

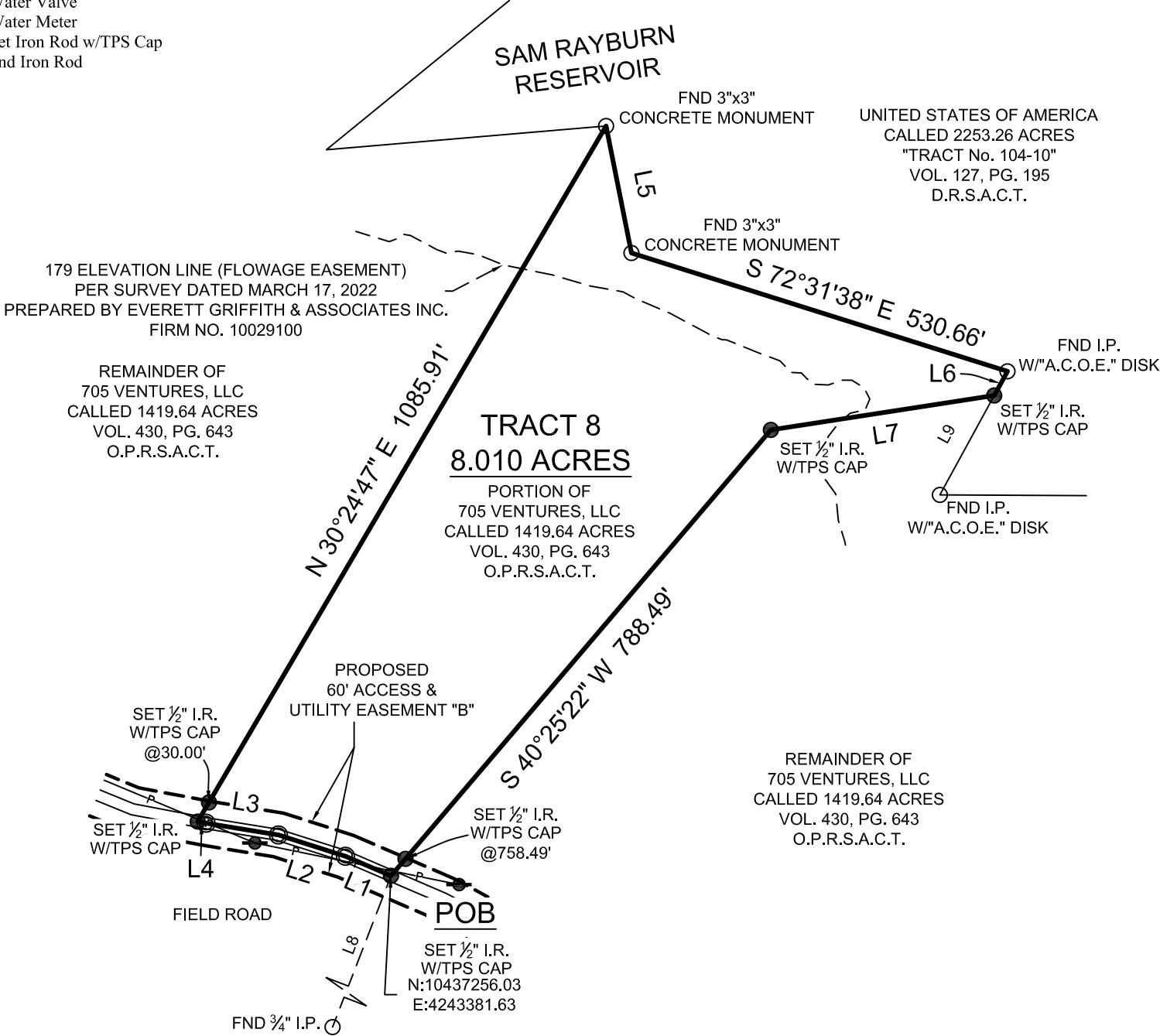


SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	N 66°44'02" W	66.71'
L2	N 72°24'14" W	94.72'
L3	N 80°49'03" W	98.76'
L4	N 79°15'54" W	11.34'
L5	S 11°16'54" E	174.28'
L6	S 28°40'39" W	37.09'
L7	S 81°14'54" W	304.25'
L8	S 21°07'25" W	2085.37'
L9	S 28°40'39" W	152.42'

NATHANIEL HYDEN SURVEY  
ABSTRACT No. 22



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 and Zone A and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 4711830200B having an effective date of 08/01/1988.

Job No.: 23496 TR 8  
Scale: 1" = 200'  
Date: 03/01/2022  
Drawn By: TK  
Checked By: MJW  
Field Crew: RD  
Revised: 4-17-2023 179 CONT.

Purchaser \_\_\_\_\_  
Address F.M. Road 705, Broddus, Tx 75929  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Section \_\_\_\_\_  
Survey Nathaniel Hyden, A 22  
Area 8.010 Acres  
Subdivision \_\_\_\_\_  
Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, Records \_\_\_\_\_  
San Augustine County, Texas

BOUNDARY SURVEY


BEING a 8.010 acre tract of land situated in the Nathaniel Hyden Survey, Abstract Number 22, San Augustine County, Texas, being a portion of that certain called 1419.64 acre tract described in instrument to 705 Ventures, LLC., recorded in Volume 430, Page 643 of the Official Public Records of San Augustine County, Texas (O.P.R.S.A.C.T.), said 8.010 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.

**TEXAS**  
PROFESSIONAL  
SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX 77303  
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FIRM REGISTRATION No. 100834-00

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

Basis of Bearings \_\_\_\_\_

  
Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

