



LINE	BEARING	DISTANCE
L1	N 81°11'31" E	27.66'
L2	N 81°06'54" E	263.21'
L3	N 84°42'54" E	142.73'
L4	N 88°08'26" E	95.26'
L5	S 89°41'21" E	155.30'
L6	N 86°51'14" E	5.62'

**SYMBOL LEGEND**

- P - Overhead Power Line
- C - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- [Symbol] - Fire Hydrant
- [Symbol] - Power Pole
- [Symbol] - Telephone Pedestal
- [Symbol] - Water Valve
- [Symbol] - Water Meter
- [Symbol] - Set Iron Rod w/TPS Cap
- [Symbol] - Fnd Iron Rod

**W.D. PEARCE SURVEY  
ABSTRACT No. 520**

PACES CREEK WOODLANDS, LP.,  
MO 626  
REMAINDER OF CALLED 159.397 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

**COUNTY ROAD 4415  
(GRAVEL)**

CALCULATED  
CORNER

CALCULATED  
CORNER

**WILLIAM E. WEEKS SURVEY  
ABSTRACT No. 678**

PACES CREEK WOODLANDS, LP.,  
MO 661  
REMAINDER OF CALLED 223.163 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 792  
REMAINDER OF CALLED 8.770 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

**JOE ARLINE SURVEY  
ABSTRACT No. 1179**

PACES CREEK WOODLANDS, LP.,  
MO 792  
PORTION OF CALLED 8.770 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 789  
PORTION OF CALLED 40.524 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

**C.J.M. SAPP SURVEY  
ABSTRACT No. 597**

PACES CREEK WOODLANDS, LP.,  
MO 789  
REMAINDER OF CALLED 40.524 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

**TRACT 5  
28.000 ACRES**

PACES CREEK WOODLANDS, LP.,  
MO 790 (TRACT TWO)  
PORTION OF CALLED 138.387 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 790 (TRACT TWO)  
REMAINDER OF CALLED 138.387 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 790 (TRACT TWO)  
REMAINDER OF CALLED 138.387 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

FND 3" X 3"  
CONCRETE  
MONUMENT  
W/2" DISK

**POB**  
SET 1/2" I.R.  
W/TPS CAP

FND 4" X 4"  
CONCRETE  
MONUMENT  
W/1" DISK

S 86°51'14" W 701.45'

S 86°51'14" W 682.30'

JACOB S. HARPER  
CALLED 151.487 ACRES  
VOL. 1224, PG. 175  
O.P.R.T.C.T.

**JOHN J. PEMBERTON SURVEY  
ABSTRACT No. 529**

BOUNDARY SURVEY

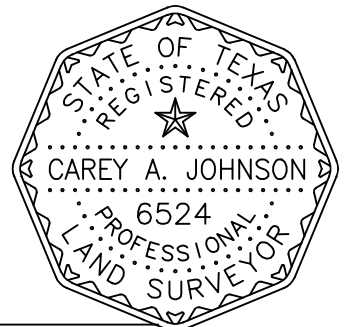
BEING a 28.000 acre tract situated in the Joe Arline Survey, Abstract Number 1179, the W.D. Pearce Survey, Abstract Number 520, the C.J.M. Sapp Survey, Abstract Number 597, and in the John J. Pemberton Survey, Abstract Number 529, Tyler County, Texas, being comprised of a portion of that certain called 159.397 acre tract described as "MO 626", a portion of that certain called 8.770 acre tract described as "MO 792", and a portion of that certain 40.524 acre tract described as "MO 789" all three in instrument to Paces Creek Woodlands, LP, recorded in Volume 932, Page 88 of the Official Public Records of Tyler County, Texas (O.P.R.T.C.T.), said 28.000 acre tract being more particularly described by metes and bounds as follows:

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48547C0475C having an effective date of 4/4/2011.

Purchaser Homeland Properties  
Address CR 4415 Woodville, Tx 75979  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Section \_\_\_\_\_  
Survey William E. Weeks, A 678  
Survey John J. Pemberton, A 529  
Survey C. J. M. Sapp, A 597  
Survey Joe Arline, A 1179  
Area 28.000 Acres  
Subdivision \_\_\_\_\_  
Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, Records \_\_\_\_\_  
Tyler \_\_\_\_\_ County, Texas

Job No.: H297-502 TRACT 5  
Scale: 1"=200'  
Date: 10/25/2021  
Drawn By: DED  
Checked By: MJW  
Field Crew: TC  
Revised: \_\_\_\_\_



*Carey A. Johnson*  
Registered Professional Land Surveyor No. 6524

**TEXAS**  
PROFESSIONAL  
SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingtexas.com  
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).  
Basis of Bearings \_\_\_\_\_



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

### TRACT 5

28.000 ACRES

IN THE JOE ARLINE SURVEY, ABSTRACT NUMBER 1179,  
AND IN THE W.D. PEARCE SURVEY, ABSTRACT NUMBER 520,  
AND IN THE C.J.M. SAPPS SURVEY, ABSTRACT NUMBER 597,  
AND IN THE JOHN J. PEMBERTON SURVEY, ABSTRACT NUMBER 529  
TYLER COUNTY, TEXAS

BEING a 28.000 acre tract situated in the Joe Arline Survey, Abstract Number 1179, the W.D. Pearce Survey, Abstract Number 520, the C.J.M. Sapp Survey, Abstract Number 597, and in the John J. Pemberton Survey, Abstract Number 529, Tyler County, Texas, being comprised of a portion of that certain called 159.397 acre tract described as "MO 626", a portion of that certain called 8.770 acre tract described as "MO 792", and a portion of that certain 40.524 acre tract described as "MO 789" all three in instrument to Paces Creek Woodlands, LP, recorded in Volume 932, Page 88 of the Official Public Records of Tyler County, Texas (O.P.R.T.C.T.), said 28.000 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 138.387 acre tract and that certain called 151.487 acre tract described in instrument to Jacob S. Harper, recorded in Volume 1224, Page 175, O.P.R.T.C.T., being the southwesterly corner of the herein described 28.000 acre tract, from which a 3 inch by 3 inch concrete monument with 2 inch disk found in the apparent westerly line of said Pemberton Survey, for the apparent common easterly corner of William E. Weeks Survey, Abstract Number 678, and the Eliz N. Means Survey, Abstract Number 477, bears, South 86°51'14" West, 701.54 feet;

THENCE North 03°08'46" West, severing, said 138.387 acre tract, said 8.770 acre tract, and said 159.397 acre tract, at a distance of 1733.91 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of County Road 4415 (CR 4415), in all, a total distance of 1763.91 feet, to a calculated point in the approximate centerline of said CR 4415, for the northwesterly corner of the herein described 28.000 acre tract;

THENCE with the approximate centerline of said CR 4415, continuing over and across said 159.397 acre tract, the following five (5) courses and distances:

1. North 81°11'31" East, 27.66 feet, to a calculated point for corner;
2. North 81°06'54" East, 263.21 feet, to a calculated point for corner;
3. North 84°42'54" East, 142.73 feet, to a calculated point for corner;
4. North 88°08'26" East, 95.26 feet, to a calculated point for corner;
5. South 89°41'21" East, 155.30 feet, to a calculated point for the northeasterly corner of the herein described 28.000 acre tract;

THENCE South 03°08'46" East, continuing across said 159.397 acre tract, severing, said 40.524 acre tract, severing, said 138.387 acre tract, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of CR 4415, in all a distance of 1786.79 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" for the common easterly corner of said 138.387 acre tract, and said 151.487 acre tract, for the southeasterly corner of the herein described 28.000 acre tract, from which a 4 inch by 4 inch concrete monument with disk bears North 86°51'14" East 5.62 feet;

THENCE South 86°51'14" West, 682.30 feet, with the common line between said 138.387 acre tract and said 151.487 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 28.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 25, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-502.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

November 23, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524