



SYMBOL LEGEND

—P—	- Overhead Power Line
—G—	- Guy Wire
—W—	- Wood Fence
XXX	- Wrought Iron Fence
XX	- Chainlink Fence
X	- Wire Fence
⊕	- Fire Hydrant
⊙	- Telephone Pedestal
⊕	- Water Valve
⊕	- Water Meter
○	- Set Iron Rod w/T/PS Cap
○	- Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	N 36°15'40" E	60.00'
L2	S 80°32'31" E	144.43'
L3	N 71°47'07" E	201.20'
L4	S 43°15'55" E	231.07'
L5	S 13°47'06" W	13.78'
L6	S 11°37'14" W	106.09'
L7	S 65°29'18" W	179.83'

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

SAM RAYBURN
 RESERVOIR

FLOWAGE EASEMENT
 VOL. 127, PG. 237
 D.R.S.A.C.T.

2.00 Ac

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
 "B"

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.

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.

TRACT 5
 6.566 ACRES

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.

FND 1/2" I.R.
 W/CAP
 N 32°34'38" W 3864.92'
 FARM TO MARKET ROAD 705
 (ASPHALT)

SIERT MARTIN BLOK III
 RESIDUE OF CALLED 20.00 ACRES
 VOL. 90, PG. 751
 O.P.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.

PROPOSED 60'
 UTILITY AND
 ACCESS EASEMENT
 "C"

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.

ANDREW BATEMAN SURVEY
 ABSTRACT No. 1

N 03°26'44" W 494.69'
 N 41°29'32" E 7867.38'

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

POB
 SET 1/2" I.R.
 W/T/PS CAP

SET 1/2" I.R.
 W/T/PS CAP @ 30.0'

SET 1/2" I.R.
 W/T/PS CAP @ 926.21'

FND 4"x4"
 CONC. MON.

FND 4"x4"
 CONC. MON.

FND 4"x4"
 CONC. MON.

SET 1/2" I.R.
 W/T/PS CAP @ 30.0'

SET 1/2" I.R.
 W/T/PS CAP @ 506.64'

SET 1/2" I.R.
 W/T/PS CAP @ 30.0'

SET 1/2" I.R.
 W/T/PS CAP @ 30.0'

BEING a 6.566 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 6.566 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 TR5
 Scale: 1" = 200'
 Date: 09/09/2021
 Drawn By: DED
 Checked By: JM
 Field Crew: JM
 Revised:

Purchaser: United Country Land and Timber
 Address: FM 705, Broddus, TX 75929
 Lot: Block Section A 1
 Survey: Andrew Bateman
 Area: 6.566 Acres
 Subdivision: Cabinet
 Sheet: San Augustine County, Texas
 Records:

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

