

The area shown appears to lie in Zone X according to FIRM Community Panel No. 48073C 0225D
 Effective Date: 1/6/2011

This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

Address
 CR 4811
 Troup TX. 75789

Dickey
 Vol 2407 pg 548
 13.819 Acres

Buggy Axle
 604.85'
 N 87°45'21" E
 12.8781 Acres

of which 0.4216 acres
 lies in the R.O.W. of said
 Road

From Joy Gray to
 Sandra Lynn Morris
 and Colin Andrew Lee Morris
 Vol 2041 Pg 83 C.C.D.R.
 12.8829 Acres

Morris
 Vol 2621 Pg 337
 12.794 Acres

Ansohn
 Vol 1489 Pg 854
 103.04 Acres

930.84'
 S 01°30'10" E

Gray
 Vol 1170 Pg 83
 12.821 Acres

465.68'

465.16'

605.08'
 S 88°25'25" W
 20.027' Feet
 POB
 County Road 4811
 Rock Drive

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify to Land Pearl Ventures, LLC. and Sandra Morris that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of March 2025. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 5th day of March 2025.




REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: (TX CEN NAD83)

- Privacy Fence
- E—E—E—E—E—E— Overhead Power Line
- P—P—P—P— Pipeline
- x—x—x—x—x—x— Barbed Wire Fence
- T—T—T—T— Telephone
- Chain link Fence

BENT PINE SURVEYING, INC

10507 Waterwall Lane
 Texas City, TX 77591

FIRM # 10194326
 BENTPINESURVEYING.COM

PHONE #
 903 569 1776

- ⊙ = Railroad Spike Fnd.
- ◇ = Railroad Spike Set
- ⊕ = point for corner
- = 1/2" Iron Rod Fnd.
- ▲ = 1/2" Iron Pipe Fnd.
- ⊗ = 3/8" Iron Rod Fnd.
- ⊠ = 1" Iron Pipe Fnd.
- = Con. Mrkr. Fnd.
- = 1/2" Iron Rod Set
- ⊙ = utility pole
- ⊗ = "X" cut
- ⊕ = 5/8" Iron Pipe Fnd.
- ⊕ = 60D Nail Fnd.
- ⊠ = 60D Nail Set

PLAT OF SURVEY SHOWING
 PART OF THE E.W. HOCKETT SURVEY A-25
 CHEROKEE COUNTY, TEXAS
 SURVEYED MARCH 2025
 SCALE 1 INCH = 200.00 FEET