

0' 400' 800' 1200'

- SYMBOL LEGEND**
- P- Overhead Power Line
  - G- Guy Wire
  - W- Wood Fence
  - XXX- Wrought Iron Fence
  - XX- Chainlink Fence
  - X- Wire Fence
  - FW- Fire Hydrant
  - P- Power Pole
  - T- Telephone Pole(s)
  - WV- Water Valve
  - WM- Water Meter
  - S- Set Iron Rod w/TPS Cap
  - O- Find Iron Rod

LINE	BEARING	DISTANCE
L1	S 89°44'41" E	62.88
L2	S 40°47'37" E	121.41
L3	S 00°29'47" E	55.07
L4	S 00°47'42" E	255.92
L5	S 00°17'07" W	28.84
L6	S 00°11'11" E	63.88
L7	N 1°16'44" E	181.36
L8	S 32°41'14" E	83.28
L9	S 00°13'33" E	89.17
L10	S 00°13'33" E	246.80
L11	S 00°50'09" E	229.78
L12	S 32°43'57" E	204.14
L13	S 51°17'11" E	362.01
L14	S 29°14'11" E	184.37
L15	S 00°48'47" E	4.18
L16	S 33°04'11" E	70.88
L17	S 29°08'19" E	115.11
L18	S 00°03'10" E	21.54
L19	S 00°49'07" E	138.21
L20	S 00°42'16" E	70.58
L21	S 14°10'49" E	56.00
L22	S 12°08'57" E	107.47
L23	S 08°11'22" E	238.19
L24	S 00°02'29" E	133.09
L25	S 00°10'27" E	197.71
L26	S 03°14'47" E	246.76
L27	S 03°00'04" E	190.13
L28	S 08°15'57" E	189.96
L29	S 02°17'07" E	111.31
L30	S 03°12'25" W	196.54
L31	S 00°14'24" W	222.41
L32	S 00°50'06" E	314.87
L33	S 04°01'11" E	280.43
L34	S 03°49'21" E	201.66
L35	S 02°41'11" E	322.60
L36	S 02°00'00" E	329.66
L37	S 01°40'51" E	133.29

**MARIA VENANCIA CRUZ SURVEY  
ABSTRACT No. 15**

GUADALUPE ANGLE REYES AND  
AGUELA REYES  
CALLED 3783.6 ACRES  
"IP" TRACT 147  
VOL. 685, PG. 178  
O.R.T.C.T.

GUADALUPE ANGLE REYES AND  
AGUELA REYES  
CALLED 3783.6 ACRES  
"IP" TRACT 147  
VOL. 685, PG. 178  
O.R.T.C.T.

SET 3/4" I.R.  
W/TPS CAP  
FROM WHICH A  
FND 3/4" I.P. (BENT)  
BBS: N 27°08'10" E - 3.98'

SET 3/4" I.R.  
W/TPS CAP  
@ 084.45'

SET 3/4" I.R.  
W/TPS CAP  
@ 084.45'

FND CONCRETE  
MONUMENT

SEE DETAIL  
"A"

PERPETUAL NON-EXCLUSIVE  
ACCESS EASEMENT  
(80 FEET WIDE)

**TRACT 8  
282.120 ACRES**  
PORTION OF  
TEREDO TIMBER, LLC  
CALLED 3783.6 ACRES  
"IP" TRACT 147  
VOL. 685, PG. 732  
O.R.T.C.T.

DOUBLE  
FENCE

POB  
FND 3/4" I.R.  
(BENT)

DOWN  
FENCE

**P. H. TEETER SURVEY  
ABSTRACT No. 616**

N 27°03'37" E - 3147.26'  
25 B.L.

N 27°08'10" E - 1044.45'  
25 B.L.

N 62°56'35" W - 4188.30'  
25 B.L.

TEREDO TIMBER, LLC  
CALLED 305.4 ACRES  
"IP" TRACT 104  
VOL. 685, PG. 732  
O.R.T.C.T.

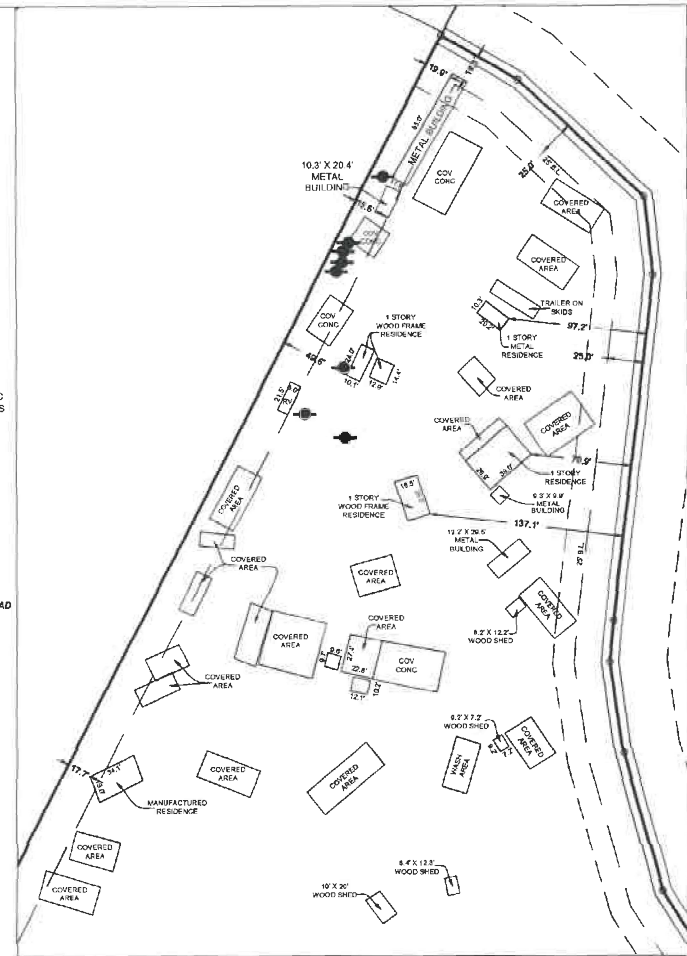
**JEREMIAH DEEN SURVEY  
ABSTRACT No. 170**

FND 3/4" I.R.  
@ 222.75'

SET 3/4" I.R.  
W/TPS CAP  
@ 30.00'

TEREDO TIMBER, LLC  
CALLED 1476 ACRES  
"IP" TRACT 170  
VOL. 685, PG. 732  
O.R.T.C.T.

**MILLIAM H. OTTIWELL SURVEY  
ABSTRACT No. 464**



**DETAIL "A"  
(SCALE: 1" = 60')**

**JAMES HANLEY SURVEY  
ABSTRACT No. 21**

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

BEING a 282.120 acre tract of land situated in the James Hanley Survey, Abstract Number 21, Trinity County, Texas, being a portion of that certain called 3783.6 acre tract described as "IP" Tract 197", in instrument to Teredo Timber, LLC, recorded in Volume 685, Page 732 of the Official Records of Trinity County, Texas (O.R.T.C.T.), and 282.120 acre tract being more particularly described by attached notes 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.

Job No.: H207-488 TRACT 8  
Scale: 1" = 400'  
Date: 08/29/2021  
Drawn By: DVB  
Checked By: DVB  
Field Crew: DV

Revised:

Purchaser: Homeland Properties  
Address: Joe Hudson Road, Trinity, TX 75842  
Lot: Block Section  
Survey: James Hanley A 21  
Area: 282.120 Acres  
Subdivision:  
Cabinet: Sheet: Records

Bearings shown hereon are based on GPS observations and are referenced to Base of Bearings the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

**TEXAS**  
PROFESSIONAL  
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FIRM REGISTRATION NO. 16684-00



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

### TRACT 8

262.120 ACRES

### IN THE JAMES HANLEY SURVEY, ABSTRACT NUMBER 21 TRINITY COUNTY, TEXAS

BEING a 262.120 acre tract of land situated in the James Hanley Survey, Abstract Number 21, Trinity County, Texas, being a portion of that certain called 3763.6 acre tract described as "IP Tract 197", in instrument to Teredo Timber, LLC, recorded in Volume 685, Page 732 of the Official Records of Trinity County, Texas (O.R.T.C.T.), said 262.120 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found (bent) for the apparent common corner of said Hanley Survey and the P.H. Teeter Survey, Abstract Number 616, the interior corner of that certain called 61.05 acre tract described as "Tract C" in instrument to Guadalupe Angle Reyes and Noelia Reyes, recorded in Volume 921, Page 176, O.R.T.C.T., being the westerly corner of said 3763.6 acre tract and the herein described 262.120 acre tract;

THENCE North 27°03'37" East, 3147.26 feet, with the apparent common line between said Hanley Survey and said Teeter Survey, the common line between said 3763.6 acre tract and said 61.05 acre tract, to a concrete monument found for the apparent common easterly corner of said Teeter Survey and the Maria Venancia Crus Survey, Abstract Number 15, for a common corner of same, being an angle point in the northwesterly corner of the herein described 262.120 acre tract;

THENCE North 27°08'10" East, with the apparent common line between said Hanley Survey and said Cruz Survey, continuing with said common line between said 3763.6 acre tract and said 61.05 acre tract, at a distance of 984.45 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southwesterly margin of Joe Hudson Road, in all, a total distance of 1044.45 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Joe Hudson Road for the northerly corner of the herein described 262.120 acre tract, from which a 1/2 inch iron pipe found for reference bears, North 27°08'10" East, 3.66 feet;

THENCE with the approximate centerline of said Joe Hudson Road, severing, over and across said 3763.6 acre tract, the following twenty-two (22) courses and distances:

1. South 59°48'40" East, 62.88 feet, to a calculated point for corner;
2. South 46°47'37" East, 121.41 feet, to a calculated point for corner;
3. South 06°25'34" East, 55.02 feet, to a calculated point for corner;
4. South 06°39'44" West, 245.32 feet, to a calculated point for corner;
5. South 04°27'03" West, 29.64 feet, to a calculated point for corner;
6. South 08°17'11" East, 63.88 feet, to a calculated point for corner;
7. South 16°14'48" East, 100.39 feet, to a calculated point for corner;
8. South 32°27'14" East, 83.26 feet, to a calculated point for corner;
9. South 50°13'33" East, 89.12 feet, to a calculated point for corner;
10. South 55°28'04" East, 346.30 feet, to a calculated point for corner;

11. South 53°32'00" East, 226.78 feet, to a calculated point for corner;
12. South 52°28'57" East, 204.14 feet, to a calculated point for corner;
13. South 51°57'14" East, 362.01 feet, to a calculated point for corner;
14. South 49°14'17" East, 164.78 feet, to a calculated point for corner;
15. South 40°46'47" East, 74.58 feet, to a calculated point for corner;
16. South 33°04'11" East, 76.83 feet, to a calculated point for corner;
17. South 29°09'13" East, 145.11 feet, to a calculated point for corner;
18. South 19°05'34" East, 91.51 feet, to a calculated point for corner;
19. South 24°45'47" East, 138.21 feet, to a calculated point for corner;
20. South 20°42'32" East, 70.58 feet, to a calculated point for corner;
21. South 14°10'47" East, 75.60 feet, to a calculated point for corner;
22. South 12°08'57" East, 197.47 feet, to a calculated point at the intersection of a bend in said Joe Hudson Road and an existing field road, being an angle point in the easterly line of the herein described 262.120 acre tract;

THENCE with the approximate centerline of said existing field road, continuing over and across said 3763.6 acre tract, the following

1. South 08°31'22" East, 223.19 feet, to a calculated point for corner;
2. South 05°50'25" East, 130.60 feet, to a calculated point for corner;
3. South 05°10'27" East, 197.36 feet, to a calculated point for corner;
4. South 03°14'47" East, 246.68 feet, to a calculated point for corner;
5. South 03°00'24" East, 160.13 feet, to a calculated point for corner;
6. South 08°23'53" East, 189.98 feet, to a calculated point for corner;
7. South 02°57'03" East, 121.31 feet, to a calculated point for corner;
8. South 03°12'58" West, 198.53 feet, to a calculated point for corner;
9. South 00°14'24" West, 222.41 feet, to a calculated point for corner;
10. South 00°58'02" East, 314.67 feet, to a calculated point for corner;
11. South 04°06'19" East, 260.43 feet, to a calculated point for corner;
12. South 03°40'21" East, 291.68 feet, to a calculated point for corner;
13. South 02°14'11" East, 322.00 feet, to a calculated point for corner;
14. South 02°05'05" East, 326.56 feet, to a calculated point for corner;
15. South 01°40'51" East, 133.23 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Hanley Survey and the William Ottiwell Survey, Abstract Number 464, the common line between said 3763.6 acre tract and that certain called 1476 acre tract described as "IP Tract 176" in said instrument to Teredo Timber, LLC for the southeasterly corner of the herein described 262.120 acre tract;

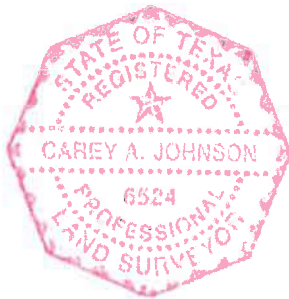
THENCE North 62°56'35" West, with the apparent common line between said Hanley Survey and said Otiwell Survey, the common line between said 3763.6 acre tract and said 1476 acre tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the westerly margin of said existing field road, at a distance of 222.75 feet, pass a 3/8 inch iron rod found for the apparent common corner of said Otiwell Survey, said Teeter Survey, and the Jeremiah Deen Survey, Abstract Number 170, the common corner of said 1476 acre tract, said 61.05 acre tract, and that certain called 505.4 acre tract described as "IP Tract 104" in said instrument to Teredo Tiber, LLC., thence continuing with the apparent common line between said Hanley Survey and said Teeter Survey, the common line between said 3763.6 acre tract and said 61.05 acre tract, in all, a total distance of 4188.39 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 262.120 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 25, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-488.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

September 16, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524