



LINE	BEARING	DISTANCE
L1	N 85°28'46" E	155.05'

SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

JAMES MATLOCK AND
MANDY MATLOCK
CALLED 8.625 ACRES
VOL. 1186, PG. 14
O.R.T.C.T.

REMAINDER OF
SOUTHWOOD TIMBERLANDS
CORPORATION
CALLED 38.029 ACRES
VOL. 1258, PG. 455
O.R.T.C.T.

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

COUNTY ROAD 1520

S 85°28'46" W 170.00'

FND 1/2" I.R.
W/TPS CAP

SET 1/2" I.R. L1
W/TPS CAP

N 16°32'47" E 346.89'

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

N 03°41'20" W 494.03'

TRACT 7
4.702 ACRES

PORTION OF
SOUTHWOOD TIMBERLANDS
CORPORATION
CALLED 38.029 ACRES
VOL. 1258, PG. 455
O.R.T.C.T.

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

S 84°27'26" W 275.16'

S 03°41'20" E 812.86'

FND 3/8" I.R.
(BENT)
@ 420.97'

S 85°28'46" W 1376.07'

CAROLE EAGLESON
CALLED 1.52 ACRES
VOL. 587, PG. 661
O.R.T.C.T.

POC

FND 1/2" I.R. W/TPS CAP
FND 3" X 3"
CONCRETE MONUMENT
BRS: N 49°31'50" E - 7.30'
FND 60D NAIL
IN C ROAD
BRS: N 78°19'54" E - 29.71'

S 04°30'45" E 500.90'

COUNTY ROAD 1550
(ASPHALT)

FND WAGON
AXLE

B.B.B.&C. RR. CO. SURVEY
ABSTRACT NO. 988

REMAINDER OF
SOUTHWOOD TIMBERLANDS CORPORATION
CALLED 38.029 ACRES
VOL. 1258, PG. 455
O.R.T.C.T.

BOUNDARY SURVEY

BEING a 4.702 acre tract situated in the B.B.B.&C. RR. Co. Survey, Abstract Number 988, Tyler County, Texas, being a portion of that certain called 38.029 acre tract described in instrument to Southwood Timberlands Corporation, recorded in Volume 1258, Page 455 of the Official Records of Tyler County, Texas (O.R.T.C.T.), said 4.702 acre tract being more particularly described by attached metes and bounds description.

General Notes:

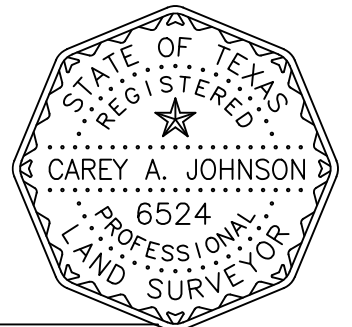
1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

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 No. 48457C0550C having an effective date 4/4/2011.

Job No.: H297-348 TR7
Scale: 1" = 100'
Date: 7/28/2021
Drawn By: DVB
Checked By: MJW
Field Crew: TK
Revised: 08/19/2021 DVB

Purchaser: Homeland Properties
Address: CR 1550, Warren, Tx 77664
Lot: _____, Block: _____, Section: _____
Survey: B.B.B.&C. RR. CO., A 988
Area: 4.702 Acres
Subdivision: _____
Cabinet: _____, Sheet: _____, Records: _____
Tyler County, Texas



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 _____