

NOTE: L.O.D.C. BASED ON GPS OBSERVATION NAD1983

SCALE: 1" = 600'

COUNTY: HENDERSON

ACREAGE: 154.59 AC.

SURVEY: PETER TUMLINSON A-755

DESCRIPTION: SEE PLAT

SURVEYED FOR: TRINITY VALLEY COMMUNITY COLLEGE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and this the 17th day of August, 2021.

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

HEARN SURVEYING ASSOCIATES
 FIRM NUMBER: 10019900
 108 W. TYLER ST.
 ATHENS, TX 75751-2045
 (903) 675-2858
 800-432-7670

REVISIONS: 07/28/2021

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

LEGEND

0000/0000 = VOLUME/PAGE
 N.D.F. = NO DEED FOUND
 P.O.B. = POINT OF BEGINNING
 W/M = WATER METER
 W/V = WATER VALVE
 FIR = FOUND IRON ROD
 SIR = SET IRON ROD
 TEL = TELEPHONE
 A/C = AIR CONDITIONER
 -X- = FENCE
 -E- = POWERLINE

○ = 1/2" FIR UNLESS OTHERWISE NOTED

THE FOLLOWING ARE BLANKET EASEMENTS:
 597/26 GSTC
 618/108 LSGC
 1145/592 PGSI



P. T. KILMAN TRUST
154.59 ACRES

FIELD NOTES

PETER TUMLINSON SURVEY
ABSTRACT 755

HENDERSON COUNTY

All of that certain lot, tract, or parcel of land situated in the Peter Tumlinson Survey, Abstract 755, Henderson County, Texas, being all of a called 87.7 acre Tract 1A and a called 35 acre Tract 1B of which are described by deed recorded in Instrument No. 2020-00002980 and being all of a called 35 acre Tract 2 and part of a called 35 acre Tract 1 both of which are described by deed recorded in Instrument No. 2020-00002979 of the Henderson County Deed Records, Henderson County, Texas, and being more fully described by metes and bounds as follows.

BEGINNING at a set 1/2" iron rod for the northwest corner of this tract located in the south R.O.W. of F.M. 3062 and also being the northwest corner of the above mentioned Tract 1A;

THENCE N89°09'41"E 1998.63 feet along said R.O.W. and generally along a fence to a found 1/2" iron rod for the most northerly northeast corner of this tract;

THENCE S00°20'14"E 532.91 feet generally along a fence to a found 3/4" iron rod for an ell corner of this tract;

THENCE N89°24'30"E 449.85 feet generally along a fence to a found 3/4" iron rod for the most easterly northeast corner of this tract;

THENCE S00°09'42"E 1040.25 feet generally along a fence to a set 1/2" iron rod at a cross tie for an ell corner of this tract and also being the southeast corner of the above mentioned Tract 1A;

THENCE N89°28'31"W 300.83 feet generally along a fence to a found 5/8" iron rod for an ell corner of this tract and also being the northeast corner of the above mentioned Tract 1B;

THENCE S01°56'33"E 1320.09 feet generally along a fence to a found 1/2" iron rod for an angle corner of this tract;

THENCE S01°37'33"E 403.68 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE S89°18'56"E 208.53 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE S01°44'12"E 948.03 feet to a found 1/2" iron rod for the southeast corner of this tract;

THENCE S88°41'59"W 207.18 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S87°32'23"W 1107.44 feet to a found 1/2" iron rod for the most southerly southwest corner of this tract;

THENCE N01°50'53"W 1351.50 feet to a set 1/2" iron rod
for an angle corner of this tract;

THENCE N01°31'25"W 1388.89 feet to a set 1/2" iron rod
at a cross tie for an ell corner of this tract and also
being the northwest corner of the above mentioned Tract 1B;

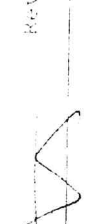
THENCE N89°28'15"W 1045.35 feet generally along a
fence to a set 1/2" iron rod for an ell corner of this
tract and also being the southwest corner of the above
mentioned Tract 1A;

THENCE N00°17'14"W 1513.04 feet generally along a
fence to the place to the place of beginning and containing
154.59 acres of land.

SURVEYOR'S CERTIFICATE

I, MARK FERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR
4373, DO HEREBY CERTIFY THAT I DIRECTED AN ON THE GROUND
SURVEY OF THE PROPERTY DESCRIBED ABOVE AND PREPARED THE ABOVE
FIELD NOTES DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY
WERE FOUND AND SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 17th DAY OF April,
2020.

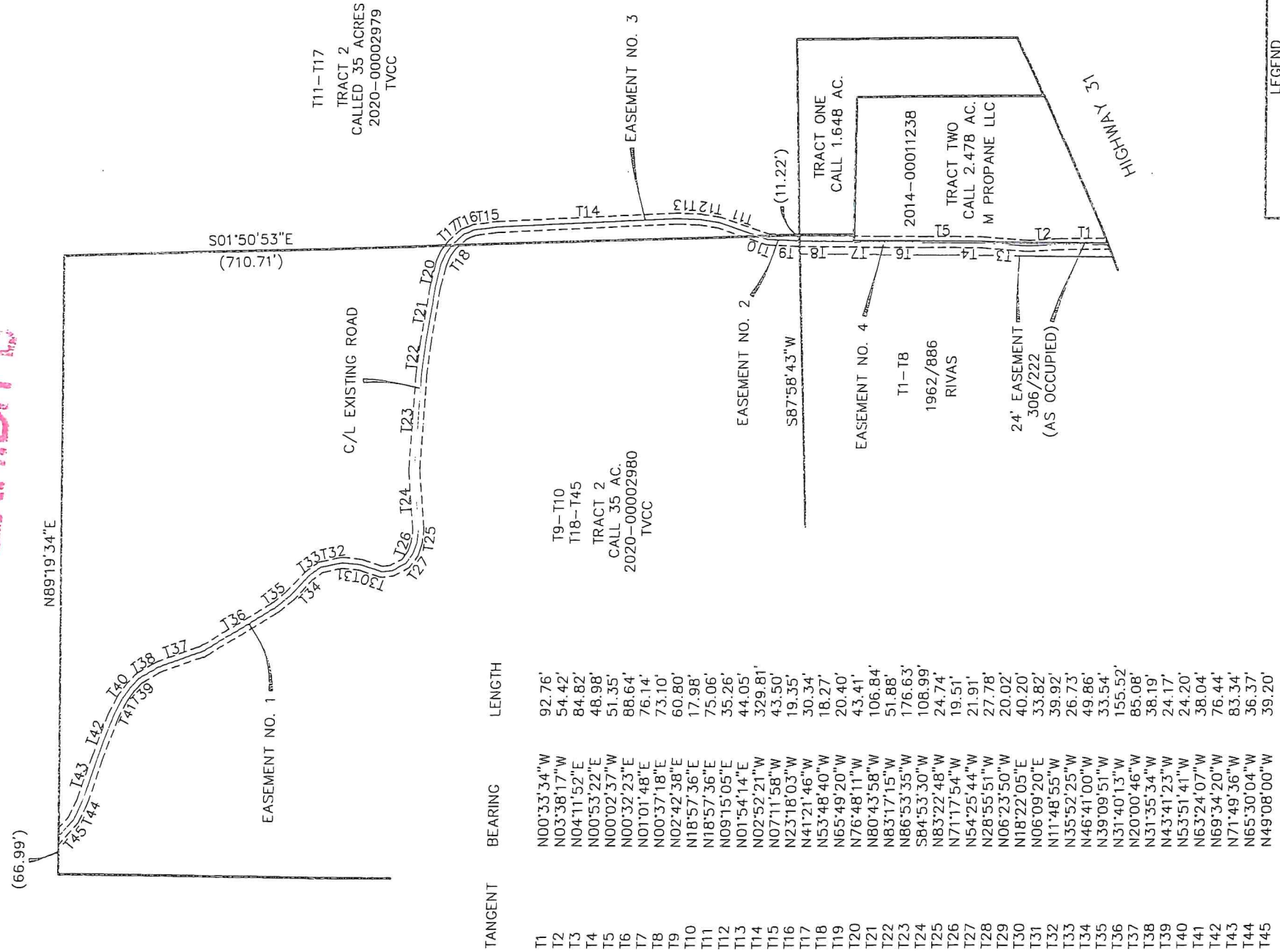

MARK FERRELL

REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4373
FIRM NO. 10019900

Revised 01/28/2021



PROPOSED EASEMENTS EXHIBIT E



TANGENT	BEARING	LENGTH
T1	N00°33'34"W	92.76'
T2	N03°38'17"W	54.42'
T3	N04°11'52"E	84.82'
T4	N00°53'22"E	48.98'
T5	N00°02'37"W	51.35'
T6	N00°32'23"E	88.64'
T7	N01°01'48"E	76.14'
T8	N00°37'18"E	73.10'
T9	N02°42'38"E	60.80'
T10	N18°57'36"E	17.98'
T11	N18°57'36"E	75.06'
T12	N09°15'05"E	35.26'
T13	N01°54'14"E	44.05'
T14	N02°52'21"W	329.81'
T15	N07°11'58"W	43.50'
T16	N23°18'03"W	19.35'
T17	N41°21'46"W	30.34'
T18	N53°48'40"W	18.27'
T19	N65°49'20"W	20.40'
T20	N76°48'11"W	43.41'
T21	N80°43'58"W	106.84'
T22	N83°17'15"W	51.88'
T23	N86°53'35"W	176.63'
T24	S84°53'30"W	108.99'
T25	N83°22'48"W	24.74'
T26	N71°17'54"W	19.51'
T27	N54°25'44"W	21.91'
T28	N28°55'51"W	27.78'
T29	N06°23'50"W	20.02'
T30	N18°22'05"E	40.20'
T31	N06°09'20"E	33.82'
T32	N11°48'55"W	39.92'
T33	N35°52'25"W	26.75'
T34	N46°41'00"W	49.86'
T35	N39°09'51"W	33.54'
T36	N31°40'13"W	155.52'
T37	N20°00'46"W	85.08'
T38	N31°35'34"W	38.19'
T39	N43°41'23"W	24.17'
T40	N53°51'41"W	24.20'
T41	N63°24'07"W	38.04'
T42	N69°34'20"W	76.44'
T43	N71°49'36"W	83.34'
T44	N65°30'04"W	36.37'
T45	N49°08'00"W	39.20'

SCALE: 1" = 200'
 COUNTY: NAVARRO
 ACREAGE:
 SURVEY: PETER TUMLINSON A-755
 DESCRIPTION: SEE PLAT
 SURVEYED FOR: TVCC
 DRAWN BY: R.P.001
 FIELD TECH: K.W.



I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plot and notes of even date represent the results of an on the ground survey made under my direction and supervision.
 This the 17 Day of APRIL 2020.

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

10/06/2021

LEGEND
 I.C.V. = IRRIGATION CONTROL VALVE
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 W/M = WATER METER
 W/V = WATER VALVE
 FIR = FOUND IRON ROD
 SIR = SET IRON ROD
 TEL = TELEPHONE
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 -X-X- = FENCE
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TVCC TRACT
C/L PROPOSED ROAD EASEMENT
EASEMENT NO. 2

FIELD NOTES

PETER TUMLINSON SURVEY
ABSTRACT 755

HENDERSON COUNTY

All that certain lot, tract, or parcel of land situated in the Peter Tumlinson Survey Abstract 755, Henderson County, Texas, and being part of a called 35 acre tract described as Tract 2 by deed recorded in Instrument 2020-00002980 of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a point in the centerline of a present road located South 87°58'43" West a distance of 11.22 feet from the southeast corner of the above mentioned 35 acre tract;


THENCE with said centerline as follows:

North 02°42'38" East a distance of 60.80 feet and
North 18°57'36" East a distance of 17.98 feet to the end of this easement located on the east line of said 35 acre tract located North 01°50'53" West a distance of 77.36 feet from the southeast corner of said 35 acre tract.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 17th day of April, 2021.

10/06/2021



Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900



RIVAS/M PROPANE LLC
C/L PROPOSED ROAD EASEMENT
EASEMENT NO. 4

FIELD NOTES

PETER TUMLINSON SURVEY
ABSTRACT 755

HENDERSON COUNTY

All that certain lot, tract, or parcel of land situated in the Peter Tumlinson Survey Abstract 755, Henderson County, Texas, being part of a called 4.07 acre tract described by deed recorded in Volume 1962, Page 886, being part of a called 1.648 acre tract described as Tract One and being part of a called 2.478 acre tract described as Tract Two by deed recorded in Instrument 2014-00011238 of the Deed Records of Henderson County, Texas, being the same 24 foot easement, as occupied presently on the ground, recorded in Volume 306, Page 22 of said Records. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 60D nail in the centerline of a present road and the north R.O.W. of Highway 31 for the southeast corner of the above mentioned 4.07 acre tract;

THENCE with said centerline as follows:

North 0°33'34" West a distance of 92.76 feet;
North 3°38'17" West a distance of 54.42 feet;
North 4°11'52" East a distance of 84.82 feet;
North 0°53'22" East a distance of 48.98 feet;
North 0°2'37" West a distance of 51.35 feet;
North 0°32'23" East a distance of 88.64 feet;
North 1°1'48" East a distance of 76.14 feet and
North 0°37'18" East a distance of 73.10 feet to the end of this easement located South 87°58'43" West a distance of 11.22 feet from the southeast corner of the TVCC 35 acre Tract 2 recorded in Instrument 2020-00002980.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 17th day of April, 2021.

10/06/2021

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

