



I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify that the survey was prepared solely for the use of land Pearl Ventures and that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of April 2026. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 16th day of April 2026.

*Ruben Gregg Saxon*



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669  
Bearing Source: ( TX NC NAD83 )

Surveyed for land Pearl Ventures  
The area shown appears to lie in Zone X according to FIRM Community Panel No. 48423C 0240D  
Effective Date: 04/16/2014  
This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

Address  
10012 County Road 428  
Tyler, TX

DATE	REVISIONS
	BENT PINE SURVEYING, INC 10507 Waterwall Lane Texas City, TX 77591
	FIRM # 10194326 BENTPINESURVEYING.COM PHONE # 903 569 1776
	<ul style="list-style-type: none"> <li>⊙ = Railroad Spike Fnd.</li> <li>◇ = Railroad Spike Set</li> <li>⊕ = point for corner</li> <li>● = 1/2" Iron Rod Fnd.</li> <li>▲ = 1/2" Iron Rod Fnd.</li> <li>⊗ = 3/8" Iron Rod Fnd.</li> <li>⊙ = 1" Iron Pipe Fnd.</li> <li>⊠ = 1" Iron Pipe Fnd.</li> <li>■ = Con. Mkr. Fnd.</li> <li>○ = 1/2" Iron Rod Set</li> <li>⊕ = utility pole</li> <li>⊗ = 3/8" cut</li> <li>⊙ = 60D Nail Fnd.</li> <li>⊠ = 60D Nail Set</li> </ul>

PLAT OF SURVEY SHOWING  
PART OF THE  
THOMAS WILSON SURVEY A-1074  
SMITH COUNTY, TEXAS  
SURVEYED APRIL 2026  
SCALE 1 INCH = 100.00 FEET



BENT PINE SURVEYING, INC  
10507 WATERWALL LANE  
TEXAS CITY, TX 77591  
FIRM # 10194326  
903-569-1776



Bent Pine Surveying, Inc.  
Job # 2604013  
Field Notes Land Pearl Ventures  
2.9904 Acres  
Thomas Wilson Survey A-1074  
Smith County, Texas

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### GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the Thomas Wilson Survey A-1074, Smith County, Texas, and also being all of that certain called 2.989 acre tract of land that is described in an Instrument Dated 03/29/2005 from Gary L. Choice, Sr., et ux, Ava B., to Abraham Q. Dillman, et ux, Lois Y., that is recorded in 2005-14727 of the Deed Records of Smith County, Texas, and being more completely described as follows to wit;

### METES AND BOUNDS DESCRIPTION

Beginning at a Point for Corner at the N.W.C. of said tract and the S.W.C. of a called 3.00 acres to Banks (2023-730) and in the paving edge of CR 426;

Thence North 88 Degrees 15 Minutes 33 Seconds East, at 24.62 feet pass a ½ Inch Iron Rod found for reference and continue along the N.B.L. of said tract and the S.B.L. of said called 3.00 acres for a total distance of 833.89 feet to a ½ Inch Iron Rod found for corner at the N.E.C. of said tract;

Thence South 02 Degrees 22 Minutes 53 Seconds East, along the E.B.L. of said tract and the W.B.L. of a called 23.47 acres to Garza for a distance of 156.67 feet to a ½ Inch Iron Rod found for corner at the S.E.C. of said tract;

Thence South 88 Degrees 19 Minutes 23 Seconds West, along the S.B.L. of said tract and the N.B.L. of a called 1.75 acres (Vol 1455 Pg 753) and (2025-15565) and (2025-2071 and (2012-38052) at 811.95 feet pass a ½ Inch Iron Rod found for reference and continue for a total distance of 834.01 feet to a Point for Corner at the S.W.C. of said tract and in the paving of said CR 428;



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Field Notes for 2.9904 acres cont'd

Thence North 02 Degrees 20 Minutes 26 Seconds West, along said Road and the W.B.L. of said tract for a distance of 155.74 feet to the place of beginning containing 2.9904 acres of which 0.0822 acres lies in the R.O.W. of said road.

**Bearing Source: TX NC NAD83**  
PLAT PREPARED OF EVEN DATE.

I, **RUBEN GREGG SAXON**, Registered Professional Land Surveyor No. 5669, do hereby certify that this survey was prepared solely for the use and benefit of Land Pearl Ventures and that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of April 2026.

GIVEN UNDER MY HAND AND SEAL, this the 16<sup>th</sup> day of April 2026.

A handwritten signature in blue ink that reads "Ruben Gregg Saxon".

Ruben Gregg Saxon, R.P.L.S. No. 5669

