

JOSIAH WHEAT SURVEY,
 ABSTRACT 657
 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 servitudes have been researched and/or shown at this time.
 - (3) Subject property lies in Zone A and Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48457C0325C dated April 04, 2011.
 - (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 3-Suburban, TSPS Standard Land Survey.
- SEE ATTACHED LEGAL DESCRIPTION



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 my hand & seal, this the 22nd day of September, 2020.

BY:

Kimble A. Morgan
 RPLS# 6566

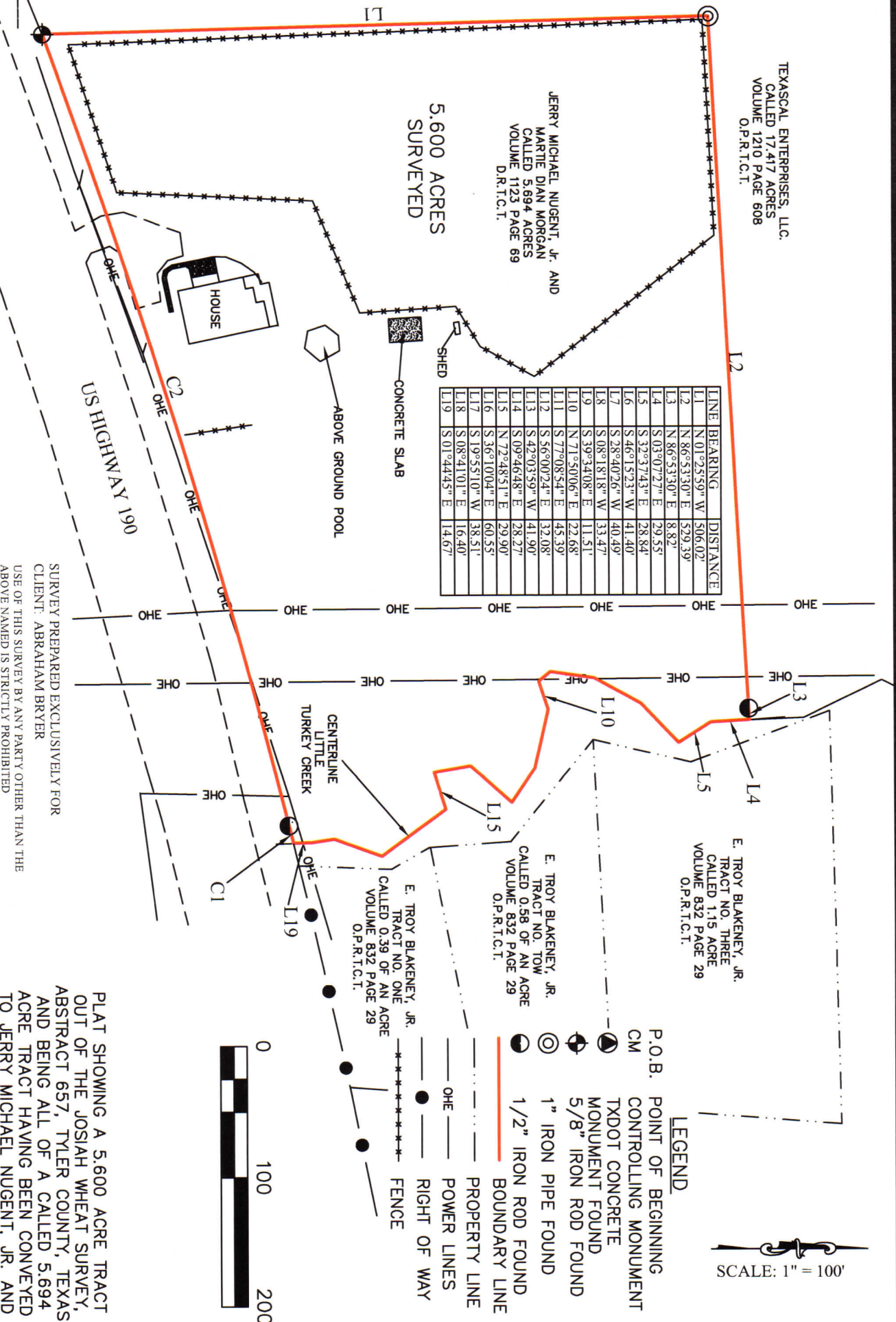
Kimble A. Morgan
 Morgan Surveying Services, LLC
 P.O. Box 392 Jasper, TX 75951
 (409) 383-3572
 Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.

TEXASCAL ENTERPRISES, LLC.
 CALLED 17,417 ACRES
 VOLUME 1210 PAGE 608
 O.P.R.T.C.T.

JERRY MICHAEL NUGENT, JR. AND
 MARTIE DIAN MORGAN
 CALLED 5,694 ACRES
 VOLUME 1123 PAGE 69
 D.R.T.C.T.

5,600 ACRES
 SURVEYED

LINE	BEARING	DISTANCE
L1	N 01°25'59" W	506.02'
L2	N 86°53'30" E	529.39'
L3	N 86°53'30" E	8.82'
L4	S 03°07'27" E	29.55'
L5	S 32°37'43" E	28.84'
L6	S 46°15'23" W	41.40'
L7	S 28°40'26" W	40.49'
L8	S 08°18'18" W	33.47'
L9	S 39°34'08" E	11.51'
L10	N 71°50'06" E	22.68'
L11	S 77°08'54" E	45.39'
L12	S 56°00'24" E	32.08'
L13	S 42°03'59" W	41.90'
L14	S 09°46'48" E	28.27'
L15	N 72°48'51" E	29.90'
L16	S 36°10'04" E	60.55'
L17	S 19°55'10" W	38.51'
L18	S 08°41'01" E	16.40'
L19	S 01°44'45" E	14.67'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.99'	5789.58'	0°08'18"	S 76°12'48" W	13.99'
C2	632.63'	5789.58'	6°15'39"	S 73°00'49" W	632.32'

SURVEY PREPARED EXCLUSIVELY FOR
 CLIENT: ABRAHAM BRYER
 USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE
 ABOVE NAMED IS STRICTLY PROHIBITED

PLAT SHOWING A 5,600 ACRE TRACT
 OUT OF THE JOSIAH WHEAT SURVEY,
 ABSTRACT 657, TYLER COUNTY, TEXAS,
 AND BEING ALL OF A CALLED 5,694
 ACRE TRACT HAVING BEEN CONVEYED
 TO JERRY MICHAEL NUGENT, JR. AND
 MARTIE DIAN MORGAN BY A DEED
 RECORDED IN VOLUME 1123 PAGE 69
 OF THE OFFICIAL PUBLIC RECORDS OF
 TYLER COUNTY, TEXAS.

LEGAL DESCRIPTION

FOR A

5.600 ACRE TRACT

BEING a 5.600 acre tract or parcel of land located in the Josiah Wheat Survey, Abstract 657, Tyler County, Texas and being all of a called 5.694 acre tract having been conveyed to Jerry Michael Nugent, Jr. and Martie Dian Morgan recorded in Volume 1123 Page 69 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 5/8" iron rod found for the southwest corner of said 5.694 acre tract and this tract, same being the most southerly southeast corner of a called 17.417 acre tract having been conveyed to Texascal Enterprises, LLC. by a deed recorded in Volume 1210 Page 608 of the Official Public Records of Tyler County, Texas, said iron rod being in the north right of way line of US Highway 190;

Thence N 01°25'59" W along the west line of said 5.694 acre tract and this tract, same being the most southerly east line of said 17.417 acre tract a **distance of 506.02'** to a 1" iron pipe found for the northwest corner of said 5.694 acre tract and this tract, same being an interior corner of said 17.417 acre tract;

Thence N 86°53'30" E along the north line of said 5.694 acre tract and this tract, same being the most easterly south line of said 17.417 acre tract a distance of 529.39' to a 1/2" iron pipe found for reference in said north line and continuing on said bearing and along said common property line a distance of 8.82' for a **total distance of 538.21'** to a point for the northeast corner of said 5.694 acre tract and this tract, said point for corner being in the centerline of Little Turkey Creek:

Thence with the centerline of said creek, same being the east lines of this tract the following course and distance:

N 86°53'30" E a distance of 8.82' to an angle point;
S 03°07'27" E a distance of 29.55' to an angle point ;
S 32°37'43" E a distance of 28.84' to an angle point;
S 46°15'23" W a distance of 41.40' to an angle point;
S 28°40'26" W a distance of 40.49' to an angle point ;
S 08°18'18" W a distance of 33.47' to an angle point ;
S 39°34'08" E a distance of 11.51' to an angle point ;
N 71°50'06" E a distance of 22.68' to an angle point ;
S 77°08'54" E a distance of 45.39' to an angle point ;
S 56°00'24" E a distance of 32.08' to an angle point ;
S 42°03'59" W a distance of 41.90' to an angle point ;
S 09°46'48" E a distance of 28.27' to an angle point;
N 72°48'51" E a distance of 29.90' to an angle point ;
S 36°10'04" E a distance of 60.55' to an angle point ;
S 19°55'10" W a distance of 38.51' to an angle point ;
S 08°41'01" E a distance of 16.40' to an angle point ;
S 01°44'45" E a distance of 14.67' to a point for the southeast corner of this tract, said point for corner being in the north right of way line of US Highway 190 said point also being in a curve to the left;

Thence along the north right of way line of said highway, same being the south lines of said 5.694 acre tract and this tract the following course and distances: Along said curve to the left having an **arc length of 13.99'**, a **radius of 5789.58'**, a **chord bearing of S 76°12'48" W**, and a **chord length of 13.99'** to a 1/2" iron rod found for reference in said south property line and said north right of way line and continuing on said curve to the left an **arc length of 632.63'**, a **radius of 5789.58'**, a **chord bearing of S 73°00'49" W**, and a **chord length of 632.32'** to the **point of beginning and containing 5.600 acres.**

Notes:

- (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) See the above described description, as shown, on the attached plat prepared even date.
- (3) The subject property abuts or 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 3-Suburban, 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 my hand and seal, this the 22nd day of September, 2020.

Kimble A. Morgan RPLS# 6569

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