

BENT PINE SURVEYING, INC  
PO BOX 856  
MINEOLA TX 75773  
FIRM # 10194326  
903-569-1776  
BOUNDARY, TOPO, LIDAR SCANNING, AERIAL



Bent Pine Surveying, Inc.  
Job # 2403018  
Field Notes for Land Pearl Ventures  
5.6427 Acres  
H. M Allen Survey A-9  
Marion County, Texas

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**GENERAL DESCRIPTION**

All that certain tract lot or parcel of land, a part of the H.M. Allen Survey A-9, Marion County, Texas, and also being all of that certain called 5.616 acre tract of land that is described in an Instrument Dated 07-17-1985 from Vivian L. Lewis to Sophia White that is recorded in Volume 479 Page 621 of the Deed Records of Marion County, Texas, and being more completely described as follows to wit;

**METES AND BOUNDS DESCRIPTION**

Beginning at a ½ Inch Iron Rod found for corner at the N.W.C. of said tract and the N.E.C. of that certain tract to Allen (Vol 614 Pg 135) and in the S.B.L. of Highway # 49;

Thence North 87 Degrees 55 Minutes 17 Seconds East, along the S.B.L. of said Highway and the N.B.L. said tract for a distance of 480.10 feet to a 3/8 Inch Iron Rod found for corner at the N.E.C. of said tract;

Thence South 02 Degrees 45 Minutes 19 Seconds East, along the E.B.L. of said tract and the W.B.L. of that certain tract to Antonio (Vol 1060 Pg 350) for a distance of 518.40 feet to a 3/8 Inch Iron Rod found for corner at the S.E.C. of said tract;

Thence South 89 Degrees 21 Minutes 18 Seconds West, along the S.B.L. of said tract and the N.B.L. of that certain tract to Johnson (Vol 871 Pg 523) for a distance of 479.64 feet to a 3/8 Inch Iron Rod found for corner at the S.W.C. of said tract;

Thence North 02 Degrees 50 Minutes 25 Seconds West, along the W.B.L. of said tract and the E.B.L. of said Allen tract for a distance of 506.41 feet to the place of beginning containing **5.6427 acres.**

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Field Notes for 5.6427 acres cont'd

**Bearing Source: TX NC NAD83**  
PLAT PREPARED OF EVEN DATE.

I, **RUBEN GREGG SAXON**, Registered Professional Land Surveyor No. 5669, do hereby certify to Land Pearl Ventures that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of March 2024.

GIVEN UNDER MY HAND AND SEAL, this the 29<sup>th</sup> day of March 2024.

Ruben Gregg Saxon, R.P.L.S. No. 5669

