

Address

Hwy 79 Carthage
Carthage TX

Nelda McComack Jo
Life Est
2012-165276
1.00 Acre

Jana Nunez
Volume 1795 Page 230
called 1.00 acres

Todd
2002-80954
Remainder of
63.00 Acres

Elizabeth Holland Jordan,
et al, to
Edgar D Jordan, et al,
Elizabeth R. Jordan Revocable
Living Trust,
Volume 1092, Page 543
05/18/2000
Called Remainder of 20.0 Acres

LINE	BEARING	DISTANCE
L1	N 79°33'53" E	261.38'
L2	N 88°02'32" E	167.13'
L3	S 02°00'36" E	80.86'
L4	N 81°59'14" E	120.38'

18.8389 Acres

Alexander
1998-51636
First Tract 65.52 acres

Alexander
1998-51636
Second Tract 50.0 acres

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify to Land Pearl Ventures 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 2025. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 24th day of April 2025.

Ruben Gregg Saxon

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: (TX NC NAD83)



Privacy Fence — Pipeline — Overhead Power Line
Barbed Wire Fence — Chain link Fence



BENT PINE SURVEYING, INC

10507 Waterwall Lane
Texas City, TX 77591

FIRM # 10194326
BENTPINESURVEYING.COM

PHONE #
903 569 1776

● = Railroad Spike Fnd.
 ◇ = Railroad Spike Set
 ⊕ = point for corner
 ● = 1/2" Iron Rod Fnd.
 ▲ = 1/2" Iron Pipe Fnd.
 ⊗ = 3/4" Iron Rod Fnd.
 ■ = 1" Iron Pipe Fnd.
 ■ = Con. Mrkr. Fnd.
 ○ = 1/2" Iron Rod Set
 ⊙ = utility pole
 ⊠ = "X" out
 □ = 1/2" Iron Pipe Fnd.
 ⊕ = 60D Nail Fnd.
 ■ = 60D Nail Set

PLAT OF SURVEY
SHOWING PART OF THE
H. PATTERSON SURVEY A-542 &
J.E. MARSHALL SURVEY A-473
PANOLA COUNTY, TEXAS
SURVEYED APRIL 2025
SCALE 1 INCH = 300.00 FEET