

From Deed to GIS in Under 3 Minutes.

Automated metes & bounds parsing, traverse computation, and multi-format export — built for the way appraisal districts, GIS departments, title companies, and surveyors actually work.

< 3 min DEED-TO-GIS TIME	500+ PAGES PER DEED HANDLED	5 EXPORT FORMATS	1:5,000 CLOSURE TOLERANCE (EDITABLE)
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The Problem

Manual metes-and-bounds entry into CAD or GIS takes 30 to 90 minutes per deed. Typing bearings and distances from a wall of legal text is error-prone, slow, and doesn't scale. A county GIS department processing 500 deeds a month loses 200+ hours of skilled staff time to data entry that adds zero analytical value.

The Solution

Deed Traverse Pro reads a deed PDF or pasted text, extracts every survey call — bearings, distances, curves, including historical units like varas and chains — computes a mathematically closed traverse, places it on a map in real-world State Plane coordinates, and exports to Shapefile, KMZ, ArcGIS Pro Traverse CSV, AutoCAD DXF, and PDF report. One deed. One workflow. Under three minutes.

"For a county processing 500 deeds a month, that's 200+ hours of labor saved monthly."

Perfect closure on a real 11.95-acre Texas tract — closure ratio 1:220,671, exported to State Plane Texas South Central (EPSG:32140).

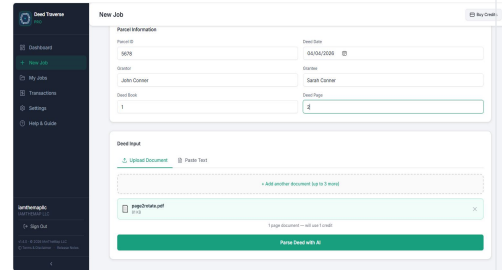
How It Works

Five steps from a recorded deed to a GIS-ready parcel. No CAD typing. No coordinate math.

1

Upload the deed

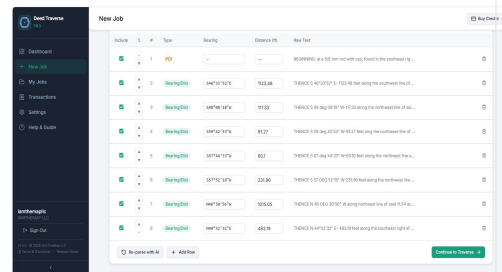
Drag a PDF onto the upload area, or paste the legal description. Multi-page deeds, scanned PDFs with text layers, and historical units (varas, chains, rods, links) are all supported. Deeds over 4 pages auto-batch in 2-page chunks — no page limit.



2

Review the extracted calls

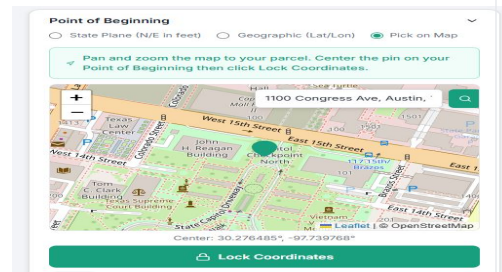
Every bearing, distance, and curve is shown in an editable table with the original raw text alongside. Amber confidence flags highlight calls that need a second look. Multi-tract deeds appear as separate clickable tabs — First Tract, Second Tract, and so on — each traversed independently.



3

Set the Point of Beginning

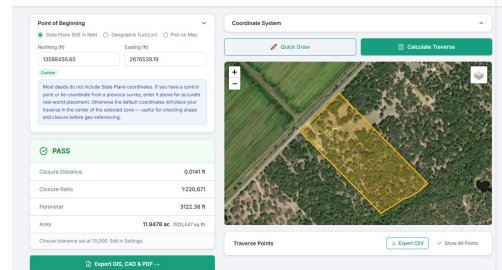
Pick the POB three ways: search a street address, enter State Plane northing/easting from a control point, or click directly on the satellite map. State Plane zones supported for all 50 states.



4

Calculate the traverse

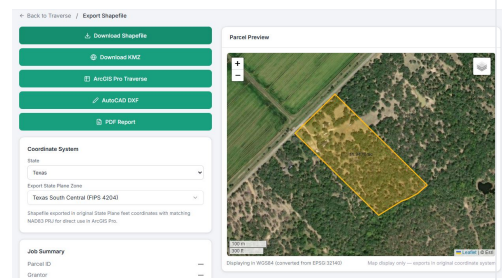
One click computes the full traverse, displays the parcel boundary on satellite imagery, and shows closure distance, closure ratio, perimeter, and acreage. The PASS/FAIL badge tells you instantly whether the deed closes within your tolerance.



5

Export to your stack

One button. Five formats: ESRI Shapefile with matching PRJ for ArcGIS Pro, KMZ for Google Earth, ArcGIS Pro Traverse CSV, AutoCAD DXF, and a polished PDF report with traverse table and parcel map.



What's in the Box

Every feature your GIS, CAD, or title workflow needs — included in every plan.

◆ Multi-Tract Deeds

Warranty deeds with multiple tracts parse into separate tabs — traverse and export each independently.

◆ Chunked Processing

Deeds over 4 pages batch automatically in 2-page chunks. 100+ calls per deed handled without truncation.

◆ 5 Export Formats

Shapefile + PRJ, KMZ, ArcGIS Pro Traverse CSV, AutoCAD DXF, and PDF report — one click each.

◆ Closure Verification

Configurable tolerance (default 1:5,000). PASS/FAIL badge, closure distance, ratio, perimeter, acreage.

◆ Open Traverse Support

Easement centerlines and right-of-way corridors ending at POINT OF TERMINATION are fully supported.

◆ Historical Units

Automatic conversion of varas, chains, links, rods, and poles — critical for Texas and Southeast deeds.

◆ Curve Computation

Radius-point COGO math handles the curve types that break every other parsing tool.

◆ State Plane Support

All 50 states, EPSG codes built in. Output lands in real-world coordinates ready for GIS overlay.

◆ Confidence Flags

Amber warnings on anomalous calls tell you exactly what to verify before exporting.

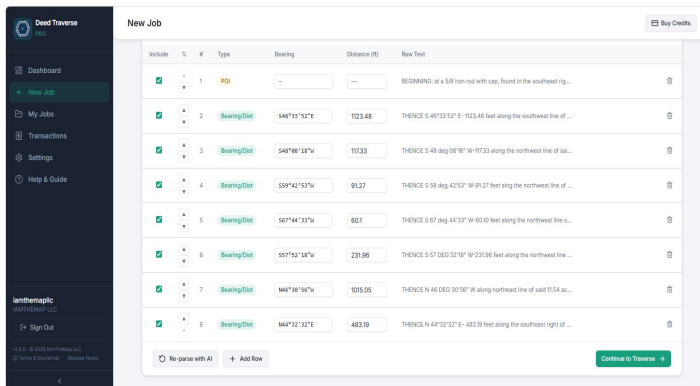
◆ Job History

Every parse saved. Reopen any job, re-export, or update the POB. DXF available on reopened jobs.

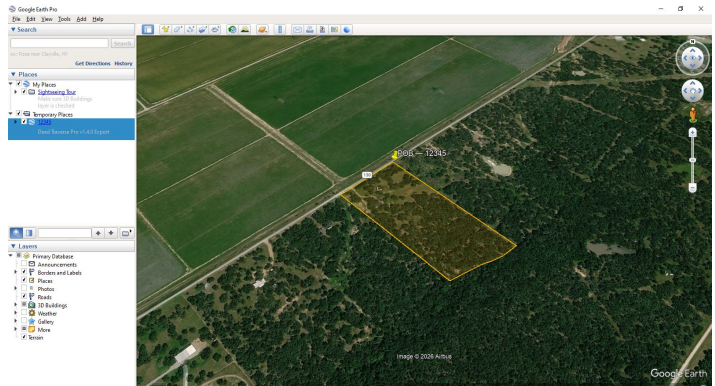
Sample Output — Real Deed, Real Numbers

Below is the actual traverse output from an 11.95-acre Texas tract (Parcel ID 12345) processed in Deed Traverse Pro. Every PDF report includes the parcel info, closure stats, metes-and-bounds table, and computed coordinates ready to drop into ArcGIS or AutoCAD.

Closure Distance	0.0000 ft	Area	11.9478 acres
Closure Ratio	1:220,671	Area (sq ft)	520,447 sq ft
Perimeter	3,122.38 ft	Coord System	EPSG:32140
Result	PERFECT ✓	Tolerance	1:5,000 (editable)



Parsed calls — editable bearing & distance with raw deed text.



Same parcel exported to Google Earth via KMZ — geo-referenced.

Pricing & ROI

Credit-based. Pay only for what you process. Credits never expire. No subscriptions, no seat licenses.

<p>STARTER</p> <p>\$10</p> <p>25 pages \$0.40/page</p> <ul style="list-style-type: none"> ✓ Title attorneys ✓ Occasional deed lookups ✓ 5 free pages on signup ✓ Credits never expire 	<p>STANDARD</p> <p>\$30</p> <p>100 pages \$0.30/page</p> <ul style="list-style-type: none"> ✓ Small survey firms ✓ Appraisal district pilots ✓ All 5 export formats ✓ Multi-tract support 	<p>PRO</p> <p>\$125</p> <p>500 pages \$0.25/page</p> <ul style="list-style-type: none"> ✓ County GIS departments ✓ High-volume processing ✓ Best per-page value ✓ Volume discounts available
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Auto-refund on parse failure. Volume pricing available for county GIS departments processing 500+ pages monthly — contact us.

ROI for a County GIS Department

Metric	Manual Process	With Deed Traverse Pro	Savings
Time per deed	30–90 minutes	Under 3 minutes	~90% faster
Cost per deed (labor)	\$25–75	\$0.25–0.40	~98% less
500 deeds/month (hours)	250–750 hrs	<25 hrs	225–725 hrs/mo
500 deeds/month (cost)	\$12,500–\$37,500	\$125 (Pro plan)	\$12,375–\$37,375

Assumes loaded labor cost of \$50/hr for GIS staff time. Your numbers will vary based on deed complexity.

Built For

County GIS & Appraisal Districts	Bulk deed processing, parcel boundary verification, historical record digitization.
Title Companies & Real Estate Attorneys	Legal description verification, closure validation, exception research.
Land Surveyors	Preliminary research before fieldwork, prior-deed comparison, easement reconstruction.
Engineers & Planners	Recorded plat verification, easement and right-of-way analysis, GIS dataset building.

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