

0' 400' 800' 1200'

Scale: 1" = 400'

SYMBOL LEGEND

- X— WIRE FENCE
- - - FEMA LIMITS (PER NFHL DATA)
- - - OVERHEAD ELECTRIC
- - - PIPELINE
- - - GUY WIRE
- ⊕ VALVE
- ⊙ POWER POLE
- ⊙ WELL
- ⊙ CALCULATED CORNER
- ⊙ FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 42°41'59" E	25.00'
L2	N 47°18'04" W	25.00'

GEORGE MCCORMICK SURVEY
SECTION 24
ABSTRACT NO. 698

G. H. & H. R. R. CO. SURVEY
SECTION 21
ABSTRACT NO. 248

ZONE "X"

ZONE "A"

ZONE "A"

ZONE "A"

GEORGE M. MCCORMICK, III AND
JENNIFER C. MCCORMICK
CALLED 319.78 ACRES
VOL. 713, PG. 663
O.R.C.C.T.

APPARENT REMAINDER OF
JOHN EVERETT ANDERSON AND
LINDA G. ANDERSON
CALLED 80 ACRES
"SECOND TRACT"
VOL. 305, PG. 395
D.R.C.C.T.

MARK N. ANDERSON AND
REBECCA M. ANDERSON
CALLED 77.588 ACRES
"THIRD TRACT"
VOL. 342, PG. 101
D.R.C.C.T.

317.534 ACRES

G. H. & H. R. R. CO. SURVEY
SECTION 25
ABSTRACT NO. 250

APPARENT REMAINDER OF
JOHN EVERETT ANDERSON AND
LINDA G. ANDERSON
CALLED 80 ACRES
"SECOND TRACT"
VOL. 305, PG. 395
D.R.C.C.T.

MARK ANDERSON AND
REBECCA M. ANDERSON
CALLED 240 ACRES
VOL. 359, PG. 93
D.R.C.C.T.

ZONE "A"

ZONE "X"

GEORGE MCCORMICK SURVEY
SECTION 20
ABSTRACT NO. 245

WELLS THOMPSON SURVEY
SECTION 14
ABSTRACT NO. 704

ZONE "X"

ZONE "A"

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO. 26-251-COL
EFFECTIVE DATE: MARCH 6, 2026
PURCHASER: DRISCOLL HOLDINGS, LLC

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

- 10N. ORDINANCE No. 2017-03 PER VOL. 854, PG. 867, O.R.C.C.T. (SUBJECT TO)
- 10O. RESERVATION FOR PUBLIC ROAD PURPOSES (25'), PER VOL. 16, PG. 34, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10P. R.O.W. EASEMENT TO TENNESSEE GAS TRANSMISSION COMPANY, PER VOL. 168, PG. 267, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10Q. EASEMENT TO MAGNOLIA PETROLEUM COMPANY, PER VOL. 196, PG. 307, D.R.C.C.T. (MAY OR MAY NOT AFFECT / SURVEYOR RECOMMENDS TITLE TO SUPPLY LEASE MAPS TO MAKE A DETERMINATION)
- 10S. EASEMENT TO DELHI GAS PIPELINE CORPORATION, PER VOL. 475, PG. 85, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10U. RESERVATION OF A STRIP OF LAND, PER VOL. 18, PG. 612, D.R.C.C.T. (DOES NOT AFFECT / CURRENT DEED FOR THE 77.588 ACRE TRACT REMOVED THE 25' ROAD EASEMENT RESERVED IN DOCUMENT)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO(s). 480809C0325D, 480809C0350D AND 480809C0500D, ALL HAVING AN EFFECTIVE DATE OF 02-04-2011.

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, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS: CASSADY ROAD, EAST BERNARD, TX, 77435
SURVEY: G. H. & H. R. R. CO. SECTION 21, A - 248
SUBJECT: 317.534 ACRES
COUNTY: COLORADO

PROJECT	42155
FIELD DATE	03-19-2026
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING T.P.S.
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10082400

BEING A 317.534 ACRE TRACT OF LAND SITUATED IN THE G. H. & H. R. R. CO. SURVEY, SECTION 21, ABSTRACT NUMBER 248, COLORADO COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT SAME CALLED 240 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARK ANDERSON AND REBECCA M. ANDERSON, RECORDED IN VOLUME 359, PAGE 93 OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS (D.R.C.C.T.) AND ALL OF THAT SAME CALLED 77.588 ACRE TRACT DESCRIBED AS "THIRD TRACT" IN INSTRUMENT TO MARK N. ANDERSON AND REBECCA M. ANDERSON, RECORDED IN VOLUME 342, PAGE 101, D.R.C.C.T., SAID 317.534 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

