



SYMBOL LEGEND

— P —	- Overhead Power Line
— // —	- Guy Wire
— XXX —	- Wood Fence
— XXX —	- Wrought Iron Fence
— XXX —	- Chainlink Fence
— X —	- Wire Fence
— X —	- Fire Hydrant
— X —	- Power Pole
— X —	- Telephone Pedestal
— X —	- Water Valve
— X —	- Water Meter
— X —	- Set Iron Rod w/TIPS Cap
— O —	- Find Iron Rod

**SAM RAYBURN  
RESERVOIR**

LINE	BEARING	DISTANCE
L1	S 47°23'53" W	144.62'
L2	S 41°50'06" W	108.01'
L3	S 13°47'06" W	122.07'
L4	N 89°05'59" E	69.96'

UNITED STATES OF AMERICA  
CALLED 1937.00 ACRES  
TRACT No. 104-14  
VOL. 127, PG. 195  
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.

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O.P.R.S.A.C.T.

FLOWAGE EASEMENT  
TRACT 104E-16  
VOL. 127, PG. 237  
D.R.S.A.C.T.

FND. 4"x4"  
CONC. MON.

N 07°33'44" E 465.76'

**TRACT 6  
5.000 ACRES**

PORTION OF  
FORESTAR (USA) REAL  
ESTATE GROUP, LTD.  
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SET 1/2" I.R.  
W/TIPS CAP  
@ 688.54'

SET 1/2" I.R.  
W/TIPS CAP  
@ 718.54'

PROPOSED 60'  
UTILITY AND  
ACCESS EASEMENT  
"C"

REMAINDER OF  
FORESTAR (USA) REAL  
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"BATEMAN TRACT"  
VOL. 94, PG. 770  
O.P.R.S.A.C.T.

SET 1/2" I.R.  
W/TIPS CAP  
@ 300.0'

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

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

**ANDREW BATEMAN SURVEY  
ABSTRACT No. 1**

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

N 32°34'36" W 3864.92'  
(ASPHALT)  
**FARM TO MARKET ROAD 705**

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

N 48°20'10" E 8048.13'

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

**SAM RAYBURN  
RESERVOIR**

BOUNDARY SURVEY

BEING a 5,000 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 5,000 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.

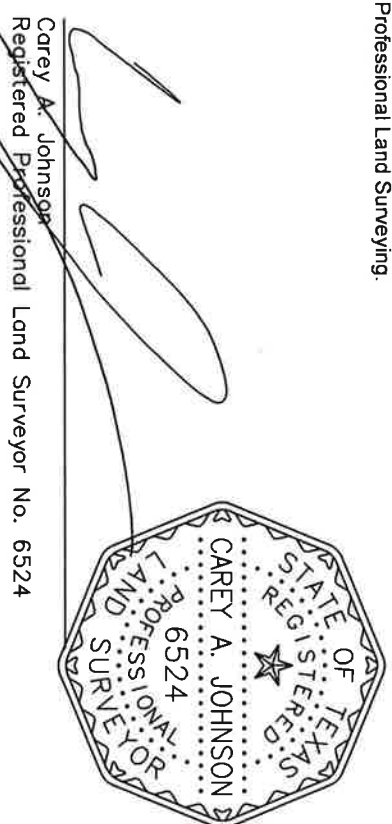
Job No.: U27-62, TR6  
 Scale: 1" = 200'  
 Date: 09/09/2021  
 Drawn By: DED  
 Checked By: JM  
 Field Crew: JM

Purchaser: United Country Land and Timber  
 Address: FM 705, Broddus, TX 75929  
 Lot: Block Section  
 Survey: Andrew Bateman A 1  
 Area: 5,000 Acres  
 Subdivision: Sheet Records  
 Cabinet: San Augustine County, Texas

**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).

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