

0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

- SET SURVEY MONUMENT
- FND SURVEY MONUMENT
- CALCULATED CORNER



LINE	BEARING	DISTANCE
L1	S 39°16'37" W	183.41'
L2	S 24°54'47" W	89.01'
L3	S 28°55'38" W	86.23'
L4	S 25°37'42" W	101.95'
L5	S 26°25'18" W	86.77'
L6	S 39°02'12" W	49.34'
L7	S 50°49'36" W	48.60'
L8	S 59°06'25" W	109.33'
L9	S 60°22'28" W	107.53'
L10	S 61°16'39" W	89.85'
L11	S 60°41'10" W	112.25'
L12	S 74°19'56" W	10.78'
L13	S 71°51'58" W	49.87'
L14	S 79°05'14" W	22.92'
L15	S 35°21'45" W	22.35'
L16	S 12°26'51" W	47.61'
L17	S 00°52'25" E	35.48'
L18	S 04°21'08" E	27.00'
L19	S 09°14'26" E	31.74'
L20	S 19°11'13" E	29.49'
L21	S 05°52'05" E	46.29'
L22	S 00°12'21" E	27.01'
L23	S 09°11'36" W	19.15'
L24	S 11°24'16" W	30.06'
L25	S 16°18'36" W	40.79'
L26	S 23°01'15" W	36.06'
L27	S 25°01'05" W	58.74'
L28	S 27°10'49" W	43.19'
L29	S 26°41'29" W	56.90'
L30	S 18°13'48" W	27.68'
L31	S 11°47'50" W	40.48'
L32	S 11°50'09" W	37.44'
L33	S 09°58'18" W	42.49'
L34	S 08°38'39" W	45.00'
L35	S 13°39'02" W	40.44'
L36	S 14°27'32" W	35.64'
L37	S 20°53'48" E	15.06'
L38	N 67°38'16" W	3.45'
L39	S 43°04'17" W	16.35'
L40	S 44°36'09" W	10.20'
L41	S 41°44'45" W	17.18'
L42	S 42°44'48" W	16.87'
L43	S 46°32'27" W	13.88'
L44	S 49°06'29" W	20.55'
L45	N 74°45'25" W	13.45'
L46	S 17°01'09" W	49.79'
L47	N 77°24'20" W	86.48'
L48	N 75°15'41" W	142.56'
L49	N 66°55'45" W	102.69'
L50	N 60°30'12" W	104.28'
L51	N 61°11'39" W	169.29'
L52	N 67°28'36" W	70.32'
L53	N 74°18'34" W	97.05'
L54	N 79°05'57" W	242.92'

E. B. DAVIS SURVEY
ABSTRACT NO. 25

KENNETH DOAN
CALLED 39.694 ACRES
VOL. 2376, PG. 29
O.P.R.P.C.T.

KENNETH DOAN
CALLED 39.694 ACRES
VOL. 2376, PG. 29
O.P.R.P.C.T.

GEORGE POLK III
CALLED 35.181 ACRES
VOL. 2212, PG. 105
O.P.R.P.C.T.

41.690 ACRES

PORTION OF
POLK LAND AND TIMBER COMPANY, LLC.
CALLED 176.64 ACRES
VOL. 2300, PG. 731
O.P.R.P.C.T.

REMAINDER OF
POLK LAND AND TIMBER COMPANY, LLC.
CALLED 176.64 ACRES
VOL. 2300, PG. 731
O.P.R.P.C.T.

JAMES MORGAN SURVEY
ABSTRACT NO. 57

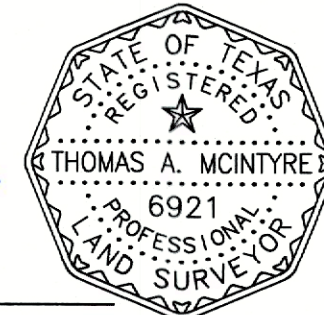
JOHN ALBERT COLLINS
CALLED 3.225 ACRES
VOL. 370, PG. 558
O.P.R.P.C.T.

Surveyor has relied on information provided by:
Common Wealth Land Title Insurance Company
G.F. No. 202253729
Effective date: December 30, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Right of Way executed by W. T. Carter & Bro. to Magnolia Pipe Line Company dated April 20, 1954, as recorded in Volume 162, Page 14 et seq., Deed Records, Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (As to E. B. Davis Survey, A-25) (Does not affect)
- Right of Way executed by West Lumber Company to W. B. T. & S. Ry Co. dated December 7, 1925, as recorded in Volume 79, Page 546 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (As to E. B. Davis Survey, A-25) (Does not affect)
- Right of Way executed by U. S. Plywood-Champion Papers, Inc. to Mobil Pipe Line Company dated March 4, 1971, as recorded in Volume 253, Page 638 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (As to E. B. Davis Survey, A-25) (Does not affect)
- Easement granted by instrument dated January 30, 1961, executed by W. T. Carter & Bro. to Gulf States Utilities Co., recorded in Volume 188, Page 536 et seq., Deed Records, Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (as to all surveys) (Does not affect)
- Terms, conditions and stipulations contained in Assignment and Assumption of Road Easement dated November 6, 2006, between International Paper Company and RMS Texas Timberlands I LP, recorded in Volume 1549, Page 217 et seq., Official Records, Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (As to E. B. Davis Survey, A-25) (Unable to plot)
- Terms, conditions and stipulations contained in Assignment and Assumption of Road Easement dated November 6, 2006, between International Paper Company and RMS Texas Timberlands I LP, recorded in Volume 1549, Page 225 et seq., Official Records, Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (As to E. B. Davis Survey, A-25) (Does not affect)
- Right of Way Deed granted by instrument dated October 18, 1926 executed by West Lumber Company to W. T. Carter & Bro., recorded in Volume 81, Page 337 et seq., Deed Records, Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (as to James Morgan Survey, A-57) (Does not affect)

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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

BOUNDARY SURVEY

BEING A 41.690 ACRE TRACT SITUATED IN THE E. B. DAVIS SURVEY, ABSTRACT NUMBER 25, IN THE JAMES MORGAN SURVEY, ABSTRACT NUMBER 57, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 959.25 ACRE TRACT OF LAND DESCRIBED AS TRACT 20 IN INSTRUMENT TO POLK LAND AND TIMBER COMPANY, LLC, RECORDED IN VOLUME 2300, PAGE 731, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 41.690 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR'S NOTE:

- THERE ARE NO ENCROACHMENTS, CONFLICT PROTRUSIONS, VISIBLE OR APPARENT EASEMENTS, EXCEPT AS REFLECTED ON PLAT/ SURVEY.

PROJECT NUMBER	22701
DATE	01/25/2022
DRAWN BY	LG
CHECKED BY	JAM / DVB
FIELD CREW	GG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER	HOMELAND PROPERTIES
ADDRESS	MENARD CHAPEL ROAD, LIVINGSTON, TX 77351
SURVEY	JAMES MORGAN, A- 57 AND E. B. DAVIS, A- 25
AREA	41.690 ACRES
COUNTY	POLK

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NOS. 48373C0825C & 48373C0850C HAVING AN EFFECTIVE DATE OF 09/03/2010.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX
77303 PH (936)756-7447 - FAX
(936)756-7448
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FIRM REGISTRATION NO. 100634-00