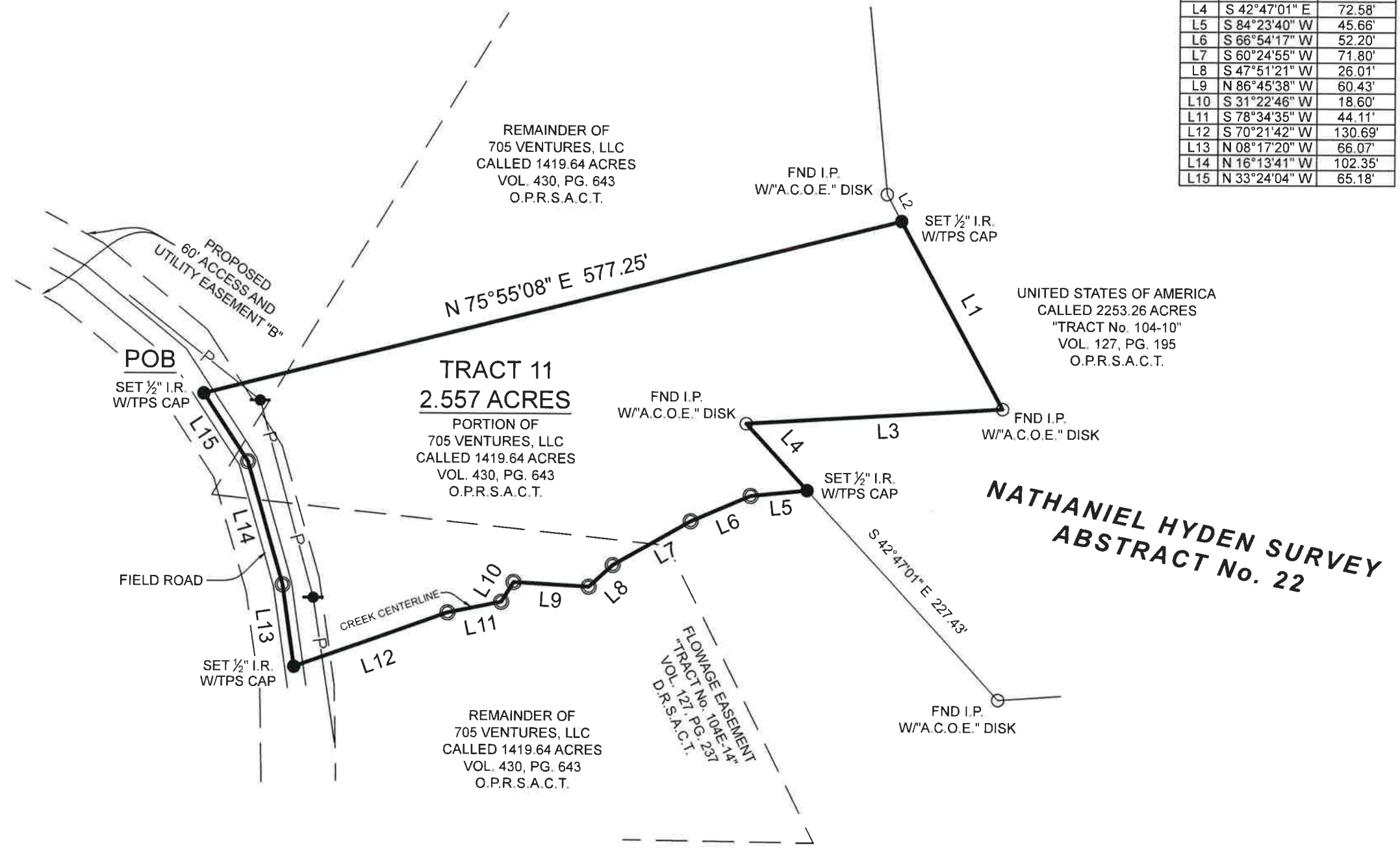




SYMBOL LEGEND

- P - Overhead Power Line
- C - 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
- ⊙ - Calculated Corner

LINE	BEARING	DISTANCE
L1	S 28°55'29" E	171.26'
L2	N 28°55'29" W	24.53'
L3	S 86°34'05" W	206.87'
L4	S 42°47'01" E	72.58'
L5	S 84°23'40" W	45.66'
L6	S 66°54'17" W	52.20'
L7	S 60°24'55" W	71.80'
L8	S 47°51'21" W	26.01'
L9	N 86°45'38" W	60.43'
L10	S 31°22'46" W	18.60'
L11	S 78°34'35" W	44.11'
L12	S 70°21'42" W	130.69'
L13	N 08°17'20" W	66.07'
L14	N 16°13'41" W	102.35'
L15	N 33°24'04" W	65.18'



BOUNDARY SURVEY

BEING a 2.557 acre tract of land situated in the Nathaniel Hyden Survey, Abstract Number 22, San Augustine County, Texas, being a portion of that certain called 1419.64 acre tract described in instrument to 705 Ventures, LLC., recorded in Volume 430, Page 643 of the Official Public Records of San Augustine County, Texas (O.P.R.S.A.C.T.), said 2.441 acre tract being more particularly described by attached metes and bounds description.

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.

This Property Lies in Zone X and Zone A and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 4711830200B having an effective date of 08/01/1988.

Job No.: 23496 TR 11
 Scale: 1" = 100'
 Date: 03/01/2022
 Drawn By: TK
 Checked By: DVB / MJW
 Field Crew: RD
 Revised:

Purchaser: United Country Land and Timber
 Address: F.M. Road 705, Broddus, Tx 75929
 Lot: _____, Block: _____, Section: _____
 Survey: Nathaniel Hyden, A 22
 Area: 2.557 Acres
 Subdivision: _____
 Cabinet: _____, Sheet: _____, Records: _____
San Augustine County, Texas

Basis of Bearings NAD83, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

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
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

