



SYMBOL LEGEND

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3637.76'	835.51'	833.67'	S 02°11'52" E	13°09'34"

LINE	BEARING	DISTANCE
L1	N 87°20'43" W	50.68'
L2	N 06°43'19" W	742.23'
L3	N 06°43'12" W	650.99'
L4	N 67°08'30" E	313.09'
L5	S 73°40'11" E	172.74'
L6	S 59°12'27" E	181.20'
L7	S 74°11'05" E	201.62'
L8	S 75°09'41" E	184.81'
L9	S 78°34'40" E	290.00'
L10	N 74°53'05" E	159.80'
L11	N 59°17'05" E	163.20'
L12	N 52°01'13" E	199.76'
L13	N 29°41'28" E	223.06'
L14	N 08°13'25" W	85.53'
L15	N 15°59'40" W	1013.66'
L16	N 11°53'04" E	426.36'
L17	N 27°21'28" E	395.13'
L18	N 87°29'49" E	749.57'
L19	S 06°42'50" E	1398.57'

ROBERT DUNNAM SURVEY
ABSTRACT NO. 874

ROBERT WILLIS
CALLED 62.0 ACRES
VOL. 201, PG. 110
D.R.P.C.T.

ROBERT C. WILLIS
CALLED 394.98 ACRES
VOL. 1253, PG. 826
O.P.R.P.C.T.

ROBERT C. WILLIS
CALLED 55.049 ACRES
"TRACT TWO"
VOL. 1253, PG. 818
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.

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

CALLLED 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.

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

50' EASEMENT
VOL. 97, PG. 175, O.P.R.P.C.T.
(SEE ITEM 10Q)

50' PIPELINE EASEMENT
VOL. 1624, PG. 596, O.P.R.P.C.T.
(SEE ITEM 10II)

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

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 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 NOT AFFECT / SHOWN HEREON)
- 10X. EASEMENT TO CHAMPION INTERNATIONAL CORPORATION, PER VOL. 455, PG. 779, D.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10Y. EASEMENT TO THE CITY OF GOODRICH, PER VOL. 544, PG. 490, D.R.P.C.T. (DOES AFFECT / SHOWN HEREON)
- 10Z. EASEMENT TO THE CITY OF GOODRICH, PER VOL. 577, PG. 352, D.R.P.C.T. (DOES 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)



PROJECT	32972_176.527 ACRES
FIELD DATE	03-07-2024
DRAWN BY	ADV
CHECKED BY	MN
FIELD CREW	GG
REV 1	09-30-2025
REV 2	---
REV 3	---
REV 4	---

ADDRESS:..... OLD HIGHWAY 35 SOUTH, GOODRICH, TX, 77335
SURVEY:..... WILLIAM PACE, A - 60
SUBJECT:..... 176.527 ACRES
COUNTY:..... POLK

I. D. THOMAS SURVEY
ABSTRACT NO. 73

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.

ISAIAH S. FIELDS SURVEY
ABSTRACT NO. 240

POB
FND RAILROAD IRON
N: 10,235,108.07
E: 3,989,574.00

"X" "E" "Z"

WILLIAM PACE SURVEY
ABSTRACT NO. 60

DETAIL "A"
NOT TO SCALE

BOUNDARY SURVEY

BEING A 176.527 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 176.527 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

