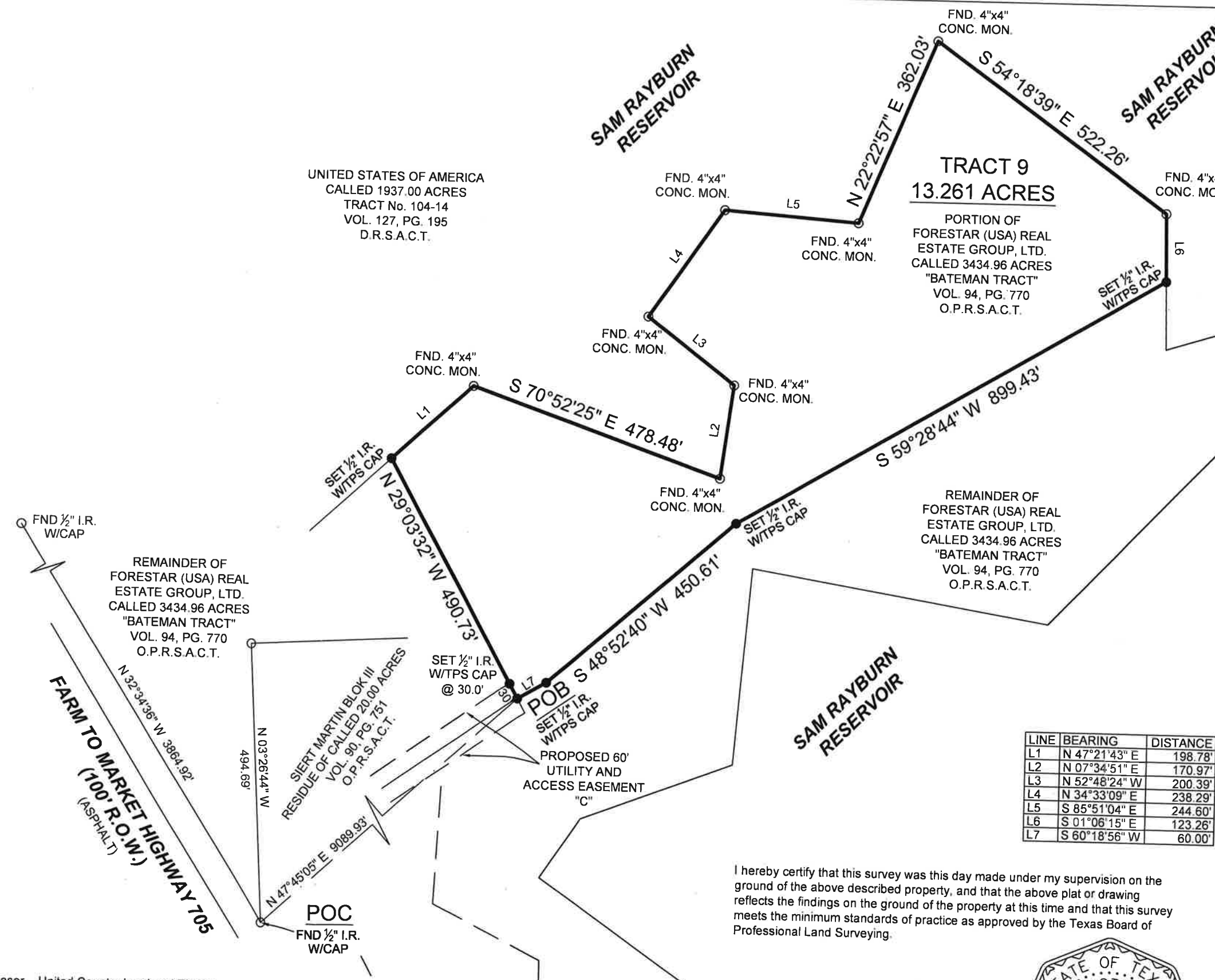




- SYMBOL LEGEND**
- P - Overhead Power Line
 - - - - Guy Wire
 - // - Wood Fence
 - XXX - Wrought Iron Fence
 - XX - Chainlink Fence
 - X - Wire Fence
 - * - Fire Hydrant
 - ● - Power Pole
 - □ - Telephone Pedestal
 - ⊕ - Water Valve
 - ⊞ - Water Meter
 - ● - Set Iron Rod w/TPS Cap
 - ○ - Fnd Iron Rod



LINE	BEARING	DISTANCE
L1	N 47°21'43" E	198.78'
L2	N 07°34'51" E	170.97'
L3	N 52°48'24" W	200.39'
L4	N 34°33'09" E	238.29'
L5	S 85°51'04" E	244.60'
L6	S 01°06'15" E	123.26'
L7	S 60°18'56" W	60.00'

BOUNDARY SURVEY

BEING a 13.261 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 13.261 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.

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.

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
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www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Job No.: U27-62 TR9
Scale: 1" = 200'
Date: 09/09/2021
Drawn By: DED
Checked By:
Field Crew: JM
Revised:

Purchaser: United Country Land and Timber
Address: FM 705, Broddus, TX 75929
Lot: _____ Block: _____ Section: _____
Survey: Andrew Bateman, A 1
Area: 13.261 Acres
Subdivision: _____
Cabinet: _____ Sheet: _____ Records: _____
San Augustine County, Texas

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

Carey A. Johnson
Registered Professional Land Surveyor No. 6524