

Deed Reader Pro Release Notes

Version 5.9 (June 16, 2025)

- Add a “GIS Link” field to the Deed Info, the field can be manually populated with the GIS Link
- Added an option to create DXF files in 2000 format instead of 2010 format
- Fixed the issue causing saving the Deed Info to an Excel file not to work
- Fixed the issue causing the CAD version specification not to work
- Improved the format of the notification message for updates

Version 5.8 (June 12, 2025)

- Added a Deed Info window that can display the grantee, grantor, document record, prior document record, transfer date, tract title, PLSS reference, and called tract area. This information is extracted from the document when it is transcribed with AI. Right click on this window to customize the format. The Deed Info can be plotted in CAD above the closure and calculated area. This information can be saved to a Deed Information report in Word or Excel format.
- Added the ability to merge multiple tracts into a single plot within DRP. See the Merged Plot section of the manual for details.
- Removed "AI Cursive" mode, handwritten cursive deeds can now be processed in "AI Transcribe and Parse" mode without the need to switch to a different AI model.
- Added the ability to transcribe and view the full transcription of a handwritten cursive deed with the View Full Transcription button.
- Improved the ability to determine curve right or left directions from concave directions and added the ability to select a concave direction in the Call Table.
- Improved the logic for editing curve data in the Call Table. All edited values will now be held regardless of whether they were previously an input or calculated value.
- Added an option in the Configuration menu to have CAD layer names and Title default to the deed filename
- Added the ability to choose to use either the POC or POB for the insertion point in CAD.
- Saved files and exports now default to the name of the deed filename
- Fixed bug that could cause the IntelliCAD window to resize when plotting into IntelliCAD
- Improved handling of errors when plotting to AutoCAD, the drawing will now attempt to finish plotting if an error occurs

- Added an option to specify which version of AutoCAD or IntelliCAD to use when multiple versions are installed
- Added a splash screen
- Added an option to manage your account billing in the Info menu
- When exporting a coordinate file, a point is now created at the POB
- Updated the manual
- Fixed other minor bugs

Version 5.7 (April 28, 2025)

- Upgraded the default AI model for transcribing and parsing deeds from Gemini 2.0 Flash to Gemini 2.5 Flash. The new model is approximately 20% and supports much longer outputs.
- Added support for units in feet and inches as is common in NYC. NYC can now be processed in AI mode.
- Added support for input of azimuth and south azimuth angles in the Call Table.
- Improved support for deflection angles and interior angles. The 'Dir' field in the call table now supports 'R' (angle right) 'L' (angle left), 'I' (interior angle with right or left direction as set in the Configuration menu), 'I(L)' (interior angle turning left), 'I(R)' (interior angle turning right), 'DR' (deflection angle to the right), 'DL' (deflection angle to the left), 'AZ' (azimuth), 'S AZ' (south azimuth).
- Added an option in the Configuration menu to format all text in all caps
- Added an option in the Configuration menu to show leading zeros in bearings, for example: N7°5'3"W will be displayed as N07°05'03"W when enabled.
- Change to the POB input to be in Northing and Easting rather than X and Y.

Version 5.5 (April 14, 2025)

- Northing and easting offset measurements between sections corners and the point of beginning are now parsed as calls so that tracts can be located relative to the section corner
- Added a pause button to pause automatic recalculation of the Call Table after values are changed, this is useful if the Plot window is open to allow quicker modification of the Call Table. It can also be useful when entering curve data.

- Add the option to specify between International Feet and US Survey Feet, this setting will apply the selected units in DXF files that are created
- Added options to display the precision in plots and CAD
- Added an option to include “Set” and “Found” in monument descriptions
- Fixed Point File generation so that points are created in P, E, N, Z, D format rather than P, N, E, Z, D format

Version 5.4 (April 4, 2025)

- Improved support for plotting to Civil 3D
- Updated the DRP icon

Version 5.3 (April 4, 2025)

- Improved AI transcriptions of deeds with poor scan quality
- Added the ability to modify Deed Text and then use “Process Deed Text” in AI mode to process the text again
- Bug fixes

Version 5.2 (April 2, 2025)

- Fixed a bug with radial bearings and tangential bearings not being able to be parsed by AI

Version 5.1 (April 1, 2025)

- Added some support for calculating the curve direction (Right or Left) when only a concave direction is provided (direction from the curve midpoint to the curve radius point). Concave directions are parsed only in AI mode and the curve direction can be determined when the chord bearing is provided. The concave direction is now shown in parentheses beside the curve direction, example: “Right (NW)”
- Improved the appearance of the header in the Call Table
- Fixed a bug with fractional distances not being parsed correctly in AI mode.

Version 5.0 (March 26, 2025)

- Added the ability to use AI to transcribe and parse deeds (see updated manual and Quick Start Guide), AI does significantly better than OCR and provides very accurate text recognition of documents including those with watermarks and handwritten in cursive
- Added the ability to directly load an image or text from the clipboard for processing, use the clipboard button beside “Select Deed to Process” to use this
- Added a “POB” label for the POB point in plots and CAD
- Added an option to enter the delay between commands sent to AutoCAD to throttle plotting and help prevent errors when plotting to AutoCAD
- Updated the manual and created Quick Start Guides, these can be accessed from the Info Menu

Version 4.12 (February 24, 2025)

- Commands sent to AutoCAD are now throttled to help prevent errors when plotting to AutoCAD
- Added support for the keyword "meanders" as an option to recognize a list of calls

Version 4.11 (January 30, 2025)

- Added the ability for the Dir column to accept quadrant entry (1 = NE, 2 = SE, 3 = SW, 4 = NW)
- Added the ability for the Dir, Curve Radial Bearing and Curve Bearing In columns to accept a bearing in quadrant bearing format (Qdd.mmss)
- Units of feet or meters are now specified in DXF files that are exported to prevent DXF files from loading with the wrong units

Version 4.10 (December 26, 2024)

- Improved recognition and parsing of courses in a list of calls
- Improved parsing of curve data

Version 4.9 (December 12, 2024)

- Added support for exporting data to ArcGIS Pro, an option to generate an ESRI Traverse File was added that can be used to import a parcel into ArcGIS Pro. GIS users need to change the Mode to GIS in the Configuration menu to reveal this feature.

Version 4.8 (December 10, 2024)

- Added the ability to plot the bearing and distance labels of lines and curves in CAD, labels are located on the interior side of the parcel and labels that do not fit are placed in line and curve tables, new settings were added in the configuration menu to enable this and to control text sizes
- Added the ability to generate closure reports
- Added the ability to enter a title for a deed, if a title is entered it will be plotted above the area and closure
- Added support bearing in the format of 'NW 15 deg', these will automatically be changed to 'N 15 deg W' so that they can be understood
- Fixed bug that prevented arc lengths from being read from the deed text
- Fixed bug that caused activation key to be lost when updating Deed Reader Pro
- Fixed bug that caused plot settings not to be applied

Version 4.7 (November 13, 2024)

- Fixed bug that caused curve bearings to be parsed incorrectly when a cardinal direction is provided in curve call

Version 4.6 (November 12, 2024)

- Added support for area calculations with curves with delta angles greater than 180 degrees

Version 4.5 (November 11, 2024)

- Added the option to use the Point of Beginning coordinate displayed in the main interface when plotting to CAD, press Enter instead of picking a point to use the POB coordinate

- Fixed bug with saving DXF file

Version 4.4 (November 11, 2024)

- Added support for recognition of radial and tangential bearing when they are provided in the previous call
- Curves are now assumed to be tangential if the chord bearing, radial bearing and bearing in are not provided and it is not stated that the curve is non-tangential
- Page Separation Mode has been set to 'Single Column' mode by default and 'Correct Skewed Text' is enabled by default every time Deed Reader Pro loads. This will result in slightly longer processing time but will improve text recognition especially when calls are in a list.

Page Separation Mode is a setting for the OCR (Optical Character Recognition) engine. The Automatic setting will recognize blocks of text in the document but there may be issues with calls in a list in this mode. The Single Column setting will assume the text is in a single column and work best for calls in a list. The Single Column setting will not do as well when the text is skewed and Correct Skewed Text should be used with it.

- Fixed issue with the Radial Bearing and Bearing In not accepting edits in the Call Table
- Fixed the issue with the plot not being generated if data is missing in the Call Table

Version 4.3 (November 6, 2024)

- Fixed bug with vara not being recognized properly

Version 4.2 (November 4, 2024)

- Added additional methods to calculate curves and added support for calculating non-tangential curves when the chord bearing and distance is not provided. Curves are now calculated the following ways in this priority with the curve direction being required for all methods:

- 1) Chord Bearing, Chord Distance and Radius
- 2) Radius, Delta Angle and Radial Bearing

- 3) Radius, Delta Angle and Tangential Bearing In
- 4) Radius, Curve Length and Radial Bearing
- 5) Radius, Curve Length and Tangential Bearing In
- 6) Radius, Delta Angle and Tangential
- 7) Radius, Curve Length and Tangential
- 8) Chord Bearing, Radius, Curve Length
- 9) Chord Bearing, Radius, Delta Angle
- 10) Chord Bearing, Chord Distance and Curve Length

Curves with delta angles greater than 180 degrees can be calculated by entering a delta angle greater than 180 degrees.

The Tangential column will display Yes if end of the curve is within 0.02' of the correct coordinates for a tangential curve. You can manually enter Yes to calculate tangential curves.

Calculated values are displayed in a light italic font while inputs used for curve calculations are shown in a bold font.

Deleting the data in Curve Radius, Curve Delta Angle, Curve Length, Radial Bearing or Bearing In columns will clear the data in all of these fields so that new values can be entered to calculate the curve. To clear the chord bearing and distance fields you can select all these cells together and press Delete. There is also an option to clear all the "Clear Bearing, Distance and Curve Data" for the current row when you right click on a row in the Call Table. This is useful if you need to reset the curve data.

In the Call Table, the delta angle can be entered in the format of "83 37 14", bearings for the radial bearing and tangential bearing in can be entered in the format of "s86 48 37e".

- Added columns in the Call Table display the Curve Radial Bearing (bearing from the PC to center point), if the curve is Tangential (Yes or No), the Tangent Bearing In and the Tangent Bearing Out. The Tangential column will display Yes if end of the curve is within 0.02' of the correct coordinates for a tangential curve.
- Curve data that is calculated is displayed in a lighter italic font, fields used to calculate the curve are displayed in a bold font in the Call Table. This is so that you can see how the curve is being calculated.
- Improved recognition of curve data when a curve is in a list of calls
- Added a warning that data is missing from the call table when a bearing has seconds, but the minutes field is empty
- Added support for fractional distances for example "10 1/2 poles" is now supported

- Deed Reader Pro will not check for software updates when it is opened and display an alert if an update is available, email announcement of software will be discontinued
- The main GUI window will now retain focus when the plot is open and it updates
- Improved rotation of skewed text, enable Correct Skewed Text in Configuration Options when the document is skewed. This will improve the OCR transcription of the text.
- Adding an option to change the OCR Page Separation Mode in the Configuration Options. Page Separation Mode is a setting for the OCR (Optical Character Recognition) engine. The Automat setting will recognize blocks of text in the document in varying orientations and sizes. The Single Column setting will assume the text is in a single column. The Single Column setting will not do as well when there is vertical text in the margins.
- Added "over and across" as keywords for adjoiners
- Added support for recognition of abbreviations for vara: 'vrs' and 'v'
- Added support for recognition of passing distances and monuments when the word 'pass' is used after a distance
- Added support for recognition of 'total distance' after passing distances
- Added an option to show the area in square feet in plots
- Added the ability to mask the activation key for corporate accounts
- Updated the manual
- Bug fixes

Version 4.1 (September 28, 2024)

- Fixed issue with the command window flashing open when PDFs are processed
- Added Select and Print buttons to the plot toolbar
- Updated the manual
- Bug fixes

Version 4.0 (September 23, 2024)

- Improved plots inside Deed Reader Pro with labels added for: bearings, distances, adjoiners, area and closure

- Added a configuration button in the plot toolbar menu, it can be used to configure what is displayed and text sizes
- The labels, north arrow and call table in the plots can be moved by dragging them with the mouse, note that positions will be reset if the plot window is resized or changes are made in the plot configuration menu
- Improved recognition of calls and corrections of OCR errors

Version 3.10 (September 9, 2024)

- Added support for progeCAD (runs on IntelliCAD), select the option for progeCAD in the Configuration menu

Version 3.9 (August 25, 2024)

- Added support for units of miles and sections, 1 mile = 1 section = 5280 feet, these can be entered into the call table, mile can be abbreviated with "mi" and section can be abbreviated with "s"
- Throttled the plotting of curves in AutoCAD to prevent issues with the plot not being fully generated in AutoCAD when it contains many curves

Version 3.8 (August 19, 2024)

- Improved the look and feel of the interface, the buttons now have rounded corners and change colors when hovered and pressed
- Improved the detection of the start of the deed, "Commence" was added as a keyword that detects the start of a deed
- All windows are now forced to close when the main window is closed

Version 3.7 (August 13, 2024)

- Added support for units perches, perches and rods are listed as poles in the call table
- Improved handling of fractional degrees found in old deeds, fractional degrees are converted in the Deed Text to their decimal equivalent or degree and minute equivalent for 1/3° and 2/3°
- Improved handling of cardinal directions

- When a scale factor is applied, both the scaled and unscaled areas are now displayed
- When editing a text entry box pressing enter will now accept the entered text and move the cursor focus out of the text entry box, tab will move the cursor focus to the next text box
- Bug fixes

Version 3.6 (August 4, 2024)

- Added a color control for the lines and text in CAD
- Added a Configuration Option setting for CAD to "Locate Description Labels Inside the Parcel", this will locate the text for monument descriptions inside the boundary polyline of the parcel when checked.
- Added a Configuration Option setting for CAD to "Align Adjoiner Labels with Lines", this will rotate the text of the adjoiner labels to be aligned with the lines with when checked.
- Added a Configuration Option setting for CAD to "Create Groups For Lines and Text", this will create in a Group in CAD. When one item in a group is selected, all the items in that group will be selected. This makes it simple to move and rotate all the lines and text of a deed together.
- Added an option to input a scale factor for CAD, this can be used to input a ground-to-grid scale factor if you want to plot the deed in a grid coordinate system.
- Added the ability to delete the contents of multiple cells in the Call Table by selecting multiple cells and pressing the Delete key.
- Added the ability to paste the contents of the clipboard to multiple cells in the Call Table by selecting multiple cells and pressing Ctrl+V.
- Improved recognition of curve data when curves are in a list of courses
- The Configuration and Info windows are now brought to the front of the screen when the Config and Info icons are clicked when these windows are already open.
- Plotting in CAD and saving files is no longer blocked when data in the Call Table is missing.
- Fixed not being able to save deed text in Word format
- Fixed other miscellaneous bugs
- Example deeds are now copied to the My Documents in "Deed Reader Pro Example Deeds" folder as well as being contained in C:\Program Files\Deed Reader Pro\Example Deeds.
- Updated the manual

- Deeds can now be processed but not plotted after the demo license expires.

Version 3.5 (July 14, 2024)

- Improved the manual
- Changed compiler to prevent Deed Reader Pro from falsely being flagged by some virus detection software

Version 3.4 (July 10, 2024)

- Updated the manual
- Improved error handling when requesting a demo key

Version 3.3 (June 16, 2024)

- Added the ability for silent installs with /silent and /verysilent switches
- Improved error handling for IntelliCAD
- Improved error handling for requesting demo keys

Version 3.2 (May 21, 2024)

- Clicking and moving the cursor in the Deed Text will now highlight the corresponding row in the Call Table
- The Call Table will now scroll with Deed Text when the cursor is moved through the Deed Text
- Added the closure bearing error to the Closure Error when the closure error is not 0
- Added "Adjust this Call to Force Closure" as an option in the context menu for the Call Table. This will calculate the bearing and distance for the selected call so that the deed closes.
- Added the ability for curves to be calculated by bearing, distance and curve length. If the Curve Radius field is blank and a value is present in the Curve Length, the curve length will be used to calculate the curve. The radius will be rounded to nearest foot or meter when possible.

- Added the ability for curves to be calculated by curve radius and delta angle. The curve will be calculated to be tangent to the previous call.
- Added the ability to calculate and create curves with delta angles greater than 180 degrees. When a curve is calculated by bearing, distance and radius, if a value in the Curve Delta Angle field is present and equal to or greater than 180, the curve will be calculated with a delta angle greater than 180.
- Added units of Vara, a vara is a Spanish unit of length that has been used in surveys that were once part of Spanish territories, such as Texas, California and New Mexico. Select between Texas vara and California vara standardizations in the Configuration settings, 1 Texas vara = 33 1/3 inches (2.777777777778 feet), 1 California vara = 33 inches (2.75 feet)
- Improved Configuration Menu
- Blocked layer input fields from being blank
- Fixed issue of a period being read as a comma instead of period in bearing direction abbreviations

Version 3.1 (May 2, 2024)

- Fixed bugs that caused crashes when options in the configuration menu are changed and actions from the context menu are selected
- Add tooltips: hover the cursor over buttons and the line types in the Call Table to view help text, this option can be disabled for the main window from the Configuration menu
- Added a confirmation warning message when Process Deed Text is pressed after data in the Call Table has been manually edited

Version 3.0 (April 27, 2024)

- Added the ability to edit the data in the call table. To edit a cell, double click on it. Rows can be added or deleted and the Call Table and Deed Text can be cleared from the context menu when you right clicking on the table. "Ctrl +" and "Ctrl -" keyboard shortcuts can be used to add and delete rows from the end of the table.
- Added support for curves
- Added support for tie lines and curves, commencement calls are treated as tie calls
- Added support for multiple passing calls (E.g. "passing iron pins found at 20.00' and 100.00')

- Added support for distances with multiple units of chains, poles and links (E.g. "10 chains 3 links")
- Added support for deflection angles and interior angles
- Added support for decimal degrees
- Added support for cardinal directions
- Added support for extracting and plotting adjoining parcel descriptions
- Added support for units of yards
- Added the ability to import orthoimages in GeoTIFF and Mr. Sid format into CAD, images are automatically inserted with the correct scale and origin coordinates.
- Added the ability to save and open 'Deed' files, these files have an extension of .drp
- Added the ability to remove watermarks from images and pdfs. A threshold filter is applied that converts the image to black and white.
- The threshold level can be specified from Low to High. Low will filter out light shades of grey while high will filter out darker shades of grey.
- Cells with call missing data (direction, degrees and distance) are highlighted red
- The plot window can now be opened and kept open when call data is missing
- Improved recognition and parsing of call data
- Reduced start up time for Deed Reader Pro to load
- Fixed known bugs

Version 2.1 (June 20, 2023)

- Fixed bug with "View Highlighted Image" not working when "Isolate Metes and Bounds Descriptions in Deed Text" is not checked.
- Improved error handling and bug fixes for "View Highlighted Image"
- Fixed text scaling when High DPI Display Scaling is set to 125%
- Updated the manual

Version 2.0 (June 19, 2023)

- Added functionality to the call table, clicking on a cell in the Call Table will select the corresponding text in the Deed Text
- Added the option to view an image of the source file (image or pdf) with the calls highlighted
- Added support for bearings with degrees, minutes and seconds only separated by spaces, i.e. 'N 15 12 45 W'

- Added support for bearings with degrees, minutes and seconds separated by colons, i.e. 'N 15:12:45 W'
 - Added functionality to underline and bold "beginning" before the start of calls that are processed
 - Added functionality to underline and bold "containing" at the end of the description
 - Added the option to insert blank lines between each call so that each call starts on a new line (option enabled by default)
 - Added the option to save the deed text in Rich Text File Format (.rtf)
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- Added functionality to ignore vertically oriented text (as is commonly found in page margins)
 - Added support for TIFF files (.tiff and .tif)
 - Fixed but with files not being processed if the filename contains an extra period
 - Fixed text scaling when High DPI Display Scaling is enabled
 - Allowed the main window to be reduced in size (needed for High DPI Display Scaling)
 - Reduced the brightness of the icon
 - Improved error handling when tesseract is not installed properly and the path of tesseract.exe is wrong in the config.ini file
 - Reduced and updated pricing plans

Version 1.2 (April 6, 2023)

- Moved Line and Description Layer input option to the main window
- Added the option to plot the area and closure in CAD
- Added progress status of OCR and deed processing
- Improved post processing of OCR text
- Bug fixes

Version 1.1 (March 29, 2023)

- Added support for bearings in hyphen format e.g "N 12-45-16 E"
- Added support the keyword "calls" before a list of calls

Version 1.0 (March 27, 2023)

- Initial version of Deed Reader Pro