

0' 200' 400' 600'



SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- End Iron Rod

**SAM RAYBURN
RESERVOIR**

**ANDREW BATEMAN SURVEY
ABSTRACT No. 1**

FLOWAGE EASEMENT
TRACT 104E-16
VOL. 127, PG. 237
D.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.

**SAM RAYBURN
RESERVOIR**
UNITED STATES OF AMERICA
CALLED 1937.00 ACRES
TRACT No. 104-14
VOL. 127, PG. 195
D.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.

**TRACT 4
14.782 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.

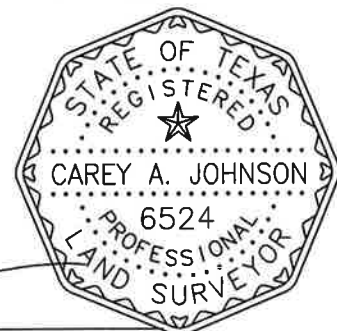
PROPOSED 60'
UTILITY AND
ACCESS EASEMENT
"B"

SET 1/2" I.R.
W/TPS CAP
@ 926.21'

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

LINE	BEARING	DISTANCE
L1	S 62°13'35" W	190.39'
L2	S 58°34'28" W	230.47'
L3	S 81°25'09" W	193.46'
L4	S 70°44'49" W	177.86'
L5	S 47°32'19" W	111.39'
L6	N 75°20'48" W	91.89'
L7	N 26°23'40" W	104.81'
L8	N 07°51'08" W	140.38'
L9	N 18°22'27" W	184.07'
L10	N 36°43'21" W	74.98'
L11	N 57°51'46" W	47.08'
L12	N 34°12'10" E	161.34'
L13	N 37°25'17" E	200.49'
L14	N 44°01'05" E	202.13'
L15	N 44°07'54" E	160.70'
L16	N 36°15'40" E	45.95'

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

BOUNDARY SURVEY

BEING a 14.782 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 14.782 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 TR4
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: 14.782 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



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com

FIRM REGISTRATION No. 100834-00