

0' 100' 200' 300'



SYMBOL LEGEND

- P - Overhead Power Line
- G - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- * - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- M - Water Meter
- S - Set Iron Rod w/TPS Cap
- O - Find Iron Rod

**ARGILUS G. PARKER SURVEY
ABSTRACT No. 1064**

W. B. WIGLEY ESTATE
T.C.A.D. ID No. 16638

BRIAN K. BELL AND JANICE BELL
CALLED 16 605 ACRES
VOL. 1053, PG. 52
O.P.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 54°37'21" E	295.18'
L2	N 50°27'10" E	208.02'
L3	N 47°39'47" E	102.81'
L4	N 45°51'31" E	313.96'
L5	N 50°21'15" E	31.43'

REMAINDER OF
LTP TIMBERQUEST FUND,
A LIMITED PARTNERSHIP
CALLED 74.417 ACRES
"MO 732"
VOL. 1006, PG. 801
O.P.R.T.C.T.

REMAINDER OF
LTP TIMBERQUEST FUND,
A LIMITED PARTNERSHIP
CALLED 74.417 ACRES
"MO 732"
VOL. 1006, PG. 801
O.P.R.T.C.T.

**D. G. MANN SURVEY
ABSTRACT No. 1064**

**COUNTY ROAD 2800
(ASPHALT)**

4.496 Acres
PORTION OF
LTP TIMBERQUEST FUND,
A LIMITED PARTNERSHIP
CALLED 74.417 ACRES
"MO 732"
VOL. 1006, PG. 801
O.P.R.T.C.T.

**SAMUEL T. BELT SURVEY
ABSTRACT No. 58**

CALCULATED
CORNER
(TYP)

FND 3" X 3"
CONCRETE
MONUMENT
S 85°47'47" W 756.71'

POB
FND 3" X 3"
CONCRETE
MONUMENT

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

1. Easement to Bobby Pentecost per Vol. 453, Pg. 39, D.R.T.C.T. (Unable to plot)
2. Easement to the State of Texas per Vol. 342, Pg. 780, D.R.T.C.T. (Unable to plot)
3. Easement to the State of Texas per Vol. 342, Pg. 784, D.R.T.C.T. (Unable to plot)
4. Easement to Gulf States Utilities per Vol. 286, Pg. 398, D.R.T.C.T. (Unable to plot)
5. Easement to Springfield Pipeline, LLC, per Vol. 775, Pg. 669, D.R.T.C.T. (Unable to plot)
6. Easement to Springfield Pipeline, LLC, per Vol. 1110, Pg. 299, O.P.R.T.C.T. (Does not affect)
7. Easement to Springfield Pipeline, LLC, per Vol. 1110, Pg. 321, O.P.R.T.C.T. (Does not affect)
8. Easement to Springfield Pipeline, LLC, per Vol. 1110, Pg. 336, O.P.R.T.C.T. (Does not affect)

MANNS CHAPEL
T.C.A.D. ID No. 26751

GEORGE P. STANDLEY
AND PAULA STANDLEY
T.C.A.D. ID No. 17468

BOUNDARY SURVEY

BEING a 4.496 acre tract situated in the D. G. Mann Survey, Abstract Number 1064, Tyler County, Texas, being a portion of that certain called 74.417 acre tract described as "MO 732" in instrument to LTP Timberquest Fund, a limited partnership, recorded in Volume 1006, Page 801, of the Official Public Records of Tyler County, Texas, (O.P.R.T.C.T.), said 4.496 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.

This Property Lies in Zone X and Zone A, and a portion does appear within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48457C0200C having an effective date of 4/4/2011.

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.

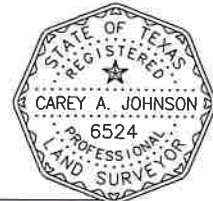
Job No.: 20262 4.496AC
Scale: 1"=100'
Date: 11/01/2021
Drawn By: DVB/DED
Checked By:
Field Crew: TM
Revised:

Purchaser: East Texas Hunting Lands, LLC and JTG Services, LLC
Address: County Road 2800, Colmesneil, Tx 75935
Lot: _____ Block: _____ Section: _____
Survey: D. G. Mann Section A 1064
Area: 4.496 Acres
Subdivision: _____
Cabinet: _____ Sheet: _____ Records: _____
Tyler County, Texas

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

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

Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524





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

4.496 ACRES

IN THE D. G. MANN SURVEY, ABSTRACT NUMBER 1064 TYLER COUNTY, TEXAS

BEING a 4.496 acre tract situated in the D. G. Mann Survey, Abstract Number 1064, Tyler County, Texas, being a portion of that certain called 115.575 acre tract described in instrument to East Texas Hunting Lands, L.L.C. and JTG Services, L.L.C., recorded in Volume 1286, Page 49, of the Official Public Records of Tyler County, Texas, (O.P.R.T.C.T.), said 4.496 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument, having a Texas State Plane Coordinate Values of N: 10338948.61, E: 4133459.22, found for the apparent common line of said Mann Survey and the Samuel T. Belt Survey, Abstract Number 58, the common corner of said 115.575 acre tract and that certain tract of land shown be owned by George P. Standley and Paula Standley, per Tyler County Appraisal District (T.C.A.D.) ID No. 17468, being the southeasterly corner of the herein described 4.496 acre tract;

THENCE South 85°47'47" West, with the southerly line of said 115.575 acre tract, the northerly line of said Standley tract and that certain tract of land showed to be owned by Manns Chapel, per T.C.A.D. ID No. 26751, at a distance of 428.63 feet, pass a ½ inch iron rod found for reference, in all, a total distance of 756.71 feet, to a calculated point for corner, in the approximate centerline of County Road 2800 (CR 2800), being the southwesterly corner of the herein described 4.496 acre tract;

THENCE in a northerly direction, severing, over and across said 115.575 acre tract, along the approximate centerline of said CR 2800, the following five (5) courses and distances:

1. North 54°37'21" East, 295.18 feet, to a calculated point for corner;
2. North 50°27'10" East, 208.02 feet, to a calculated point for corner;
3. North 47°39'47" East, 102.81 feet, to a calculated point for corner;
4. North 45°51'31" East, 313.96 feet, to a calculated point for corner;
5. North 50°21'15" East, 31.43 feet, to a calculated point for the apparent common line of said Mann Survey and said Belt Survey, the common line between said 115.575 acre tract and that certain tract shown to be owned by Randy Hufstetler et al., per Tyler County Appraisal District (T.C.A.D.) ID Number 55272, being a northerly corner of the herein described 4.496 acre tract;

THENCE South 02°53'33" East, 556.54 feet, with the apparent common line of said Mann Survey and said Belt Survey, the common line between said 115.575 acre tract and said Hufstetler tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 4.496 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 01, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 21262_4.496AC.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

January 7, 2022
Date



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