

0' 200' 400' 600'



Scale: 1" = 200'

SYMBOL LEGEND

- P - Overhead Power Line
- ● - Power Pole
- ● - Set Iron Rod w/TPS Cap
- ○ - Fnd Iron Rod w/TPS Cap
- △ - Buried Cable Marker (BC)



CROWN PINE TIMBER 1, LP
CALLED 3717.039 ACRES
"TRI-4"
VOL. 807, PG. 483
O.P.R.P.C.T.

MACEDONIA CARMONA SURVEY
ABSTRACT No. 7

POB
FND 1/2" I.R.
W/CAP
N:10371229.36
E:3972972.34

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

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

N 87°28'37" E 423.27'

S 87°28'37" W 411.06'

T.M. BALDWIN SURVEY
ABSTRACT No. 85

TRACT 5B
12.524 ACRES

N 03°21'12" W 1308.40'

TRINITY COUNTY
POLK COUNTY

APPARENT SURVEY LINE

MACEDONIA CARMONA SURVEY
ABSTRACT No. 18

S 03°21'12" E 1269.55'

CLIFFORD WARD AND
PATRICIA WARD
CALLED 25.000 ACRES
"TRACT 4"
VOL. 1085, PG. 709
O.P.R.T.C.T.

REMAINDER OF
ASPIRA CAPITAL, LLC.,
CALLED 25.047 ACRES
VOL. 1099, PG. 351
O.P.R.T.C.T.

PORTION OF
ASPIRA CAPITAL, LLC.,
CALLED 25.047 ACRES
VOL. 1099, PG. 351
O.P.R.T.C.T.

PACES CREEK WOODLANDS, LP
CALLED 590.6 ACRES
"TRACT 30"
VOL. 803, PG. 81
O.P.R.T.C.T.

GEORGE BONDIES SURVEY
ABSTRACT No. 80

GEORGE BONDIES SURVEY
ABSTRACT No. 785

UNKNOWN
SURVEY/ABSTRACT
PER TEXAS G.L.O.

APPARENT SURVEY LINE

APPROXIMATE
COUNTY LINE

50' EASEMENT
(VOL. 75, PG. 121,
D.R.T.C.T.)

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

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

U.S. HIGHWAY 287

S 82°13'37" W 412.24'

S 82°13'37" W 424.49'

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

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.

BEING A 12.524 ACRE TRACT SITUATED IN THE T.M. BALDWIN SURVEY, ABSTRACT NUMBER 85, TRINITY COUNTY, TEXAS, AND THE GEORGE BONDIES SURVEY, ABSTRACT NUMBER 785, AND AN UNKNOWN SURVEY/ABSTRACT PER TEXAS GENERAL LAND OFFICE, SITUATED IN POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 25.047 ACRE TRACT DESCRIBED IN INSTRUMENT TO ASPIRE CAPITAL, LLC., RECORDED IN VOLUME 1099, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF TRINITY COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.524 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.

PROJECT NUMBER	24588_5B
DATE	12-02-2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	BG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

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.

PURCHASER.....LILLY RAMBO
ADDRESS.....U.S. HIGHWAY 287, CORRIGAN, TX, 75939
SURVEY.....T.M. BALDWIN, A-85, GEORGE BONDIES SURVEY, A-785
SUBJECT.....12.524 ACRES
COUNTY.....TRINITY AND POLK

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



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