



**SYMBOL LEGEND**

- P- - Overhead Power Line
- C- - Guy Wire
- // - Wood Fence
- XXX- - Wrought Iron Fence
- XX- - Chainlink Fence
- X- - Wire Fence
- FH- - Fire Hydrant
- PP- - Power Pole
- TP- - Telephone Pedestal
- WV- - Water Valve
- WM- - Water Meter
- SIR- - Set Iron Rod w/TPS Cap
- FIR- - Find Iron Rod

LINE	BEARING	DISTANCE
L1	N 74°06'31" E	40.05'
L2	N 77°29'25" E	82.23'
L3	N 79°50'01" E	101.04'
L4	N 81°39'38" E	82.07'
L5	N 84°36'04" E	135.21'
L6	N 85°37'17" E	125.99'
L7	N 81°11'31" E	61.31'
L8	S 86°51'14" W	77.16'

**WILLIAM E. WEEKS SURVEY  
ABSTRACT No. 678**

**W.D. PEARCE SURVEY  
ABSTRACT No. 520**

**JOE ARLINE SURVEY  
ABSTRACT No. 1179**

**JOHN J. PEMBERTON SURVEY  
ABSTRACT No. 529**

**COUNTY ROAD 4415  
(GRAVEL)**

**TRACT 4  
25.000 Acres**

PACES CREEK WOODLANDS, LP.,  
MO 661  
REMAINDER OF CALLED 223.163 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 626  
PORTION OF CALLED 159.397 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 792  
PORTION OF CALLED 8.770 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 661  
PORTION OF CALLED 223.163 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 790 (TRACT TWO)  
PORTION OF CALLED 138.387 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 790 (TRACT TWO)  
REMAINDER OF CALLED 138.387 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP.,  
MO 790 (TRACT TWO)  
REMAINDER OF CALLED 138.387 ACRES  
VOL. 932, PG. 88  
O.P.R.T.C.T.

FND 3" X 3"  
CONCRETE  
MONUMENT  
W/2" DISK

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

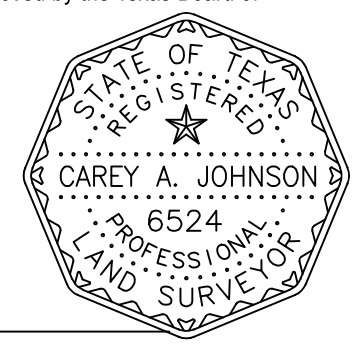
FND 4"X4"  
CONCRETE  
MONUMENT  
W/DISK

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

JACOB S. HARPER  
CALLED 151.487 ACRES  
VOL. 1224, PG. 175  
O.P.R.T.C.T.

BEING a 25.000 acre tract situated in the William Weeks Survey, Abstract Number 678, the Joe Arline Survey, Abstract Number 1179, the W.D. Pearce Survey, Abstract Number 520, and in the John J. Pemberton Survey, Abstract Number 529, Tyler County, Texas, being comprised of a portion of that certain called 223.163 acre tract described as "MO 661", a portion of that certain called 138.387 acre tract described as "MO 790, Tract Two", and a portion of that certain called 8.770 acre tract described as "MO 792" all three in instrument to Paces Creek Woodlands, LP, recorded in Volume 932, Page 88 of the Official Public Records of Tyler County, Texas (O.P.R.T.C.T.), said 25.000 acre tract being more particularly described by attached metes and bounds description.

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

**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.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48547C0475C having an effective date of 4/4/2011.

Job No.: H297-502 TRACT 4  
Scale: 1"=200'  
Date: 10/25/2021  
Drawn By: DED  
Checked By: MJW  
Field Crew: TC  
Revised:

Purchaser: Homeland Properties  
Address: CR 4415 Woodville, Tx 75979  
Lot: \_\_\_\_\_, Block: \_\_\_\_\_, Section: \_\_\_\_\_  
Survey: William E. Weeks, A 678  
Survey: John J. Pemberton, A 529  
Survey: Joe Arline, A 1179  
Area: 25.000 Acres  
Subdivision: \_\_\_\_\_  
Cabinet: \_\_\_\_\_, Sheet: \_\_\_\_\_, Records: \_\_\_\_\_  
Tyler 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



# 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 4

25.000 ACRES

**IN THE WILLIAM WEEKS SURVEY, ABSTRACT NUMBER 678, THE JOE ARLINE SURVEY, ABSTRACT NUMBER 1179, THE W.D. PEARCE SURVEY, ABSTRACT NUMBER 520, AND IN THE JOHN J. PEMBERTON SURVEY, ABSTRACT NUMBER 529 TYLER COUNTY, TEXAS**

BEING a 25.000 acre tract situated in the William Weeks Survey, Abstract Number 678, the Joe Arline Survey, Abstract Number 1179, the W.D. Pearce Survey, Abstract Number 520, and in the John J. Pemberton Survey, Abstract Number 529, Tyler County, Texas, being comprised of a portion of that certain called 223.163 acre tract described as "MO 661", a portion of that certain called 138.387 acre tract described as "MO 790, Tract Two", and a portion of that certain 8.770 acre tract described as "MO 792" all three in instrument to Paces Creek Woodlands, LP, recorded in Volume 932, Page 88 of the Official Public Records of Tyler County, Texas (O.P.R.T.C.T.), said 25.000 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 138.387 acre tract and that certain called 151.487 acre tract described in instrument to Jacob S. Harper, recorded in Volume 1224, Page 175, O.P.R.T.C.T., being the southwesterly corner of the herein described 25.000 acre tract, from which a 3 inch by 3 inch concrete monument with 2 inch disk found in the apparent westerly line of said Pemberton Survey, for the apparent common easterly corner of said Weeks Survey, and the Eliz N. Means Survey, bears, South 86°51'14" West, 77.16 feet;

THENCE North 03°08'46" West, severing, said 138.387 acre tract, and said 223.163 acre tract, at a distance of 1677.84 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of County Road 4415 (CR 4415), in all, a total distance of 1707.85 feet, to a calculated point for in the approximate centerline of said CR 4415, for the northwesterly corner of the herein described 25.000 acre tract;

THENCE with the approximate centerline of said CR 4415, continuing across said 223.163 acre tract, the following six (6) courses and distances:

1. North 74°06'31" East, 40.05 feet, to a calculated point for corner;
2. North 77°29'25" East, 82.23 feet, to a calculated point for corner;
3. North 79°50'01" East, 101.04 feet, to a calculated point for corner;
4. North 81°39'38" East, 82.07 feet, to a calculated point for corner;
5. North 84°36'04" East, 125.99 feet, to a calculated point for corner;
6. North 81°11'31" East, 61.31 feet, to a calculated point for the northeasterly corner of the herein described 25.000 acre tract;

THENCE South 03°08'46" East, continuing across said 223.163 acre tract, severing said 8.770 acre tract, and continuing across said 138.387 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 southerly margin of CR 4415, in all, a total distance of 1763.91 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 138.387 acre tract and said 151.487 acre tract for the southwesterly corner of the herein described tract, from which a 4 inch by 4 inch concrete monument with disk bears North 86°51'14" East 687.91 feet;

THENCE South 86°51'14" West, 624.29 feet, with the common line between said 138.387 acre tract and said 151.487 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 25.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 25, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-502.

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).

November 23, 2021  
Date



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