N

W E

S

0 500 1000

SCALE IN FEET

Scale: 1"= 500'

NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat.

EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:

10.g. is a 15 foot water line easement centered upon water line as installed. The location of said water line is not known to this surveyor. (1096/684)
10.h. subject to, shown hereon. (662/574)
10.i. is a blanket easement. (888/553)
10.j. is a blanket easement. (923/813)
10.k. subject to, too poorly described to plot hereon. (938/947)
10.l. subject to, blanket in nature.(187/253)
10.m. is a blanket easement. (434/319)
10.n. does not affect this property. (509/189)
10.o. does not affect this property. (586/320)
10.p. does not affect this property. (631/357)
10.q. does not affect this property. (635/254)
10.r. does not affect this property. (201319697)
10.s. does not affect this property. (201512702, 201912797)
10.t. does not affect this property. (201913410)
10.u. subject to, shown hereon. (202004627)

[80.97 Ac.]
Instrument No.
2022-07846 O.P.R.

[320 Ac.]
3045/627 O.P.R.

[S76°26'44"W]
[N13°20'54"W]
[S77°12'56"W]
2.5"
[N75°E]
(N76°44'44"E 2921.46')
N76°33'23"E 2925.0'
[N75°E 2152.8']

West Texas LPG Pipeline per Observed Signage
Gulf Refining Company Valve Easement 631/357 D.R.
50'
West Texas LPG Pipeline Easment Instrument No. 202004627
West Texas LPG Pipelines per Observed Signage
ONEOK Petroleum Pipeline per Observed Signage

50' Valera Oil Company Easement 662/574 D.R.

(S13°23'51"E 2601.83')
S13°22'14"E 2602.12'

0 Ac.]
527 O.P.R.

W.B. HARDIN SURVEY NO. 130

N13°25'11"W 1194.13'
(N13°19'29"W 1190.29')
[N15°W 1194.4']

S78°51'13"W 10"
591.37'
[N78°51'13"E 591.37']
[N75°E] 4"

Natural Gas Gathering Pipeline per Railroad Commission Website

216.34 Ac.
Part of: (566.68 Ac.)
Instrument No.
2023-16655 O.P.R.

Natural Gas Gathering Pipeline per Railroad Commission Website

[100 Ac.]
TRACT TWO
Instrument No.
2012-18123 O.P.R.

[N15°W 4525']

N13°25'11"W
S78°51'13"W
4"
[N8°16'04"W 13.65']
S8°16'04"E 13.65'

[73.98 Ac.]
Instrument No.
2023-19263 O.P.R.

ABSTRACT NO. 89

N13°12'08"W 1690.62'
[S13°12'08"E 1690.62']

Crude Oil Gathering Pipeline per Railroad Commission Website

3"
S76°42'13"W 1026.84'
(S76°41'01"W 1027.76')
[S75°00'W 1027.2']
4"

Reviewed and Accepted By:

Legend

- ● = Found 1/2" rebar
- ■ = Existing Wood Fence Corner Post as noted
- ⊙ = Existing Pipe Fence Corner Post as noted
- ◍ = Power Pole
- —E— = Overhead Power Line
- —G— = Gas Line
- —x— = Fence
- ( ) = Recorded Call
- [ ] = Adjoiner Recorded Call
- R/W = Right of Way
- O.P.R. = Official Public Records
- D.R. = Deed Records
- P.O.B. = Place of Beginning
- Ac. = Acres

[S75°56'30"W]
[N74°01'30"E]
6"

N7°14'38"W 1101.93'
(N0°11'49"W 1101.78')
[S8°56'30"E 1103.5']

[30.31 Ac.]
1922/476 O.P.R.

6"
[S28°50'E 518.7']
(N27°05'19"W 518.70')
N27°03'48"W 518.70'

[S15°15'E 1951']
(S13°29'08"E 1950.45')
S13°27'43"E 1950.45' total

[46.0 Ac.]
TRACT ONE
Instrument No.
2012-18123 O.P.R.

[N15°15'W 1951']

58.5'

[S75°W]
[N75°00'E 1027.2']

6"
[S75°00'W]
P.O.B.
S76°30'38"W 1308.16'
(S76°34'51"W 1305.74')

DRUMMOND ROAD
(R/W Varies)

N13°07'22"W 56.53'
(N13°15'19"W 56.53')
[S15°00'E 51.7']

Survey Prepared for:
Steven C. Walker and
Shantell T. Walker
GF No. 240245A

I hereby certify to Steven C. Walker, Shantell T. Walker and First Texas Title Company, this to be a correct plat of 216.34 acres out of the W.B. Hardin Survey No. 130, Abstract No. 89, Taylor County, Texas, said 216.34 acres being part of a 566.68 acre tract recorded in Instrument No. 2023-16655, Official Public Records, Taylor County, Texas and being more particularly described by attached field notes.
SEE ATTACHED FIELD NOTES.
Surveyed on the ground March 14, 2024.
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

STATE OF TEXAS
REGISTERED
JAMES L. WILLIAMS, JR.
4885
PROFESSIONAL
LAND SURVEYOR

GEOTEX PROPERTY SOLUTIONS, LLC
4701 South 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 34-76-24
File Name: Tract 9 Drummond 2
Location: D:\ATaylor\2024\
Geotex Property Solutions Drawn by:
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GEOTEX PROPERTY SOLUTIONS

James L. Williams, Jr.
RPLS #4885