

# UL Commercial Surface Department Easement/Surface Site Survey/Plat Guidelines

**Please review all pages of this document as the following pages contain acceptable examples of survey plat types**

1. Application – Either Easement (Pipeline, Powerline, or Road), Commercial Surface Site, Off Lease Drill Site, or Frac Pit can be found at the following link - <http://utlands.utsystem.edu/Resources>
2. Digital Survey Data: Shapefile (.shp) – ESRI's shapefile consist of several files so it needs to be zipped.
  - **Easements** – Provide **one** shapefile for **entire length of Centerline (do not break up in Sections)** - nothing else – **no ROW width or temp workspace!**
  - **Surface site** – Provide **one** shapefile representing **site footprint (no well heads, access roads, or site infrastructure)**
  - Shapefile should consist of **only** what is to be leased/placed under Legally Binding Agreement
  - **Mandatory** files that need to be zipped
    - .shp – shape
    - .shx – shape index
    - .dbf – attribute
    - .prj – projection
3. Survey Plat – PDF (See Examples on following pages)
  - Tie into known UL Section Monument
  - **Easements** – Provide **only a centerline description (do not** indicate ROW width or temporary workspace anywhere on the plat) **The contract will convey those terms**
  - **Easements** - **No** reference to “**Permanent Easement**”
  - **Easements** – Maximum of **four** Sections per plat page and only show as many sections as necessary
  - **Easements** – Do not commingle easements or easement types on a plat (show only what is to be leased (**do not include roads, crosslines, or surface sites**))
  - **Surface site** – Show entire section and partial section(s) if needed – **see example**
  - **Surface site** – Show detail of site if needed (zoomed in)
  - **Surface site** – Include Legal Description, and describe as **one** site (**one acreage total**)
  - **Surface site** – Show entire parcel to be leased as one site (**reserve pit must be included in acreage total for an off lease drill site**)
  - **Surface site** – Show only what is to be leased (**do not include roads, crosslines, flowlines, or other surface sites**)

**Plats should be constructed with the following Datum:**

**BASIS OF BEARING, COORDINATES, AND DISTANCES WILL BE LAMBERT CONICAL PROJECTION OF THE COORDINATE SYSTEM, STATE PLANE GRID, NAD 83, TEXAS CENTRAL (4203)**

Email all the above to [ULRW@utsystem.edu](mailto:ULRW@utsystem.edu)

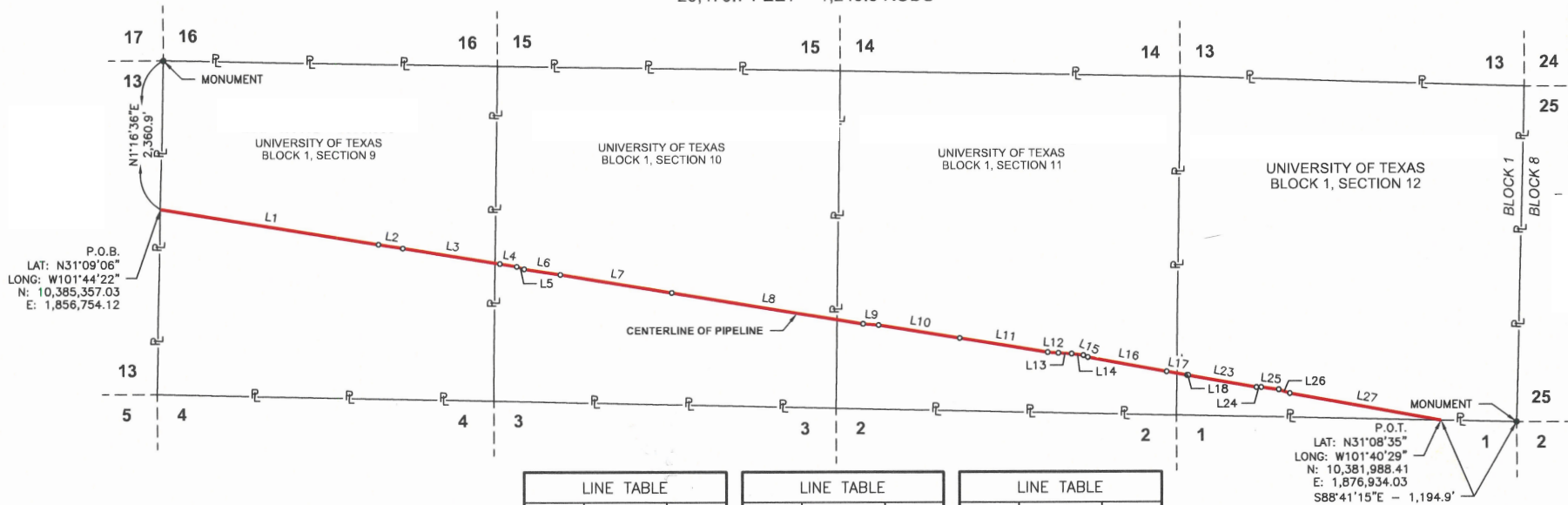
**Tie into UL Monument**



**Good example of an Easement no more than 4 sections**

**EXHIBIT "B"**

**EASEMENT CENTERLINE LENGTH**  
20,470.7 FEET = 1,240.6 RODS



P.O.B.  
LAT: N31°09'06"  
LONG: W101°44'22"  
N: 10,385,357.03  
E: 1,856,754.12

P.O.T.  
LAT: N31°08'35"  
LONG: W101°40'29"  
N: 10,381,988.41  
E: 1,876,934.03  
S88°41'15"E - 1,194.9'

NO.	REVISIONS	BY	DATE
△	ISSUED FOR REVIEW	EPG	07/19/22

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	S80°41'45"E	3,481.2'
L2	S80°28'35"E	389.3'
L3	S80°46'10"E	1,549.8'
L4	S80°18'24"E	268.9'
L5	S70°59'10"E	123.8'
L6	S80°50'13"E	577.8'
L7	S80°41'50"E	1,781.4'
L8	S80°47'17"E	3,054.3'
L9	S85°37'03"E	244.7'
L10	S80°44'14"E	1,295.0'

LINE TABLE		
NUMBER	BEARING	LENGTH
L11	S80°51'09"E	1,403.6'
L12	S85°55'04"E	169.5'
L13	S86°36'32"E	209.5'
L14	S82°21'26"E	186.2'
L15	S66°43'48"E	76.6'
L16	S79°32'12"E	1,261.5'
L17	S79°52'27"E	325.9'
L18	S86°05'04"E	20.2'
L23	S79°48'32"E	1,090.1'
L24	N89°44'09"E	75.7'

LINE TABLE		
NUMBER	BEARING	LENGTH
L25	S82°38'01"E	278.6'
L26	S70°52'15"E	184.6'
L27	S79°43'44"E	2,422.5'

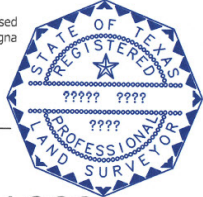
- NOTES:**
1. OWNERSHIP AND TRACT INFORMATION SHOWN HEREON IS BASED ON ABSTRACTING SERVICES PROVIDED BY NORFLEET. THIS PLAT WAS PREPARED WITHOUT A COMMITMENT FOR TITLE INSURANCE. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.
  2. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MAI
  3. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE THIS DAY IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.
  4. COMPANION DRAWING IS FILED IN THE OFFICE OF TABLEROCK SURVEY, LLC AND FURTHER DESCRIBES THE RECONSTRUCTION OF THIS SURVEY.

O.P.R.R.C.TX. OFFICIAL PUBLIC RECORDS REAGAN COUNTY, TEXAS

POINT OF BEGINNING P.O.B.  
POINT OF TERMINATION P.O.T.  
POINT OF REFERENCE P.O.R.  
POINT OF EXIT P.O.E.  
POINT OF RE-ENTRY P.O.R.E.  
RIGHT OF WAY R.O.W.  
FOUND MONUMENT ●  
POINT OF INTERSECTION ○

CENTERLINE PIPELINE ———  
PROPERTY LINE ———  
SECTION LINE ———  
ADJOINER PROPERTY ———  
EXISTING PIPELINE ———  
FLY TIE ·····

CERTIFICATION:  
Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua.



**COMPANY NAME & LOGO**

Survey of a Proposed  
**Pipeline Easement**  
Crossing Block 4  
University Lands Survey  
Upton County, Texas

Scale: 1"= 2000'  
Surveyed: 06/19/2022  
W.O.: 2022-???  
Drawn By: ???

???? ????? Texas R.P.L.S. No. ????

**Signed and Stamped**

**SURVEY COMPANY LOGO AND CONTACT INFO**

# Centerline Description

## EXHIBIT "A" UNIVERSITY OF TEXAS

CENTERLINE DESCRIPTION OF A PIPELINE EASEMENT SITUATED IN SECTIONS 9, 10, 11 AND 12, BLOCK 1, REAGAN COUNTY, TEXAS, IN THE NAME OF UNIVERSITY OF TEXAS, SAID PIPELINE EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a point in the west line of said Section 9 [N: 10,385,357.03, E: 1,856,754.12], same being in the east line of Section 8, for the **POINT OF BEGINNING** of said herein described centerline, from which a monument found for the northwest corner of said Section 9 bears North 01°16'36" East, 2,360.9 feet;

**THENCE** across said Sections 9, 10, 11, 12 the following bearings and distances:

South 80°41'45" East, 3,481.2 feet;

South 80°28'35" East, 389.3 feet;

South 80°46'10" East, 1,549.8 feet;

South 80°18'24" East, 268.9 feet;

South 70°59'10" East, 123.8 feet;

South 80°50'13" East, 577.8 feet;

South 80°41'50" East, 1,781.4 feet;

South 80°47'17" East, 3,054.3 feet;

South 85°37'03" East, 244.7 feet;

South 80°44'14" East, 1,295.0 feet;

South 80°51'09" East, 1,403.6 feet;

South 85°55'04" East, 169.5 feet;

South 86°36'32" East, 209.5 feet;

South 82°21'26" East, 186.2 feet;

South 66°43'48" East, 76.6 feet;

South 79°32'12" East, 1,261.5 feet;

South 79°52'27" East, 325.9 feet;

South 86°05'04" East, 20.2 feet;

South 79°48'32" East, 1,090.1 feet;

North 89°44'09" East, 75.7 feet;

South 82°38'01" East, 278.6 feet;

South 70°52'15" East, 184.6 feet;

South 79°43'44" East, 2,422.5 feet to a point in the south line of said Section 12 [N: 10,381,988.41, E: 1,876,934.03], same being in the north line of Section 1, for the **POINT OF TERMINATION**, from which a monument found for the southeast corner of said Section 12 bears South 88°41'15" East, 1,194.9 feet;

Said Centerline having a total length of 20,470.7 feet (1,240.6 rods).

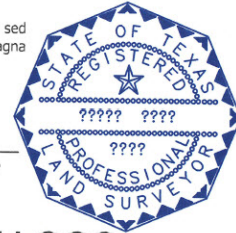
(INTENTIONALLY LEFT BLANK)

**NOTES**

- 1) Ownership and tract information shown herein is based on abstracting services provided by Norfleet. This description was prepared without a commitment for title insurance. Easements of record may exist and are not indicated herein. This description does not represent a boundary survey.
- 2) All coordinates, bearings, distances and areas are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), Central Zone (4203), U.S. survey feet, based on GPS observations made by Tablerock Survey, LLC.
- 3) Refer to the attached plat of this document, a plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.

CERTIFICATION:

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???? ?????

Texas R.P.L.S. No. ????

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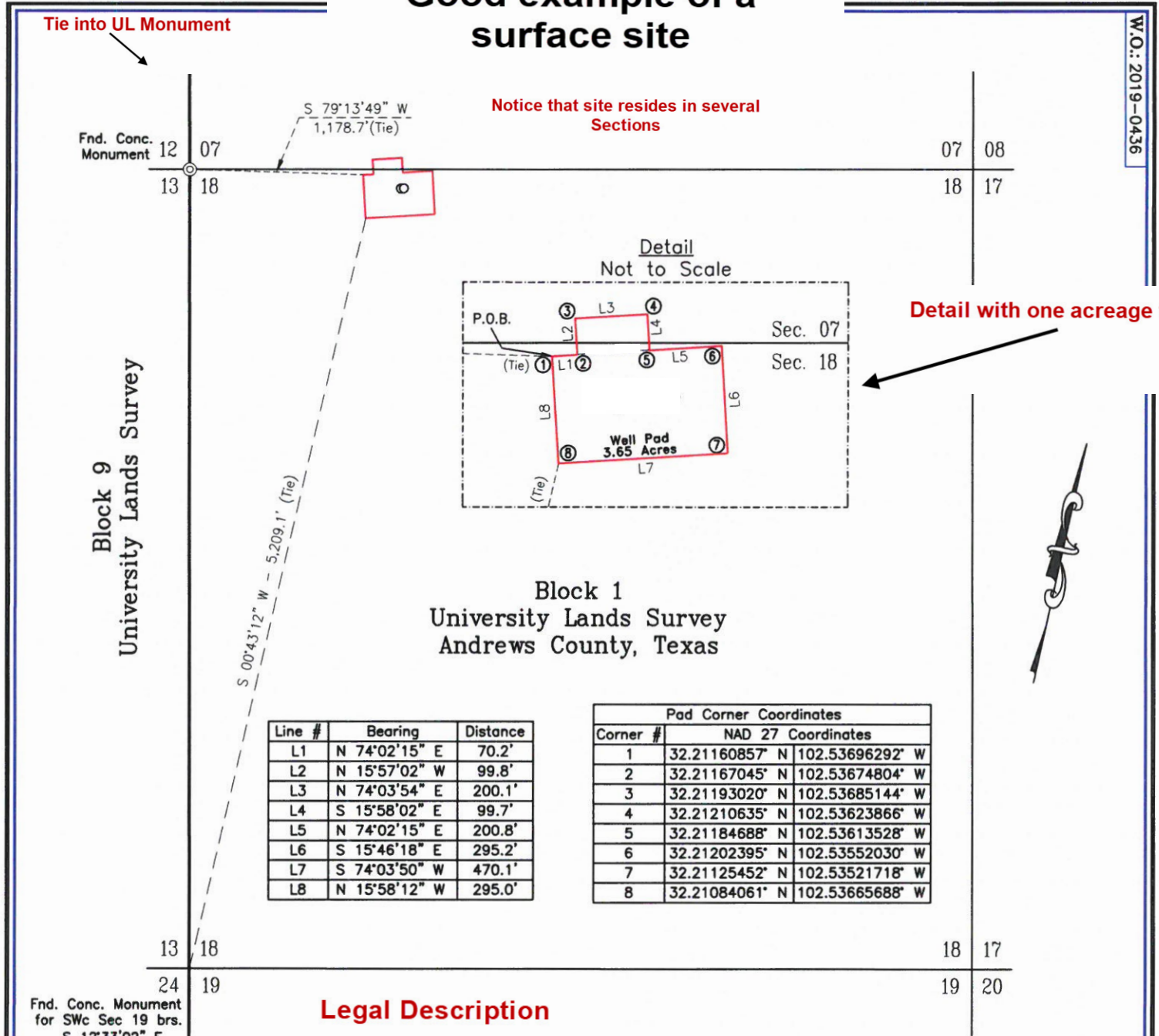
**SURVEY COMPANY LOGO  
AND CONTACT INFO**

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**Signed and Stamped**

# Good example of a surface site

W.O.: 2019-0436



Line #	Bearing	Distance
L1	N 74°02'15" E	70.2'
L2	N 15°57'02" W	99.8'
L3	N 74°03'54" E	200.1'
L4	S 15°58'02" E	99.7'
L5	N 74°02'15" E	200.8'
L6	S 15°46'18" E	295.2'
L7	S 74°03'50" W	470.1'
L8	N 15°58'12" W	295.0'

Pad Corner Coordinates	
Corner #	NAD 27 Coordinates
1	32.21160857° N 102.53696292° W
2	32.21167045° N 102.53674804° W
3	32.21193020° N 102.53685144° W
4	32.21210635° N 102.53623866° W
5	32.21184688° N 102.53613528° W
6	32.21202395° N 102.53552030° W
7	32.21125452° N 102.53521718° W
8	32.21084061° N 102.53665688° W

## Legal Description

### LEGAL DESCRIPTION

LEGAL DESCRIPTION of a proposed 3.65 acre well pad located in the Northwest-quarter of Section 18, and the Southwest quarter of Section 7, all in Block 1, University Lands Survey, Andrews County, Texas, and being more particularly described as follows:

BEGINNING at a Northwest corner of this tract, from which a concrete monument found for the Northwest corner of said Section 18 bears S 79°13'49"W, a distance of 1,178.7 feet;

THENCE N 74°02'15"E, a distance of 70.2 feet to an interior corner of this tract;

THENCE N 15°57'02"W, passing the North line of said Section 18 and South line of said Section 7 at a distance of 31.3 feet, continuing on for a total distance of 99.8 feet for a Northwest corner of this tract;

THENCE N 74°03'54"E, a distance of 200.1 feet to a Northeast corner of this tract;

THENCE S 15°58'02"E, passing the South line of said Section 7 and North line of said Section 18 at a distance of 80.5 feet, continuing on for a total distance of 99.7 feet to an interior corner of this tract;

THENCE N 74°02'15"E, a distance of 200.8 feet to the Northeast corner of this tract;

THENCE S 15°46'18"E, a distance of 295.2 feet to the Southeast corner of this tract;

THENCE S 74°03'50"W, a distance of 470.1 feet to the Southwest corner of this tract, from which the Southwest corner of said Section 18 bears S 00°43'12"W, a distance of 5,209.1 feet, and from said corner a concrete monument found for the Southwest corner of Section 19, same block and survey, bears S 12°33'02"E, a distance of 5,350.8 feet;

THENCE N 15°58'12"W, a distance of 295.0 feet to the POINT OF BEGINNING. Subject tract contains 3.65 acres of land,



**NOTE:**  
 1) All Bearings, Distances, and Coordinates shown hereon are Lambert Grid and Conform to the "Texas Coordinate System", Texas Central Zone, North American Datum of 1983, unless otherwise noted. Scale factor is 1.000235819.  
 2) Ownership provided by client.

- Legend**
- - Denotes Centerline Easement
  - - Denotes Proposed Well Location

CERTIFICATION:  
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**Signed and Stamped**

SURVEY COMPANY LOGO  
AND CONTACT INFO

**COMPANY NAME & LOGO**

Survey of the Proposed  
 UL G 1-18 A #1H & B #2H Pad  
 located in Section 7 and 18, Block 1,  
 University Lands Survey,  
 Andrews County, Texas

Scale: 1"= 1000'	W.O.: 2019-0436
Surveyed: 08/08/2019	Drawn By:
File: J:\2019\2019-0436\2019-0436.dwg	