

0' 300' 600' 900'

Scale: 1" = 300'

**SYMBOL LEGEND**

- OE— OVERHEAD ELECTRIC
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- ⊕ GUY WIRE (GW)
- POWER POLE (PP)
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 50°07'27" E	13.47'
L2	S 50°38'50" E	200.06'
L3	S 50°52'09" E	201.03'
L4	S 51°09'25" E	202.04'
L5	S 50°33'38" E	201.60'
L6	S 51°12'54" E	200.13'
L7	S 49°47'24" E	200.59'
L8	S 48°49'53" E	201.54'
L9	S 50°37'41" E	200.76'
L10	S 51°15'20" E	220.63'
L11	N 03°33'42" W	2434.36'



FND 3"x3" CONCRETE MONUMENT W/ 3/8" I.R.  
 FND 1/2" I.R. W/TPS CAP @3033.28' FND 1/2" I.R. W/TPS CAP

SHAY RICHARD MCBRIDE, ET AL  
 CALLED 106.212 ACRES  
 "TRACT 1"  
 VOL. 1335, PG. 409  
 O.P.R.T.C.T.

S. J. SKINNER SURVEY  
 ABSTRACT NO. 998

COUNTY ROAD 3910

THREETREE SOUTHERN GROWTH, LLC  
 (MULTIPLE TRACTS)  
 VOL. 1281, PG. 104  
 O.P.R.T.C.T.

N 03°33'42" W 3063.27'

FIELD ROAD

**TRACT 4  
 75.390 ACRES**

PORTION OF  
 LTP TIMBERQUEST FUND  
 CALLED 640 ACRES  
 "MO 2254"  
 VOL. 1006, PG. 801  
 O.P.R.T.C.T.

LANE EMMETT AND MICKIE EMMETT  
 REVOCABLE LIVING TRUST  
 CALLED 62.828 ACRES  
 VOL. 1322, PG. 898  
 O.P.R.T.C.T.

MARTIN L. ABBOTT  
 SURVEY  
 ABSTRACT NO. 742

**POB**  
 FND 4"x4" CONCRETE MONUMENT  
 N: 10,374,215.20  
 E: 4,181,034.33

FIELD ROAD

S 86°33'59" W 1346.79'

S 03°33'42" E 1810.07'

N 86°33'59" E 3820.08'

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

FND 4"x4" CONCRETE MONUMENT

THREETREE SOUTHERN GROWTH, LLC  
 (MULTIPLE TRACTS)  
 VOL. 1281, PG. 104  
 O.P.R.T.C.T.

G. & B. N. CO. SURVEY  
 ABSTRACT NO. 342

BOUNDARY SURVEY

BEING A 75.390 ACRE TRACT OF LAND SITUATED IN THE S.J. SKINNER SURVEY, ABSTRACT NUMBER 998, TYLER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 640 ACRE TRACT DESCRIBED AS "MO 2254" IN INSTRUMENT TO LTP TIMBERQUEST FUND, RECORDED IN VOLUME 1006, PAGE 801, OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS (O.P.R.T.C.T.), SAID 75.390 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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48457C0225C HAVING AN EFFECTIVE DATE OF 04/04/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

PROJECT NUMBER	30558_TR 4
DATE	12/01/2023
DRAWN BY	ADV
CHECKED BY	CPP
FIELD CREW	JN
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

**TEXAS PROFESSIONAL SURVEYING**  
 3032 N. Frazier, Conroe, Texas 77303  
 Ph: 936.756.7447 Fax: 936.756.7448  
 www.surveyingtexas.com  
 Firm No. 10083400

PURCHASER .....  
 ADDRESS ..... COUNTY ROAD 3910, COLMESNEIL, TX, 75938  
 SURVEY ..... S.J. SKINNER, A - 998  
 SUBJECT ..... 75.390 ACRES  
 COUNTY ..... TYLER

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

