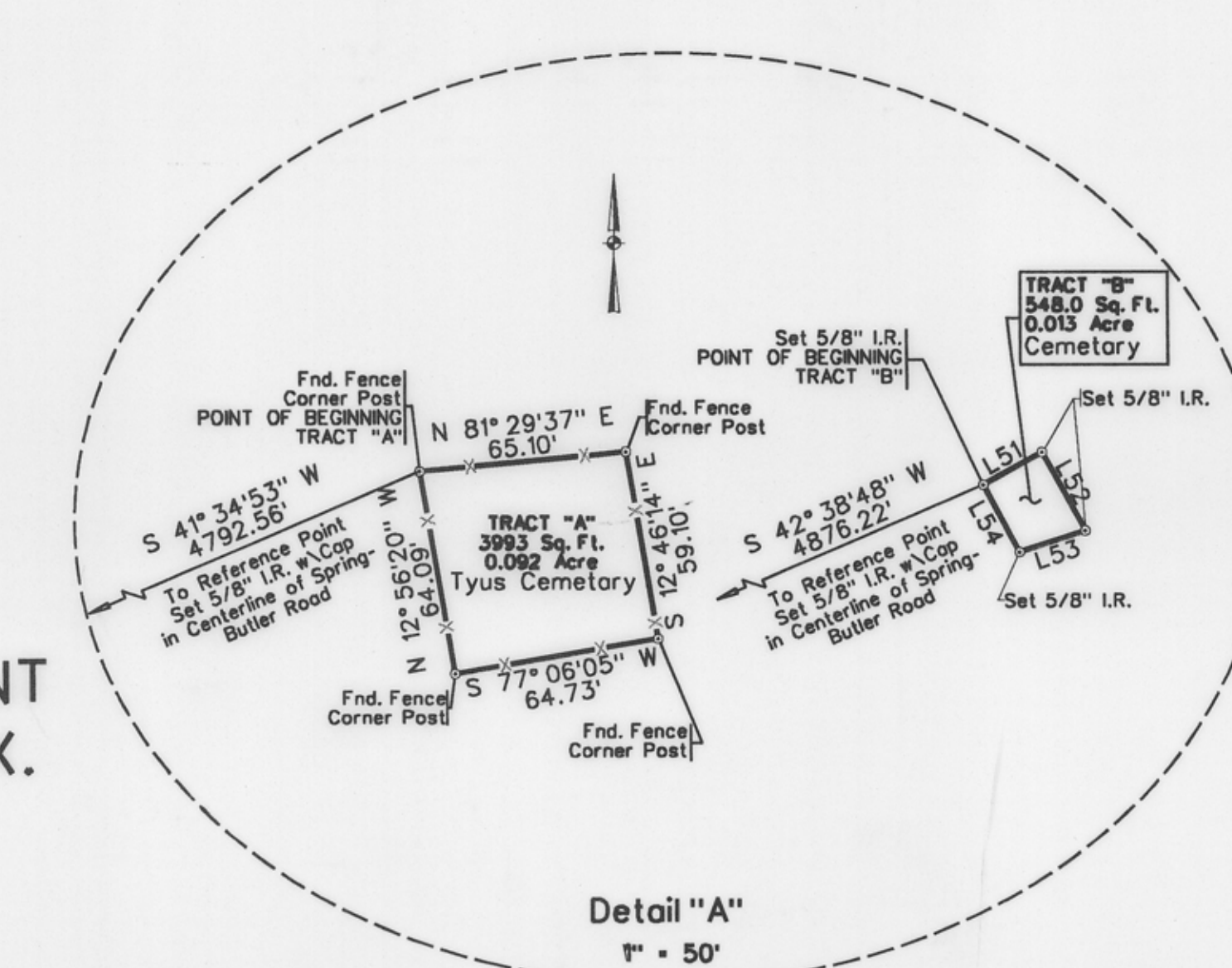
PLAT OF 640.19 ACRES OF LAND LOCATED IN THE MANUEL RIONDA GRANT ABSTRACT 25, FREESTONE COUNTY, TX.

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency To Dept of Criminal Justice
Sketch No. L-30

223.95 Acres
Obie P. Leonard Jr., et al
Vol. 309, Pg. 383
D.R.F.C.
July 1, 1962

640.19 Acres
State of Texas
(Department of Corrections)
(Coffield Unit)
Called 644.68 Acres
Vol. 352, Pg. 121 D.R.F.C.
June 3, 1965

Manuel Rionda Grant A-25



Detail "A"
1" = 50'

12" Arco Pipe Line Easement
on State Submerged Land
Vol. 813, Pg. 646, D.R.F.C.

50' Pinnacle Gas Treating Inc. Easement
Vol. 1004, Pg. 319, D.R.F.C.
Vol. 1018, Pg. 196, D.R.F.C.

Set 5/8" I.R. w/ Cop
at Fence Corner

48" Cottonwood

48" Cottonwood

54.00'

4642.37'

S 54° 38' 32" W

95° 39' 37" (called 95° 00')

90° 47' 56" (called 90° 11')

Fnd. Conc. Mon.

95° 39' 37" (called 95° 00')

90° 47' 56" (called 90° 11')

Fnd. Conc. Mon.

Legend

- P — Overhead Power Line
- Power Pole
- Guy Wire
- Tele. Ped.
- Elec. Box
- Under Ground Line Marker
- X — Barbed Wire Fence
- High Bank
- Edge of Water
- Gradient Boundary
- I.R. Iron Rod
- I.P. Iron Pipe

LINE TABLE

Line	Direction	Distance
L1	N 36° 40' 09" W	378.38'
L2	N 28° 43' 35" W	293.33'
L3	N 42° 50' 35" W	114.65'
L4	N 58° 28' 05" W	454.97'
L5	N 54° 37' 50" W	307.26'
L6	N 39° 16' 50" W	121.70'
L7	N 16° 13' 50" W	87.10'
L8	N 12° 34' 22" W	232.42'
L9	N 00° 15' 40" E	604.30'
L10	N 15° 14' 20" W	138.60'
L11	N 08° 59' 20" W	415.80'
L12	N 09° 46' 15" E	465.57'
L13	S 35° 44' 21" E	425.59'
L14	S 29° 16' 21" E	279.19'
L15	S 64° 39' 53" E	288.41'
L16	S 67° 46' 27" E	211.80'
L17	N 83° 45' 56" E	261.55'
L18	N 68° 27' 27" E	199.34'
L19	N 34° 52' 34" E	369.35'
L20	N 22° 37' 31" E	293.74'
L21	N 56° 05' 52" E	188.22'
L22	N 31° 38' 25" E	570.59'
L23	N 48° 49' 34" E	407.49'
L24	N 67° 20' 18" E	379.38'
L25	N 85° 34' 51" E	266.70'
L26	S 85° 29' 35" E	94.87'
L27	S 77° 25' 10" E	727.19'
L28	S 83° 33' 04" E	657.72'
L29	N 79° 55' 31" E	347.64'
L30	N 60° 06' 41" E	207.67'
L31	N 60° 08' 33" E	199.78'
L32	N 71° 30' 36" E	278.66'
L33	N 73° 27' 26" E	444.56'
L34	S 71° 48' 02" E	147.50'
L35	S 62° 35' 32" E	342.64'
L36	S 33° 49' 12" E	164.38'
L37	N 60° 09' 24" W	56.77'
L38	N 60° 24' 36" W	318.63'
L39	N 58° 22' 56" W	169.21'
L40	N 73° 22' 38" W	189.60'
L41	N 03° 52' 42" E	160.32'
L42	N 36° 03' 37" W	210.51'
L43	N 70° 14' 16" W	274.44'
L44	S 46° 32' 41" W	237.63'
L45	S 10° 34' 05" W	161.86'
L46	S 30° 51' 36" W	178.42'
L47	S 40° 46' 17" W	86.63'
L48	S 82° 34' 29" W	102.92'
L49	S 25° 42' 09" W	128.58'
L50	S 24° 17' 58" W	156.41'
L51	N 58° 02' 34" E	21.11'
L52	S 31° 56' 01" E	27.86'
L53	S 68° 56' 02" W	21.68'
L54	N 31° 29' 48" W	23.77'

- Notes:
- This survey was made without the benefit of a current "Title Report", therefore there may be certain easements not shown.
 - Abstracting provided by Courthouse Specialists, Inc. dated
 - All visible improvements are shown.
 - Bearing Orientation based on the Northwest line of the subject tract having a bearing of N 54° 30' 00" E.
 - Mets and bounds description of even date accompanies this plat.
 - Call information from deed of subject tract.
 - Tract subject to an over and across easement to Humble Pipe Line Co. recorded in Vol. 119, Pg. 520, D.R.F.C.

I, D.D. Shine, Licensed State Land Surveyor, do hereby certify that all of the meander points of the Trinity River are on the gradient boundary at the time of the survey, dated July 31, 1997.

D.D. Shine
D.D. Shine
Licensed State Land Surveyor
RPLS No. 502

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III, Survey.

Manuel Rionda
Registered Professional Land Surveyor

JOB No. 97020002 DATE: Aug. 27, 1997

RODS SURVEYING, INC.
2019 STUEBNER AIRLINE, SUITE 100 SPRING, TEXAS 77379
TEL (281) 379-6385 FAX (281) 379-1602

Scale: 1" = 400'