

SQUIRE CRUSE LEAGUE,
 ABSTRACT 13
 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) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (3) Subject property lies in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48457C0350C dated April 4, 2011. Actual field elevations not determined unless requested.
- (4) This tract abuts and adjoins a public road.
- (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.



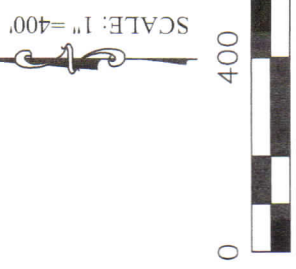
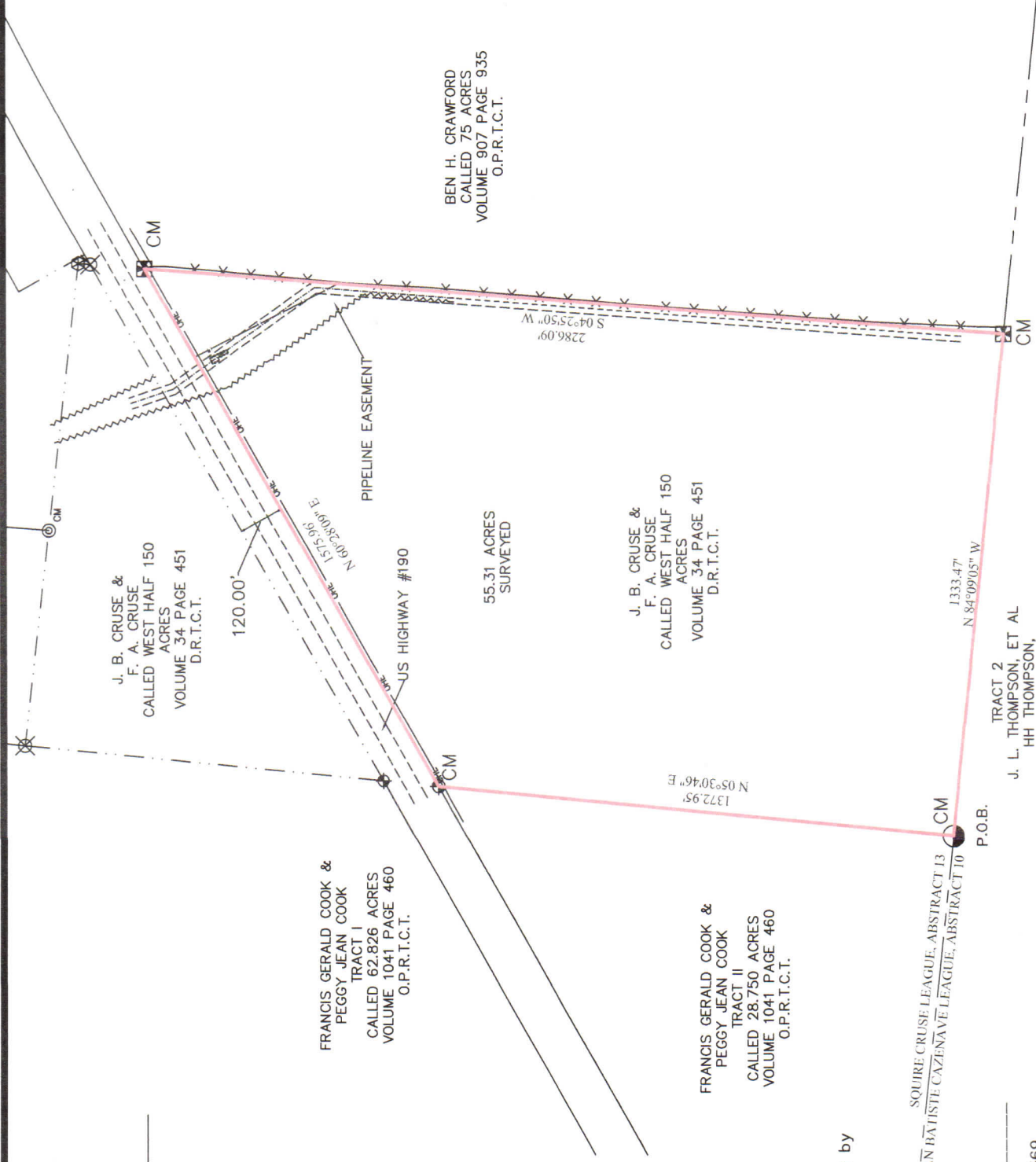
I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under by hand & seal, this the 13th day of December, 2019.

BY: *Kimble A. Morgan*

Kimble A. Morgan
 Morgan Surveying Services, LLC
 P.O. Box 392 Jasper, TX 75951
 (409) 383-3572
 Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.

RPLS# 6569



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - CM CONTROLLING MONUMENT
 - 1/2" IRON ROD
 - W/MSS 6569 SET
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - IRON PIPE FOUND
 - FLAT BAR FOUND
 - "C" CHANNEL STAKE FOUND
 - PINE KNOT FOUND
 - BOUNDARY LINE
 - PROPERTY LINE
 - POWER LINES
 - SURVEY LINE
 - PIPELINE
- SURVEY PREPARED EXCLUSIVELY FOR
 CLIENT: MARGERY A. MOORHOUSE
 USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED

PLAT SHOWING A 55.31 ACRE TRACT OUT OF THE SQUIRE CRUSE LEAGUE, ABSTRACT 13, TYLER COUNTY, TEXAS AND BEING ALL OF THE REMAINDER OF A WEST HALF OF A CALLED 150 ACRE TRACT LYING SOUTH OF US HIGHWAY 190. SAID WEST HALF OF SAID 150 ACRE TRACT HAVING BEEN CONVEYED TO J. B. CRUSE AND F. A. CRUSE BY A DEED RECORDED IN VOLUME 34 PAGE 451 OF THE DEED RECORDS OF TYLER COUNTY, TEXAS.

**SQUIRE CRUSE LEAGUE,
ABSTRACT 13
TYLER COUNTY, TEXAS**

LEGAL DESCRIPTION

FOR A

55.31 ACRE TRACT

BEING a **55.31 acre** tract or parcel of land located in the Squire Cruse League, Abstract 13, Tyler County, Texas and being all of the west half of a called 150 acre tract lying north of US Highway 190. Said west half of said 150 acre tract having been conveyed to J. B. Cruse and F. A. Cruse by a deed recorded in Volume 34 Page 451 of the Deed Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a pine knot found for the southwest corner of said west ½ of said 150 acre tract and this tract, said pine knot being the southeast corner of a called 28.750 acre tract, Tract II having been conveyed to Francis Gerald Cook & Peggy Jean Cook by a deed recorded in Volume 1041 Page 460 of the Official Public Records of Tyler County, Texas and also being the southwest corner of this tract, said iron rod being in the west line of said west ½ of said 150 acre tract and this tract, said iron rod also being in the north line of a called three hundred (300) acre tract having been conveyed to J. L. Thompson, et al by a deed recorded in Volume 29 Page 43 of the Deed Records of Tyler County, Texas;

Thence **N 05°30'46" E** along the west line of said west ½ of said 150 acre tract and this tract, same being the east line of said 28.750 acre tract, Tract II **a distance of 1372.95'** to a ½" iron rod found for the northwest corner this tract, same being the northeast corner of said 28.750 acre Tract, Tract II, said iron rod being in the south right of way line of US Highway #190;

Thence **N 60°28'09" E** along said south right of way line, same being the north line of this tract **a distance of 1575.96'** to a 5/8" iron rod found for the northeast corner of this tract, same being the northwest corner of a called 75 acre tract having been conveyed to Ben H. Crawford by a deed recorded in Volume 907 Page 935 of the Official Public Records of Tyler County, Texas

Thence **S 04°25'50" W** along the east line of said west ½ of said 150 acre tract and this tract, same being the east line of said 75 acre tract **a distance of 2286.09'** to a 5/8" iron rod found for the southeast corner of said west ½ of said 150 acre tract and this tract, same being the southwest corner of said 75 acre tract, said iron rod being in the north line of the Jean Batiste Cazenave League, Abstract 10 same being the south line of the Squire Cruse League, Abstract 13, said iron rod also being in the north line of said three hundred (300) acre tract:

Thence **N 84°09'05" W** along said common league line and said common property line, same being the south line of this tract **a distance of 1333.47'** to the point of beginning and containing **55.31 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) The subject property abuts and adjoins a public roadway.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, TSPS Standard Land Survey.



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

Given under my hand and seal this the 13th day of December 2019.


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FIRM NO.10194159