0’ 600’ 1200’ 1800’

SYMBOL LEGEND
- P — Overhead Power Line
- Guy Wire
- // — Wood Fence
- XXX — Wrought Iron Fence
- XX — Chainlink Fence
- X — Wire Fence
- Fire Hydrant
- Power Pole
- T — Telephone Pedestal
- Water Valve
- W — Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2904.79’	41.19’	41.19’	S 75°54’36” W	0°48’45”

LINE	BEARING	DISTANCE
L1	N 35°06’29” W	308.80’
L2	S 36°09’54” E	396.28’
L3	N 31°57’19” W	277.15’
L4	S 56°12’59” W	760.73’
L5	S 55°40’25” W	640.15’
L6	N 56°54’20” E	90.95’
L7	N 81°37’01” E	1229.65’

SET ½” I.R. W/TPS CAP
FND ½” I.R.
ADAM C. DUFF, SR.
CALLED 20 ACRES
VOL. 1869, PG. 407
O.R.P.C.T.

GARY D. ASHMORE AND
CHRISTINE C. ASHMORE
CALLED 106.448 ACRES
“TRACT 79”
VOL. 2031, PG. 57
O.R.P.C.T.
(“TRACT 48”, VOL. 341, PG. 619, D.R.P.C.T.)

RMS TEXAS TIMBERLANDS 1, LP
CALLED 1122.777 ACRES
“TRACT 90”
VOL. 1549, PG. 1
O.R.P.C.T.

AUGUSTIN VIESCA SURVEY
ABSTRACT No. 77

N 56°54’20” E 6019.29’

S 33°10’07” E 3229.82’

OLD FENCE LINE

FND 4” ROUND CONCRETE MONUMENT

N 55°51’31” E 1338.62’

FND 3”x3” CONCRETE MONUMENT

S 55°54’59” W 892.96’

FND 4” ROUND CONCRETE MONUMENT

N 55°40’19” E 1371.48’

FND PINE KNOT

@112.13’ FND 4” ROUND CONCRETE MONUMENT

S 34°02’35” E 1741.35’

864.98’ N 55°38’25” E

@ 628.06’ SET ½” I.R. W/TPS CAP

@ 1584.27’ SET ½” I.R. W/TPS CAP

CALCULATED CORNER (FALLS IN POND)

POND

10’ ACCESS ROAD

JANELLE DARROUGH
MULTIPLE TRACTS
VOL. 2259, PG. 153
O.R.P.C.T.

UNKNOWN TRACT
P.C.A.D. ID. No. 16056
(NO DEED RECORD FOUND)

FND ½” I.R.

UNKNOWN TRACT
(NO DEED RECORD FOUND)

METER POLE
METER POLE
METER POLE
WELL SITE
10’ ACCESS ROAD
FND ¾” SQUARE I.R.
POWER POLE (TYPICAL)
10’ ACCESS ROAD
40’ ACCESS EASEMENT (SEE ITEM 6)

FND 2” I.P. (DISTURBED)

J-T COCHRAN FAMILY LIMITED PARTNERSHIP
MULTIPLE TRACTS
VOL. 1827, PG. 580
O.R.P.C.T.
(CALLED 88.93 ACRES
VOL. 1874, PG. 330
O.R.P.C.T.)

STATE HIGHWAY 146
(120 R.O.W.)

N 33°44’15” W 1232.25’

L5

FND 1” IRON BOLT W/ NUT

FND 1 ½” I.R.

N 33°43’49” W 1139.66’

L4

FND 4”x4” CONCRETE MONUMENT

L3

FND 1 ½” I.R.

S 55°52’27” W 2642.61’

FND FENCE CORNER POST

LLOYD D. MUNSON AND
JOYCE MUNSON
“TRACT 1”
CALLED 24.605 ACRES
VOL. 1218, PG. 152
O.R.P.C.T.

N 33°42’53” W 1623.32’

FND FENCE CORNER POST

ROGER F. ALEXANDER
CALLED 24.605 ACRES
“TRACT 2”
VOL. 1594, PG. 119
O.R.P.C.T.

REMAINDER OF
LLOYD D. MUNSON AND
JOYCE MUNSON
CALLED 49.135 ACRES
VOL. 732, PG. 424
O.R.P.C.T.

N 56°04’03” E 1320.12’

FND ⅝” I.R. W/CAP

N 33°51’51” W 1109.46’

FND ⅝” I.R.

N 33°57’55” W 1654.76’

BRS: N 53°50’06” E 2.18’
@ 302.76’
FND 1” I.P.

FND ½” I.P.

S 55°48’58” W 638.46’

FND 4”x4” CONCRETE MONUMENT

RAUL ALVAREZ AND
MARISOL ALVAREZ
CALLED 4.656 ACRES
VOL. 1635, PG. 718
O.R.P.C.T.

COUNTY OF POLK
P.C.A.D. ID. No. 6849

SAMUEL ROBERT BURBANK
CALLED 10.85 ACRES
VOL. 1942, PG. 405
O.R.P.C.T.

ANDY JONES
CALLED 10.85 ACRES
VOL. 1857, PG. 486
O.R.P.C.T.

CURTIS W. KEENE AND
NANCY KEENE
CALLED 11.55 ACRES
VOL. 1239, PG. 28
O.R.P.C.T.

CURTIS W. KEENE
CALLED 13.516 ACRES
VOL. 559, PG. 157
O.R.P.C.T.

EDWARD ELMER MUNSON
CALLED 5.665 ACRES
VOL. 2134, PG. 405
O.R.P.C.T.

EDWARD ELMER MUNSON AND
MONICA MUNSON
CALLED 5.665 ACRES
VOL. 1448, PG. 867
O.R.P.C.T.

QUINTIN TOLAR
CALLED 10.063 ACRES
VOL. 1169, PG. 72
O.R.P.C.T.

JESSE PHILLIPS
CALLED 13 ACRES
VOL. 708, PG. 549
O.R.P.C.T.

FRANKLIN DALE GIBSON, JR.
CALLED 1.341 ACRES
VOL. 1487, PG. 405
O.R.P.C.T.

LACY LEE AND
SHIRLEY LEE
CALLED 8.85 ACRES
VOL. 1456, PG. 513
O.R.P.C.T.

RAYMOND B. MILLS, JR.
CALLED 4.64 ACRES
VOL. 2257, PG. 381
O.R.P.C.T.

DONG SUK LEE
CALLED 4.6572 ACRES
VOL. 2192, PG. 980
O.R.P.C.T.

MUNSON ROAD

631.365 ACRES
RAYONIER TRS FOREST OPERATIONS, LLC
WEST 1/2 OF CALLED 1361.29 ACRES
“TRACT A38”
VOL. 1874, PG. 330
O.R.P.C.T.

SET ½” I.R. W/TPS CAP
FND ½” I.P.
10’ ACCESS ROAD
50’ PIPELINE EASEMENT (SEE ITEM 15)

S 33°08’44” E 5012.91’

L1

S 55°39’51” W 1475.00’

L2

FND ¾” SQUARE I.R.

NAOMI TAYLOR
CALLED 10.48 ACRES
VOL. 1791, PG. 965
O.R.P.C.T.

RONALD D. TAYLOR
MULTIPLE TRACTS
P.C.A.D. ID. No 20524, 25701, 20525 AND 25702

50’ PIPELINE EASEMENT (SEE ITEMS 7, 8, 9, AND 10)

VARIABLE WIDTH PIPELINE EASEMENT (SEE ITEMS 11, 12, 13, AND 14)

N 35°57’19” W 2803.46’

10’ ACCESS ROAD

KIP WAYNE PETERS AND
CHRISTINE PETERS
CALLED 51.1 ACRES
VOL. 1476, PG. 357
O.R.P.C.T.

JOSEPH B. ROBERTS
CALLED 5.00 ACRES
VOL. 1439, PG. 407
O.R.P.C.T.

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

WILLIAM F. RENFROE SURVEY
ABSTRACT No. 508

SET ½” I.R. W/TPS CAP
L8
FND ⅝” I.R. W/CAP “RPLS 5368”

POB
FND 1” I.P.
SET ½” I.R. W/TPS CAP
C1

S 75°13’28” W 996.24’

EDGE OF ASPHALT

FARM-TO-MARKET ROAD 943
(80’ R.O.W.)

RMS TEXAS TIMBERLANDS 1, LP
CALLED 1122.777 ACRES
“TRACT 90”
VOL. 1549, PG. 1
O.R.P.C.T.

MARY C. SWINNEY SURVEY
ABSTRACT No. 531

Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 202049984
Effective date: September 04, 2020

The Subject Tract(s) as shown hereon may be subject to the following items:

1) Right-of-way and easement as per Vol. 147, Pg. 13, D.R.P.C.T. (Blanket)
2) Boundary Line Agreement as per Vol. 352, Pg. 454, D.R.P.C.T.
3) Rights-of-way and easement to Gulf Refining Company as per Vol. 243, Pg. 249, D.R.P.C.T. (Blanket)
4) Right-of-way and easement to Gulf Refining Company as per Vol. 246, Pg. 321, D.R.P.C.T. (Blanket)
5) Right-of-way and easement to Ester Duff, as per Vol. 301 Pg. 482, D.R.P.C.T. (Does not affect)
6) Right-of-way and easement to Joyce and Lloyd D Munson as per Vol. 704, Pg. 288, D.R.P.C.T. (Does affect / shown hereon)
7) Right-of-way and easement to Panola Pipeline Inc. as per Vol. 906, Pg. 147, D.R.P.C.T. (Does affect / shown hereon)
8) Right-of-way and easement to Panola Pipeline Inc. as per Vol. 906, Pg. 157, D.R.P.C.T. (Does affect / shown hereon)
9) Right-of-way and easement to Panola Pipeline Inc. as per Vol. 906, Pg. 169, D.R.P.C.T. (Does affect / shown hereon)
10) Right-of-way and easement to Panola Pipeline Inc. as per Vol. 906, Pg. 181, D.R.P.C.T. (Does affect / shown hereon)
11) Right-of-way and easement to Mustang Pipeline Company as per Vol. 1038, Pg. 479,O.R.P.C.T. (Does affect / shown hereon)
12) Rights-of-way and easements to Mustang Pipeline Company as per Vol. 1038, Pg. 488, O.R.P.C.T. (Does affect / shown hereon)
13) Rights-of-way and easements to Mustang Pipeline Company as per Vol. 1038, Pg. 506, O.R.P.C.T. (Does affect / shown hereon)
14) Rights-of-way and easements to Mustang Pipeline Company as per Vol. 1038, Pg. 497, O.R.P.C.T. (Does affect / shown hereon)
15) Right-of-way and easement to Transcanada Keystone Pipeline Co. as per Vol. 1784, Pg. 661, O.R.P.C.T. (Does affect / shown hereon)

BOUNDARY SURVEY

BEING a 631.365 acre tract of land situated in the Augustin Viesca Survey, Abstract Number 77, and the Mary C. Swinney Survey, Abstract Number 531, Polk County, Texas, being all of that same tract described as “Tract A38”, being the West ½ of called 1361.29 acres, in instrument to Rayonier TRS Forest Operations, L.L.C., recorded in Volume 1874, Page 330 of the Official Records of Polk County, Texas (O.R.P.C.T.), said 631.365 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48373C0625C having an effective date 9/3/2010.

Job No.: H297-230
Scale: 1” = 600’
Date: 8/26/2020
Drawn By: KAP / DVB
Field Crew: TC
Revised: 10-10-2020 TITLE

Purchaser Homeland Properties
Address F.M. 943, Livingston Tx, 77351
Lot _____, Block _____, Section _____
Survey Augustin Viesca, A 77
Survey Mary C. Swinney, A 531
Area 631.365 Acres
Polk County, Texas

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

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.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC
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