

G ALLEN SURVEY, ABSTRACT-1
 TYLER COUNTY, TEXAS

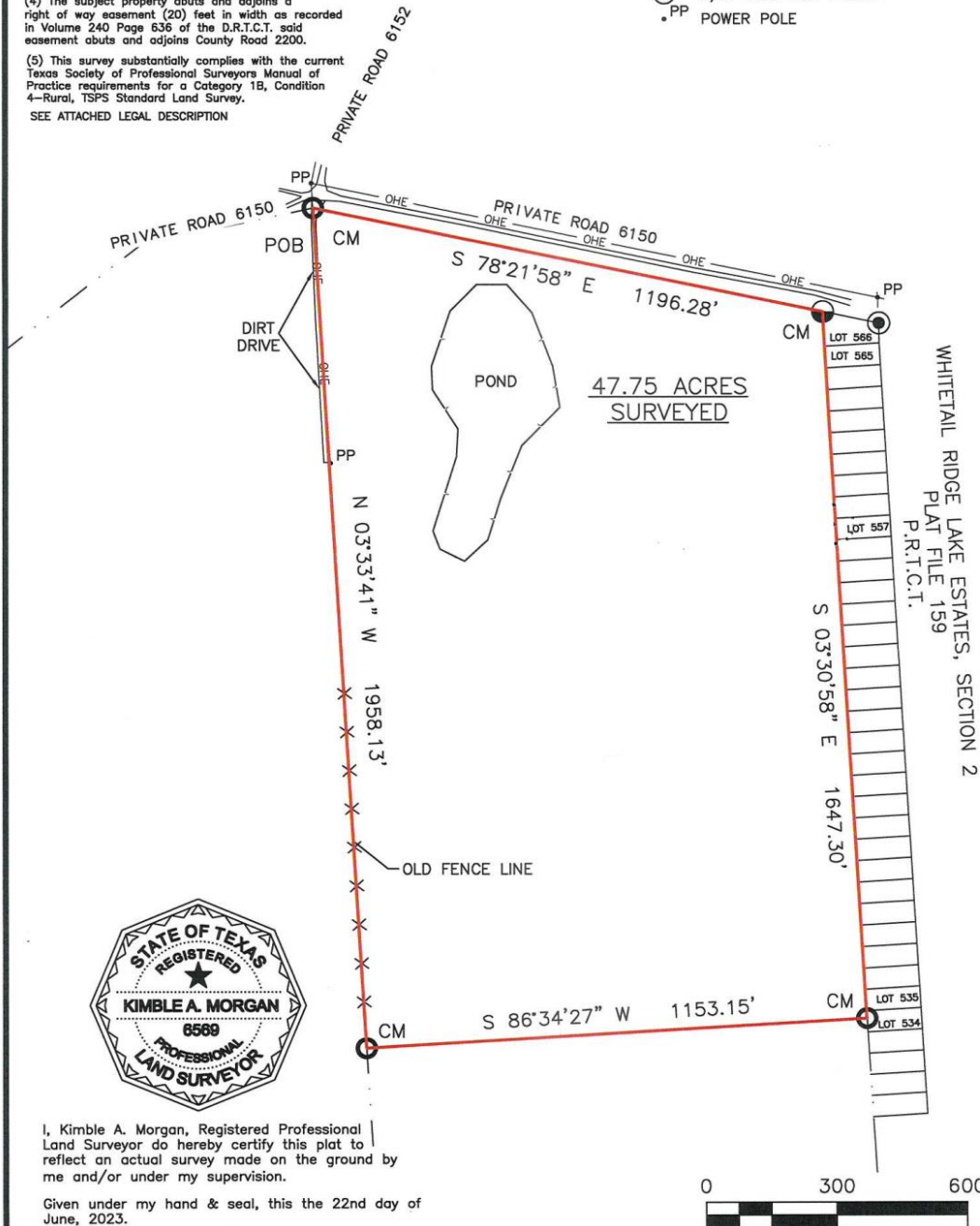
Surveyor's Note(s)

- (1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2277 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are grid.
- (2) Research of easements by this surveyor was limited to GF No. TCT-23-4805
- (3) Subject property lies in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48457C0300C dated April 4, 2011. Actual field elevations not determined unless requested.
- (4) The subject property abuts and adjoins a right of way easement (20) feet in width as recorded in Volume 240 Page 636 of the D.R.T.C.T. said easement abuts and adjoins County Road 2200.
- (5) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, TSPS Standard Land Survey.
 SEE ATTACHED LEGAL DESCRIPTION

SCALE: 1" = 300'

LEGEND

- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- OHE OVERHEAD POWERLINE
- FENCE LINE
- IRON PIPE FOUND
- 1" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- PP POWER POLE



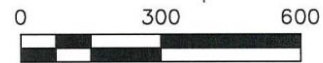
I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand & seal, this the 22nd day of June, 2023.

BY: *Kimble A. Morgan*
 Kimble A. Morgan RPLS# 6569
 Morgan Surveying Services, LLC
 120 E. Lamar Street, Jasper, Texas 75951
 (409) 383-3572

Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.

PLAT SHOWING A 47.75 ACRE TRACT OUT OF THE G. ALLEN SURVEY, ABSTRACT 1, TYLER COUNTY, TEXAS



G. ALLEN SURVEY
ABSTRACT-1
TYLER COUNTY, TEXAS

LEGAL DESCRIPTION
FOR A
47.75 ACRE TRACT

BEING all that certain tract or parcel of land located in the G. Allen Survey, Abstract 1, situated in Tyler County, Texas.

more particularly described as follows:

Said parcel of land being

Beginning at a 1/2" iron pipe found for the northwest corner of said 47.88 acre tract, the northeast corner of a called 99.14 acre tract conveyed to J.D. Timber and Land LLC., a Texas Limited Liability Company, by a deed recorded in Volume 1310 Page 556 of the Official Public Records of Tyler County, Texas, the east margin of Private Road 6150 and the south margin of Private Road 6150, being the northwest corner of this tract;

Thence S 78°21'58" E along the north line of said 47.88 acre tract and the south margin of Private Road 6150 a distance of 1196.28' to a 1" iron rod found for the northeast corner of said 47.88 acre tract, the south margin of said Private Road 6150, and the northwest corner of Lot 566 of the White Tail Ridge Lake Estates, Section 2, recorded in Plat File 159 of the Plat Records of Tyler County, Texas, being the northeast corner of this tract;

Thence S 03°30'58" E along the east line of said 47.88 acre tract and the west line of said White Tail Ridge Subdivision a distance of 1647.30' to a 1" iron pipe found for the southeast corner of said 47.88 acre tract, the west line of said White Tail Ridge Subdivision, Lot 534, and the northeast corner of a called 26.00 acre tract conveyed to John W. Newkirk and Marisa A. Newkirk by a deed recorded in Volume 605 Page 625 of the Official Public Records of Tyler County, Texas, being the southeast corner of this tract;

Thence S 86°34'27" W along the south line of said 47.88 acre tract and the north line of said 26.00 acre tract a distance of 1153.15' to a 1" iron pipe found for the southwest corner of said 47.88 acre tract, the northwest corner of said 26.00 acre tract, and in the east line of said 99.14 acre tract, being the southwest corner of this tract;

Thence N 03°33'41" W along the west line of said 47.88 acre tract and the east line of said 99.14 acre tract a distance of 1958.13' to the point of beginning, containing 47.75 acres.

Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) Research of easements by this surveyor was limited to GF No. TCT-23-4805
- (4) The subject property abuts and adjoins a right of way easement (20) feet in width as recorded in Volume 240 Page 636 of the D.R.T.C.T. said easement abuts and adjoins County Road 2200.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 22nd day of June, 2023.


Kimble A. Morgan RPLS# 6569

Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

FIRM NO.10194159