

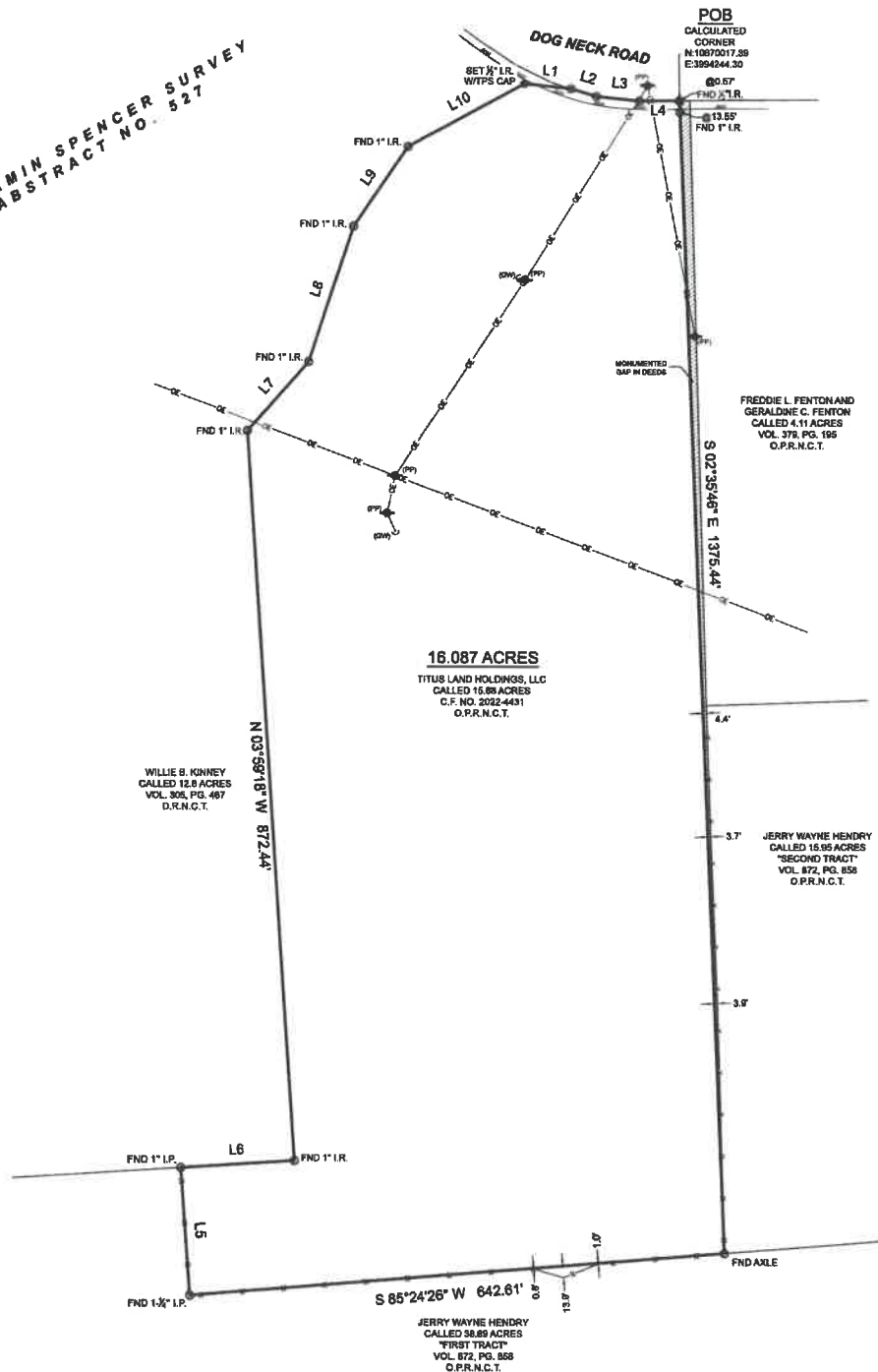


SYMBOL LEGEND

- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- GUY WIRE
- POWER POLE
- SET SURVEY MONUMENT
- EDGE OF ASPHALT
- FENCE (NO WIRE)
- OVERHEAD ELECTRIC

LINE	BEARING	DISTANCE
1	N 82° 00' 00" W	65.87
2	S 72° 00' 00" E	31.12
3	S 14° 00' 00" E	31.12
4	N 82° 24' 00" E	47.52
5	N 82° 24' 00" E	47.52
6	N 02° 14' 00" W	126.87
7	N 82° 00' 00" E	126.87
8	N 41° 33' 00" E	119.02
9	N 14° 24' 00" E	155.23
10	N 81° 10' 00" E	157.52

BENJAMIN SPENCER SURVEY
ABSTRACT NO. 527



16.087 ACRES

TITUS LAND HOLDINGS, LLC
CALLED 15.88 ACRES
C.F. NO. 2022-4431
O.P.R.N.C.T.

WILLIE S. KINNEY
CALLED 12.8 ACRES
VOL. 305, PG. 487
D.R.N.C.T.

FREDDIE L. FENTON AND
GERALDINE C. FENTON
CALLED 4.11 ACRES
VOL. 378, PG. 195
O.P.R.N.C.T.

JERRY WAYNE HENDRY
CALLED 15.95 ACRES
"SECOND TRACT"
VOL. 872, PG. 858
O.P.R.N.C.T.

JERRY WAYNE HENDRY
CALLED 38.89 ACRES
"FIRST TRACT"
VOL. 872, PG. 858
O.P.R.N.C.T.

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.

PROJECT NUMBER	20406
DATE	12/18/2022
DRAWN BY	PCP
CHECKED BY	THP
FIELD CREW	JM
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: DOG NECK ROAD, CUBSBURG, TX 75780
ADDRESS: BENJAMIN SPENCER, A-527
SUBJECT: 16.087 ACRES
COUNTY: NACOGDOCHES

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC ZONING OF COMMUNITY PANEL NO. 48547C050C HAVING AN EFFECTIVE DATE OF 08/03/2015.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (74C-4303), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

BOUNDARY SURVEY

BEING A 16.087 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN SPENCER SURVEY, ABSTRACT NUMBER 527, NACOGDOCHES COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 15.88 ACRE TRACT DESCRIBED IN INSTRUMENT TO TITUS LAND HOLDINGS, LLC, RECORDED UNDER CLERK'S FILE NUMBER OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS (O.P.R.N.C.T.), SAID 16.087 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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921