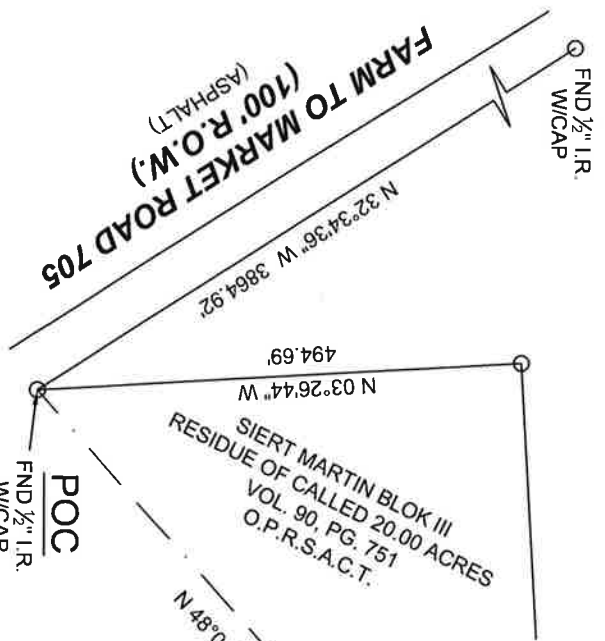




- SYMBOL LEGEND**
- P- Overhead Power Line
 - Guy Wire
 - Wood Fence
 - // - Wrought Iron Fence
 - XX- Chainlink Fence
 - X- Wire Fence
 - ⚡ Fire Hydrant
 - ⚡ Power Pole
 - ⚡ Telephone Pedestal
 - Water Valve
 - Water Meter
 - Set Iron Rod w/TPS Cap
 - Find Iron Rod

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.

PROPOSED 60' UTILITY AND ACCESS EASEMENT
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.



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

**ANDREW BATEMAN SURVEY
ABSTRACT No. 1**

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

TRACT 13
4.373 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.

SET 1/2" I.R. W/TPS CAP @ 282.24'

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

FND. 4"x4" CONC. MON.

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

SAM RAYBURN RESERVOIR

LINE	BEARING	DISTANCE
L1	N 58°34'28" E	37.01'
L2	N 62°13'35" E	190.39'
L3	N 65°29'18" E	179.83'
L4	N 11°37'14" E	106.09'
L5	S 46°56'58" W	144.93'
L6	N 47°08'40" W	312.24'

BEING a 4.373 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 Forstar (USA) Real Estate Group, Ltd., recorded in Volume 94, Page 770, of the Official Public Records of San Augustine County, Texas, said 4.373 acre tract being more particularly described by attached metes and bounds.

BOUNDARY SURVEY

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.

Job No.: U27-62 TR13
 Scale: 1" = 200'
 Date: 09/09/2021
 Drawn By: DED
 Checked By: JM
 Field Crew: JM
 Revised: _____

Purchaser: United County Land and Timber
 Address: FM 705, Broddus, TX 75929
 Lot: _____, Block: _____, Section: _____
 Survey: Andrew Bateman
 Area: 4.373 Acres
 Subdivision: _____
 Cabinet: _____, Sheet: _____, Records: _____
 San Augustine County, Texas

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.

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).

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

