



- SYMBOL LEGEND**
- P - Overhead Power Line
 - — - Guy Wire
 - // - Wood Fence
 - XXX - Wrought Iron Fence
 - XX - Chainlink Fence
 - X - Wire Fence
 - * - Fire Hydrant
 - ● - Power Pole
 - □ - Telephone Pedestal
 - □ - Water Valve
 - □ - Water Meter
 - ● - Set Iron Rod w/T/PS Cap
 - ○ - Fnd Iron Rod

UNITED STATES OF AMERICA
 CALLED 1937.00 ACRES
 TRACT No. 104-14
 VOL. 127, PG. 195
 D.R.S.A.C.T.

REMAINDER OF
 FORESTAR (USA) REAL
 ESTATE GROUP, LTD.
 CALLED 3434.96 ACRES
 "BATEMAN TRACT"
 VOL. 94, PG. 770
 O.P.R.S.A.C.T.

TRACT 10
9.611 ACRES

PORTION OF
 FORESTAR (USA) REAL
 ESTATE GROUP, LTD.
 CALLED 3434.96 ACRES
 "BATEMAN TRACT"
 VOL. 94, PG. 770
 O.P.R.S.A.C.T.

FARM TO MARKET ROAD 705
 (100' R.O.W.)
 (ASPHALT)

N 32°34'36" W 3864.92'

N 03°26'44" W 494.69'

SIERT MARTIN BLOK III
 RESIDUE OF CALLED 20.00 ACRES
 VOL. 90, PG. 751
 O.P.R.S.A.C.T.

N 47°45'05" E 9089.93'

POC
 FND ½" I.R.
 W/CAP

REMAINDER OF
 FORESTAR (USA) REAL
 ESTATE GROUP, LTD.
 CALLED 3434.96 ACRES
 "BATEMAN TRACT"
 VOL. 94, PG. 770
 O.P.R.S.A.C.T.

POB
 SET ½" I.R.
 W/T/PS CAP

SET ½" I.R.
 W/T/PS CAP
 @ 215.36'

PROPOSED 60'
 UTILITY AND
 ACCESS EASEMENT
 "C"

SAM RAYBURN
 RESERVOIR

SAM RAYBURN
 RESERVOIR

SAM RAYBURN
 RESERVOIR

N 48°52'40" E 450.61'

N 59°28'44" E 899.43'

N 80°42'34" W 547.57'

S 43°47'51" W 477.72'

S 04°33'33" W 356.96'

SET ½" I.R.
 W/T/PS CAP

FND. 4"x4"
 CONC. MON.

L3

FND. 4"x4"
 CONC. MON.

L4

L1

L2

L5

FND. 4"x4"
 CONC. MON.

BOUNDARY SURVEY

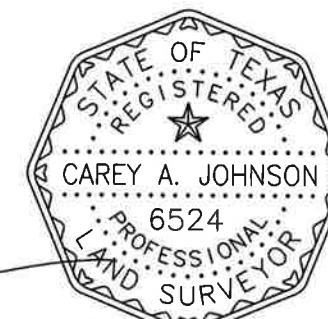
BEING a 9.611 acre tract of land situated in the Andrew Bateman Survey, Abstract No. 1, San Augustine County, Texas, being a portion of a called 3,434.96 acre tract "Bateman Tract", as described in deed to Forestar (USA) Real Estate Group, Ltd., recorded in Volume 94, Page 770, of the Official Public Records of San Augustine County, Texas, said 9.611 acre tract being more particularly described by attached metes and bounds.

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.

LINE	BEARING	DISTANCE
L1	N 60°18'56" E	60.00'
L2	S 01°06'15" E	123.26'
L3	N 72°47'16" E	161.92'
L4	S 08°04'20" W	207.87'
L5	S 69°20'23" W	294.61'
L6	N 29°03'32" W	245.36'

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.



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

Job No.: U27-62 TR10
 Scale: 1" = 200'
 Date: 09/09/2021
 Drawn By: DED
 Checked By:
 Field Crew: JM
 Revised: 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

Purchaser: United Country Land and Timber
 Address: FM 705, Broddus, TX 75929
 Lot: Block: Section:
 Survey: Andrew Bateman, A 1
 Area: 9.611 Acres
 Subdivision:
 Cabinet: Sheet: Records

TEXAS
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