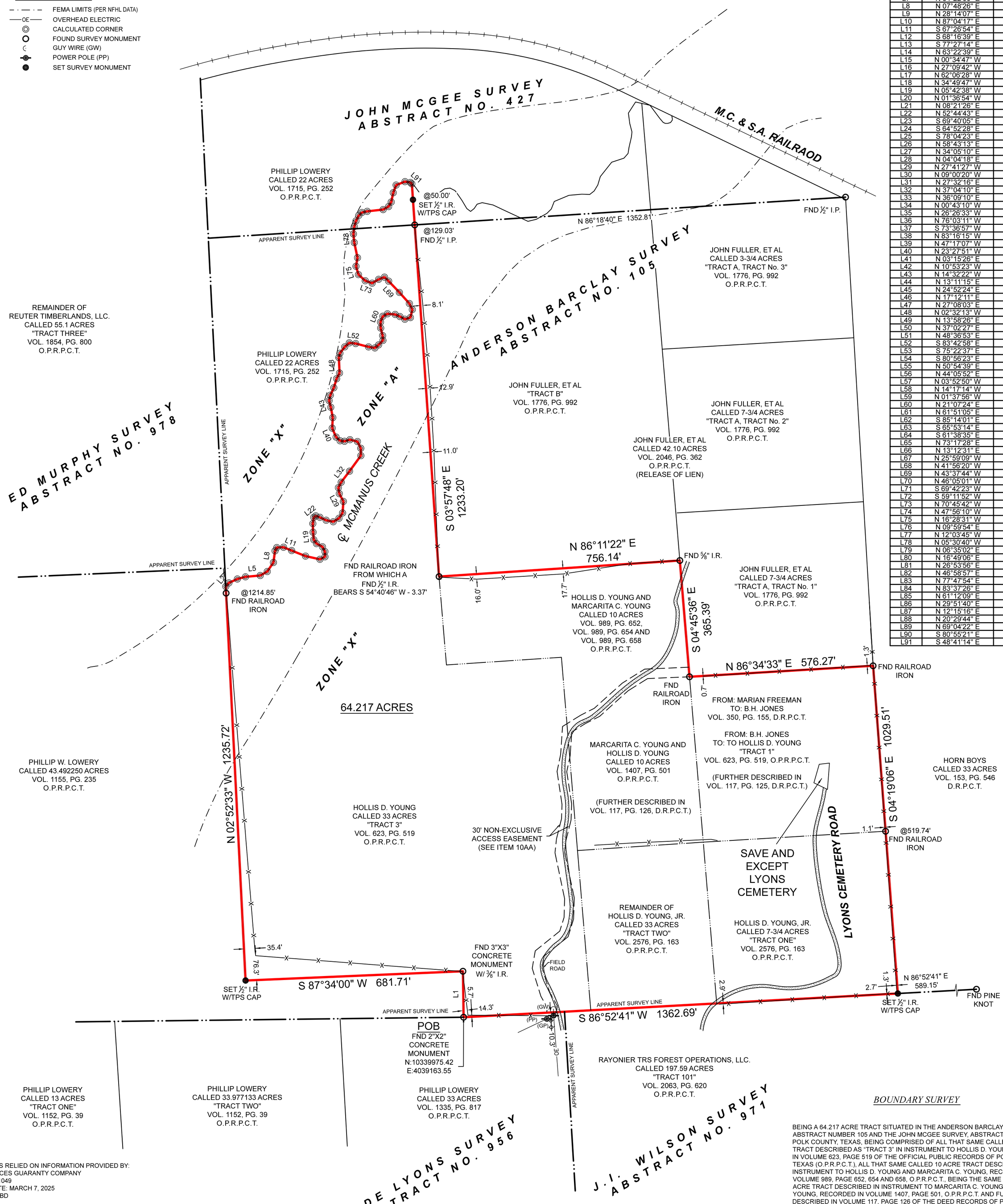
0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

- FEMA LIMITS (PER NFHL DATA)
- OVERHEAD ELECTRIC
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- GUY WIRE (GW)
- POWER POLE (PP)
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	N 00°49'56" W	143.98'
L2	N 41°02'22" E	15.00'
L3	N 65°13'47" E	29.07'
L4	N 75°04'54" E	26.37'
L5	N 84°58'55" E	46.42'
L6	N 60°20'25" E	25.24'
L7	N 34°22'00" E	34.38'
L8	N 07°48'26" E	36.77'
L9	N 28°14'07" E	11.69'
L10	N 87°04'17" E	21.14'
L11	S 67°26'54" E	27.51'
L12	S 68°16'39" E	46.88'
L13	S 77°27'14" E	46.08'
L14	N 63°22'39" E	17.81'
L15	N 00°34'47" W	16.31'
L16	N 27°09'42" W	16.84'
L17	N 62°06'28" W	21.14'
L18	N 34°49'47" W	14.75'
L19	N 05°42'38" W	23.77'
L20	N 01°36'54" W	26.93'
L21	N 08°21'26" E	19.74'
L22	N 52°44'43" E	8.13'
L23	S 69°40'05" E	13.64'
L24	S 64°52'28" E	21.67'
L25	S 78°04'23" E	22.74'
L26	N 58°43'13" E	21.09'
L27	N 34°05'10" E	20.06'
L28	N 04°04'18" E	36.18'
L29	N 27°41'27" W	27.54'
L30	N 09°00'20" W	18.97'
L31	N 27°32'16" E	19.23'
L32	N 37°04'10" E	43.28'
L33	N 36°09'10" E	60.30'
L34	N 00°43'10" W	23.17'
L35	N 26°26'33" W	23.42'
L36	N 76°03'11" W	24.31'
L37	S 73°36'57" W	17.80'
L38	N 83°16'15" W	13.91'
L39	N 47°17'07" W	17.04'
L40	N 23°27'51" W	30.52'
L41	N 03°15'26" E	33.05'
L42	N 10°53'23" W	33.02'
L43	N 14°32'22" W	21.43'
L44	N 13°11'15" E	17.42'
L45	N 24°52'24" E	25.78'
L46	N 17°12'11" E	29.63'
L47	N 27°08'03" E	20.08'
L48	N 02°32'13" W	48.53'
L49	N 13°58'26" E	13.82'
L50	N 37°02'27" E	25.07'
L51	N 48°36'53" E	19.04'
L52	S 83°42'58" E	20.19'
L53	S 75°22'37" E	41.71'
L54	S 80°56'23" E	20.00'
L55	N 50°54'39" E	15.00'
L56	N 44°05'52" E	19.58'
L57	N 03°52'50" W	15.17'
L58	N 14°17'14" W	24.24'
L59	N 01°37'56" W	18.82'
L60	N 21°07'24" E	19.46'
L61	N 61°51'05" E	16.56'
L62	S 85°14'01" E	24.31'
L63	S 65°53'14" E	16.18'
L64	S 61°38'35" E	17.71'
L65	N 73°17'28" E	18.23'
L66	N 13°12'31" E	25.69'
L67	N 25°59'09" W	21.06'
L68	N 41°56'20" W	46.69'
L69	N 43°37'44" W	48.75'
L70	N 46°05'01" W	18.21'
L71	S 69°42'23" W	19.58'
L72	S 59°11'52" W	23.55'
L73	N 70°45'42" W	22.91'
L74	N 47°56'10" W	28.67'
L75	N 16°28'31" W	27.19'
L76	N 09°59'54" E	27.20'
L77	N 12°03'45" W	48.60'
L78	N 05°30'40" W	27.14'
L79	N 06°35'02" E	23.11'
L80	N 16°49'06" E	18.90'
L81	N 26°53'56" E	19.03'
L82	N 46°58'57" E	13.47'
L83	N 77°47'54" E	16.94'
L84	N 83°37'26" E	50.24'
L85	N 61°12'09" E	19.60'
L86	N 29°51'40" E	16.40'
L87	N 12°15'16" E	29.80'
L88	N 20°29'44" E	25.66'
L89	N 69°04'22" E	29.84'
L90	S 80°55'21" E	16.99'
L91	S 48°41'14" E	6.26'

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
TITLE RESOURCES GUARANTY COMPANY
G.F. NO.: 2025-1049
EFFECTIVE DATE: MARCH 7, 2025
PURCHASER: TBD

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10G. RIGHT OF WAY TO M. C. RY. CO., PER VOL. 52, PG. 625, D.R.P.C.T. (MAY OR MAY NOT AFFECT)

10AA. THIRTY FOOT (30') WIDE NON-EXCLUSIVE ROADWAY EASEMENT TO RAY BARNES, ET AL, PER VOL. 1214, PG. 370, O.P.R.P.C.T., ET SEQ., VOL. 1776, PG. 992 AND VOL. 2576, PG 163, O.P.R.P.C.T. (DOES AFFECT / SHOWN HEREON)

10HH. ANY RIGHT OR CLAIM BECAUSE OF DEDICATION OR USE OF A PORTION OF THE LAND AS A CEMETERY KNOWN AS THE LYONS CEMETERY, AKA LYONS GRAVEYARD, INCLUDING: (A) RIGHTS, INTERESTS, AND EASEMENTS OF ANY PERSONS WHO HAVE BURIAL LOTS, THEIR RELATIVES, AND THE PUBLIC IN THE LAND. (B) EASEMENTS FOR VISITATION, USE, DRIVEWAYS, AND ACCESS. SAID CEMETERY EXCEPTED TO IN DEED, DATED AUGUST 29, 1978, RECORDED IN VOLUME 350, PAGE 155 ET SEQ., DEED RECORDS, POLK COUNTY, TEXAS, EXECUTED BY MARION FREEMAN GAINES IN FAVOR OF B. H. JONES. (BLANKET)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0225C, HAVING AN EFFECTIVE DATE OF 09-03-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT	39127
FIELD DATE	2/6/2025
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GG
REV 1	03-27-2025_TITLE
REV 2	__-__-____
REV 3	__-__-____
REV 4	__-__-____

CLIENT ····· HOMELAND PROPERTIES
ADDRESS ····· LYONS CEMETERY ROAD, MOSCOW, TX, 75960
SURVEY ····· ANDERSON BARCLAY, A - 105
SURVEY ····· JOHN MCGEE, A - 427
SUBJECT ····· 64.217 ACRES
COUNTY ····· POLK

BOUNDARY SURVEY

BEING A 64.217 ACRE TRACT SITUATED IN THE ANDERSON BARCLAY SURVEY, ABSTRACT NUMBER 105 AND THE JOHN MCGEE SURVEY, ABSTRACT NUMBER 427, POLK COUNTY, TEXAS, BEING COMPRISED OF ALL THAT SAME CALLED 33 ACRE TRACT DESCRIBED AS "TRACT 3" IN INSTRUMENT TO HOLLIS D. YOUNG, RECORDED IN VOLUME 623, PAGE 519 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), ALL THAT SAME CALLED 10 ACRE TRACT DESCRIBED IN INSTRUMENT TO HOLLIS D. YOUNG AND MARCARITA C. YOUNG, RECORDED IN VOLUME 989, PAGE 652, 654 AND 658, O.P.R.P.C.T., BEING THE SAME CALLED 10 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARCARITA C. YOUNG AND HOLLIS D. YOUNG, RECORDED IN VOLUME 1407, PAGE 501, O.P.R.P.C.T. AND FURTHER DESCRIBED IN VOLUME 117, PAGE 126 OF THE DEED RECORDS OF POLK COUNTY, TEXAS (D.R.P.C.T.), THAT CERTAIN CALLED 7-3/4 ACRE TRACT (YOUNG 7-3/4 ACRE TRACT) DESCRIBED AS "TRACT ONE" AND THAT CERTAIN CALLED 33 ACRE TRACT DESCRIBED AS "TRACT TWO", BOTH IN INSTRUMENT TO HOLLIS D. YOUNG, JR., RECORDED IN VOLUME 2576, PAGE 163, O.P.R.P.C.T., AND THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT 1" IN INSTRUMENT TO HOLLIS D. YOUNG, RECORDED IN VOLUME 623, PAGE 519, O.P.R.P.C.T., AND FURTHER DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 117, PAGE 125, D.R.P.C.T., SAID 64.217 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921