County Road 2545
Coyanosa, Texas
10 AC Tract

PRICHARD
COMMERCIAL
A DIVISION OF THE PRICHARD GROUP

Heather Prichard

Broker/Owner

(432) 978-6973

Heather@PrichardGroup.com

PrichardCommercial.com

HeatherPrichard.com

PrichardGroup.com

10 Acres
Reeves County

MLS# 122082

$25,000

10 acres unrestricted land for sale in Reeves County, close to the Ward County line, South of I-20. It is located in the heart of the oilfield near the Delaware Basin. The property is close to Monahans, Grandfalls and nearest to Coyanosa. Call Heather for more information (432) 978-6973
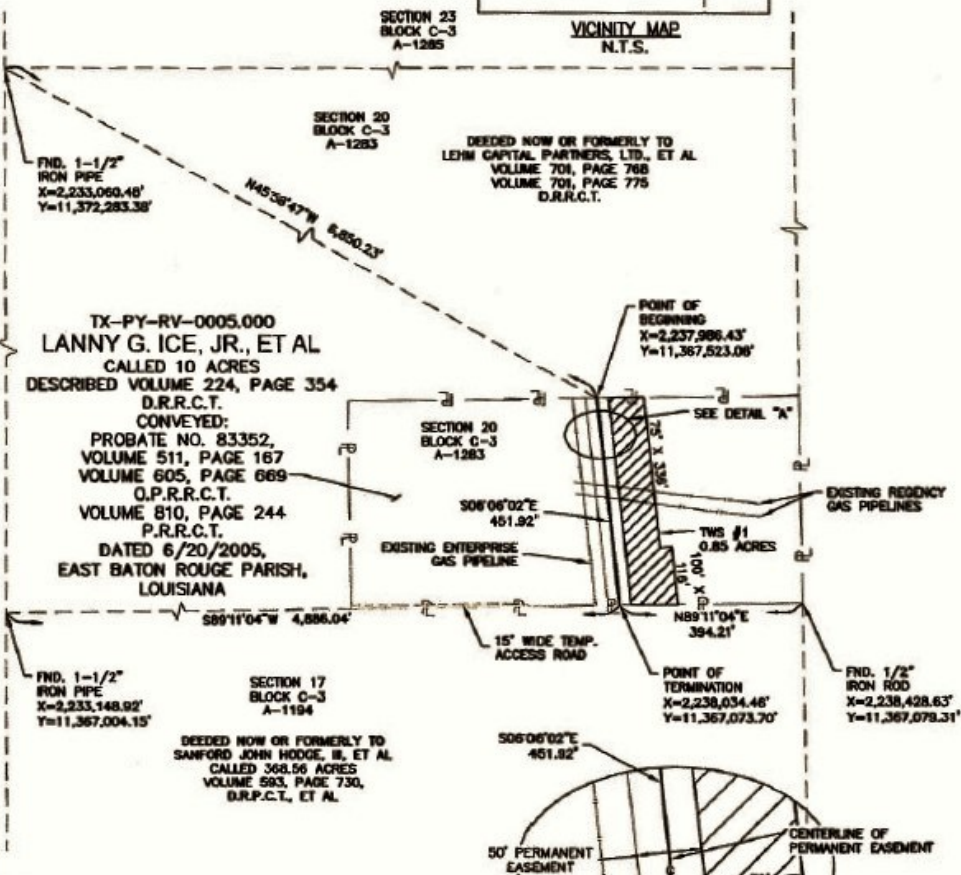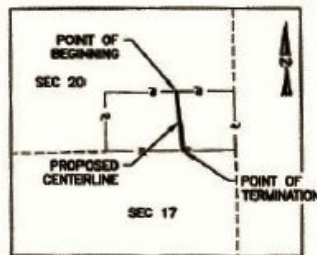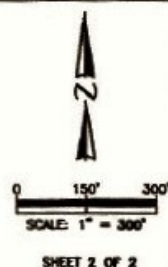
SURVEY

EXHIBIT "B"

PERMANENT EASEMENT, TEMPORARY WORKSPACE AND
TEMPORARY ACCESS ROAD LYING WITHIN AND BEING
A PART OF
SECTION 20, BLOCK C-3,
PUBLIC SCHOOL LANDS SURVEY, A-1283
REEVES COUNTY, TEXAS

LEGEND

₵	CENTERLINE
℄	PROPERTY LINE
TX	TEXAS
ROW	RIGHT-OF-WAY
HWY.	HIGHWAY
PROP.	PROPERTY
PERM.	PERMANENT
TWS	TEMPORARY WORKSPACE
TEMP.	TEMPORARY
CONC.	CONCRETE
MON.	MONUMENT
FND.	FOUND
N.T.S.	NOT TO SCALE
A.P.S.	AS PER SURVEY
A.P.R.	AS PER RECORD
D.R.R.C.T.	DEED RECORDS REEVES COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS REEVES COUNTY, TEXAS

PERM. EASEMENT	0.52	ACRES
TEMP. WORKSPACE #1	0.85	ACRES
LINEAR FEET	451.92'	
RODS	27.39	

VICINITY MAP
N.T.S.

POINT OF BEGINNING

SEC 20

PROPOSED CENTERLINE

POINT OF TERMINATION

SEC 17

SCALE: 1" = 300'

SHEET 2 OF 2

0   150'   300'

SECTION 23
BLOCK C-3
A-1285

SECTION 20
BLOCK C-3
A-1283

DEEDED NOW OR FORMERLY TO
LEHM CAPITAL PARTNERS, LTD., ET AL
VOLUME 701, PAGE 768
VOLUME 701, PAGE 775
D.R.R.C.T.

FND. 1-1/2"
IRON PIPE
X=2,233,060.48'
Y=11,372,283.38'

N45°56'47"W 6,650.23'

TX-PY-RV-0005.000
LANNY G. ICE, JR., ET AL
CALLED 10 ACRES
DESCRIBED VOLUME 224, PAGE 354
D.R.R.C.T.
CONVEYED:
PROBATE NO. 83352,
VOLUME 511, PAGE 167
VOLUME 605, PAGE 669
O.P.R.R.C.T.
VOLUME 810, PAGE 244
P.R.R.C.T.
DATED 6/20/2005,
EAST BATON ROUGE PARISH,
LOUISIANA

SECTION 20
BLOCK C-3
A-1283

POINT OF BEGINNING
X=2,237,986.43'
Y=11,367,523.06'

SEE DETAIL "A"

EXISTING REGENCY GAS PIPELINES

S06°06'02"E
451.92'

EXISTING ENTERPRISE GAS PIPELINE

TWS #1
0.85 ACRES

15' WIDE TEMP. ACCESS ROAD

N89°11'04"E
394.21'

S89°11'04"W 4,886.04'

FND. 1-1/2"
IRON PIPE
X=2,233,148.92'
Y=11,367,004.15'

SECTION 17
BLOCK C-3
A-1194

POINT OF TERMINATION
X=2,238,034.46'
Y=11,367,073.70'

FND. 1/2"
IRON ROD
X=2,238,428.63'
Y=11,367,079.31'

DEEDED NOW OR FORMERLY TO
SANFORD JOHN HODGE, III, ET AL
CALLED 368.56 ACRES
VOLUME 593, PAGE 730,
D.R.P.C.T., ET AL.

S06°06'02"E
451.92'

50' PERMANENT EASEMENT

CENTERLINE OF PERMANENT EASEMENT

25'   75'   25'

DETAIL "A"
N.T.S.

NOTES:

1. BASIS OF BEARING IS GRID NORTH, REFERENCED TO THE UTM COORDINATE SYSTEM, ZONE 13, NAD 83, (EPOCH 2011-12A). ALL DISTANCES ARE GRID AND MAY BE REDUCED TO SURFACE BY DIVIDING BY AN AVERAGE COMBINED SCALE FACTOR OF 0.9998080. GPS SURVEY PERFORMED BY HATCH MOTT MACDONALD.
2. INFORMATION DEPICTED HEREON IS BASED ON A SURVEY CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BASELINE FOR MAPPING SELECTED TOPOGRAPHIC FEATURES AND LOCATING NECESSARY LINES FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION.
3. THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
4. TITLE RESEARCH PERFORMED BY OTHERS.
5. TEMPORARY WORKSPACE LIES ADJACENT AND CONTIGUOUS TO THE PERMANENT EASEMENT UNLESS OTHERWISE NOTED. THE SIDE LINES OF SAID EASEMENT LENGTHEN OR SHORTEN TO INTERSECT PROPERTY LINES, FOREIGN PIPELINES, WATER BODIES AND OTHER FEATURES THAT ARE NOT PERPENDICULAR TO THE CENTERLINE.
6. NOT ALL EASEMENTS VISIBLE, APPARENT OR OF RECORD ARE SHOWN.

TBPLS FIRM NO. 10193989

I, ERNEST STEVEN HOLAWAY, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS EASEMENT PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE OF THE FIELD SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ERNEST STEVEN HOLAWAY
RPLS NO. 5479
PHONE: (832)431-5720
FAX: (713)278-8132

DATE: 03/01/16

STATE OF TEXAS
REGISTERED
ERNEST STEVEN HOLAWAY
5479
PROFESSIONAL LAND SURVEYOR

PIPELINE, STATION, OR ACCOUNT NUMBER	SCALE 1"=300'		CONST. YR.			PROJECT NO.
FILE NUMBER / CADD FILENAME			DRAWN	DATE 01/21/16		353248

Hatch Mott MacDonald

REV. NO. - DESCRIPTION	BY	DATE	APP.
A ISSUE TO RIGHT-OF-WAY	DTW	01/21/16	HMM
B UPDATED TEMP ACCESS ROAD	DTW	02/24/16	HMM
C OWNERSHIP NAME CHANGE	DTW	03/01/16	HMM

WAHA PYOTE HEADER
TRANS PECOS PIPELINE, LLC
PROPOSED 30" PIPELINE
REEVES COUNTY, TEXAS

PREVIOUS DWG. NO.

SHT. 1 OF 2

DWG. NO.
TX-PY-RV-0005.000
SHT. 2 OF 2   C

PHOTOS

AREIAL MAP

10 Acres in Reeves County

Legend
- 10 Acres
- Coyanosa
- FM 1450

Google Earth

10 Acres in Reeves County

Legend
- 10 Acres
- Coyanosa
- FM 1450

Google Earth

For directions to this property, contact Heather Prichard, (432) 978-6973

For additional information, please contact:

Heather Prichard, Owner/Broker
(432) 978-6973
PrichardGroup.com
PrichardCommercial.com
HeatherPrichard.com

Rooted in Experience. Defined by Excellence.

"Finding a Home for Your Business is My Business"

THE
PRICHARD
GROUP

PRICHARD
COMMERCIAL
A DIVISION OF THE PRICHARD GROUP

EST'D ★ 2017
PRICHARD
★
FARM AND RANCH