



- SYMBOL LEGEND**
- Overhead Power Line
  - Gas Wire
  - Wood Fence
  - Wrought Iron Fence
  - Chainlink Fence
  - Wire Fence
  - Fire Hydrant
  - Power Pole
  - Tripodless Pedestal
  - Water Valve
  - Water Meter
  - Section Road W/T/S Cap
  - Tied Iron Rod

BEING a 22.457 acre tract of land situated in the Thomas Y. Logwood Survey, Abstract Number 346, and the G.C. McCopen Survey, Abstract Number 414, Bowie County, Texas, being all of the certain called 22.38 acre tract described as Parcel 3, Tract 5, in Instrument to Maya Timber, LLC, recorded under Clerk's File Number 20190003023 of the Deed Records of Bowie County, Texas (D.R.B.C.1), said 22.457 acre tract being more particularly described by attached maps and bounds description.

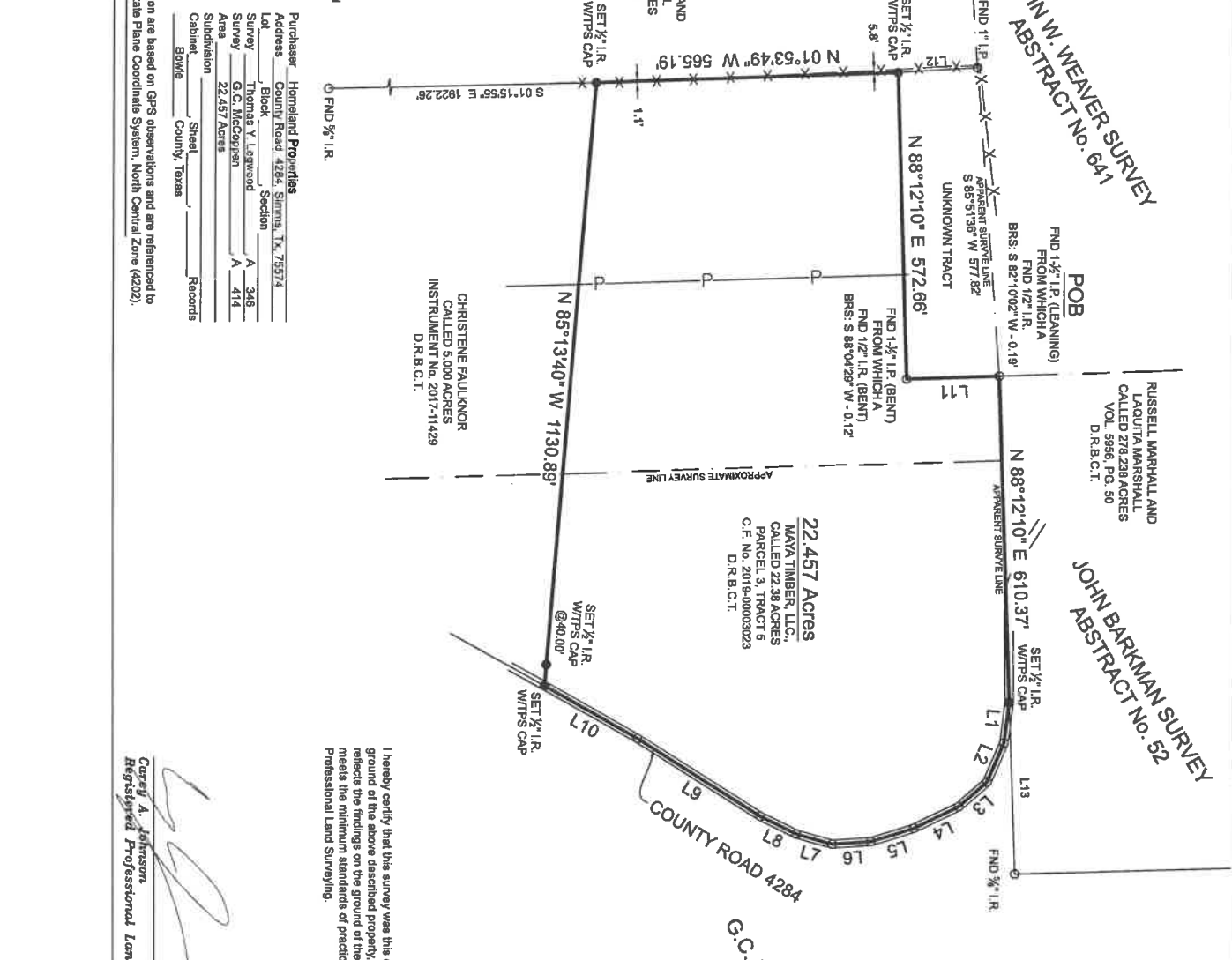
**BOUNDARY SURVEY**

**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 & Zone A, and a portion does to appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48037C0425D having an effective date 10/19/2010.

Purchaser: **Homesland Properties**  
 County Road 4284, Simms, TX, 75574  
 Block \_\_\_\_\_ Section \_\_\_\_\_  
 Lot \_\_\_\_\_ Survey \_\_\_\_\_ A 346  
 Survey G.C. McCopen A 414  
 Area 22.457 Acres  
 Subdivision \_\_\_\_\_  
 Cabinet \_\_\_\_\_  
 Bowfile \_\_\_\_\_ County, Texas



LINE	BEARING	DISTANCE
L1	S 82°30'05" E	78.85'
L2	S 85°58'05" E	78.94'
L3	S 81°48'31" E	69.65'
L4	S 71°48'31" E	83.40'
L5	S 77°28'05" E	83.40'
L6	S 03°36'55" E	72.02'
L7	S 15°51'16" W	68.95'
L8	S 26°22'20" W	74.45'
L9	S 32°08'11" W	273.88'
L10	S 29°25'23" W	200.15'
L11	N 01°45'34" W	171.20'
L12	N 03°34'20" W	147.65'
L13	N 88°12'10" E	320.82'

I hereby certify that this survey was this day made under my supervision on the ground or true above described property, and that the above plat or drawing reflects the findings on the ground at the 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

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

Basis of Bearings: Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, North Central Zone (4202).

3032 N. FRAZIER STREET - CONROE, TX 77303  
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 WWW.SURVEYINGTEXAS.COM  
 FIRM REGISTRATION NO. 10083400



# 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**  
**22.457 ACRES**  
**IN THE THOMAS Y. LOGWOOD SURVEY, ABSTRACT NUMBER 346,**  
**AND THE G.C. MCCOPPEN SURVEY, ABSTRACT NUMBER 414**  
**BOWIE COUNTY, TEXAS**

BEING a 22.457 acre tract of land situated in the Thomas Y. Logwood Survey, Abstract Number 346, and the G.C. McCoppen Survey, Abstract Number 414, Bowie County, Texas, being all of the certain called 22.38 acre tract described as Parcel 3, Tract 5, in instrument to Maya, Timber, LLC., recorded under Clerk's File Number 201900003023 of the Deed Records of Bowie County, Texas (D.R.B.C.T.), said 22.457 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 ½ inch iron pipe found in the apparent northerly line of said Logwood Survey, the apparent southerly corner of John W. Weaver Survey, Abstract Number 641, and the John Barkman Survey, Abstract Number 52, for a common corner of said 22.38 acre tract, an unknown tract, and that certain called 278.238 acre tract described in instrument to Russell Marshall and Laquita Marshall, recorded in Volume 5956, Page 50, D.R.B.C.T., being the most northerly northwest corner of the herein described 22.457 acre tract, from which ½ inch iron rod found for reference bears, South 82°10'02" West, 0.19 feet;

THENCE North 88°12'10" East, 610.37 feet, along the northerly line said Logwood Survey and said McCoppen Survey, common to the apparent southerly line of said Barkman Survey, with the common line between said 22.38 acre tract and said 278.238 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of County Road 4284 (CR 4284), for the northeasterly corner of the said 22.38 acre tract and the herein described 22.457 acre tract, from which a 5/8 inch iron rod found for reference bears, North 88°12'10" East, 320.82 feet;

THENCE with the easterly line of said 22.38 acre tract, along the approximate centerline of said CR 4284, the following

1. South 82°30'03" East, 76.56 feet, to a calculated point for corner;
2. South 66°56'09" East, 78.94 feet, to a calculated point for corner;
3. South 41°06'31" East, 69.66 feet, to a calculated point for corner;
4. South 25°58'22" East, 92.29 feet, to a calculated point for corner;
5. South 17°26'05" East, 83.40 feet, to a calculated point for corner;
6. South 03°36'55" East, 72.02 feet, to a calculated point for corner;
7. South 15°51'16" West, 68.95 feet, to a calculated point for corner;
8. South 26°22'20" West, 74.45 feet, to a calculated point for corner;
9. South 32°06'11" West, 273.88 feet, to a calculated point for corner;
10. South 29°25'23" West, 200.15 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said 22.38 acre tract and that certain called 5.000 acre tract described in instrument to Christene Faulknor, recorded under Instrument Number 2017-11429, D.R.B.C.T., being the southeasterly corner of the herein described 22.457 acre tract;

THENCE North 85°13'40" West, with the common line between said 22.38 acre tract and said 5.000 acre tract, at a distance of 40.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northwesterly margin of said CR 4284, in all, a total distance of 1,130.89 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of said 278.238 acre tract, for the common westerly corner of said 22.38 acre tract and said 5.000 acre tract, being the southwesterly corner of the herein described 22.457 acre tract;

THENCE North 01°53'49" West, 565.19 feet, with the common line between said 22.38 acre tract and said 278.238 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said 22.38 acre tract and said unknown tract, for the most westerly northwest corner of the herein described 22.457 acre tract, from which a 1 inch iron pipe found for reference bears, North 03°34'20" West, 147.65 feet;

THENCE North 88°12'10" East, 572.66 feet, with the common line between said 22.38 acre tract and said unknown tract, to a 1 ½ inch iron pipe found (bent) for a common corner of same, being an interior corner of the herein described 22.457 acre tract, from which a ½ inch iron rod found (bent) for reference bears, South 88°04'29" West, 0.12 feet;

THENCE North 01°45'34" West, 171.20 feet, continuing with said common line. to the **POINT OF BEGINNING**;

CONTAINING a computed area of 22.457 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 4, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-357.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

February 8, 2021  
Date



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