

ARTHUR HUTCHINS SURVEY
ABSTRACT 846
TYLER COUNTY, TEXAS

Surveyor's Note(s)

- (1) All bearings recited herein are based on the 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 lies within Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48457C0450C dated April 4, 2011.
- (4) The subject tracts abut and adjoin a public roadway.
- (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.

LINE	BEARING	DISTANCE
L1	N 03°03'15" W	208.76'
L2	S 86°25'39" W	209.21'
L3	N 03°08'54" W	328.90'
L4	S 76°42'50" E	313.83'
L5	S 80°32'24" E	136.74'
L6	S 03°20'51" E	414.86'
L7	S 86°41'45" W	227.02'
L8	S 85°19'09" E	53.26'
L9	S 86°42'09" E	128.30'
L10	N 82°53'56" E	151.43'
L11	N 71°59'39" E	17.79'
L12	S 13°22'05" E	303.21'
L13	S 13°22'05" E	114.93'
L14	S 86°41'45" W	421.69'
L15	N 76°44'40" E	296.21'
L16	N 22°59'21" W	22.24'
L17	N 76°43'50" E	430.34'
L18	S 09°25'21" W	24.49'
L19	S 08°45'02" W	115.33'
L20	S 10°15'50" W	126.62'
L21	S 86°41'45" W	628.84'
L22	N 22°59'21" W	91.55'
L23	N 48°17'57" E	722.86'
L24	S 10°26'10" W	195.84'
L25	S 10°35'21" W	74.77'
L26	S 10°32'10" W	134.34'
L27	S 09°25'21" W	69.15'

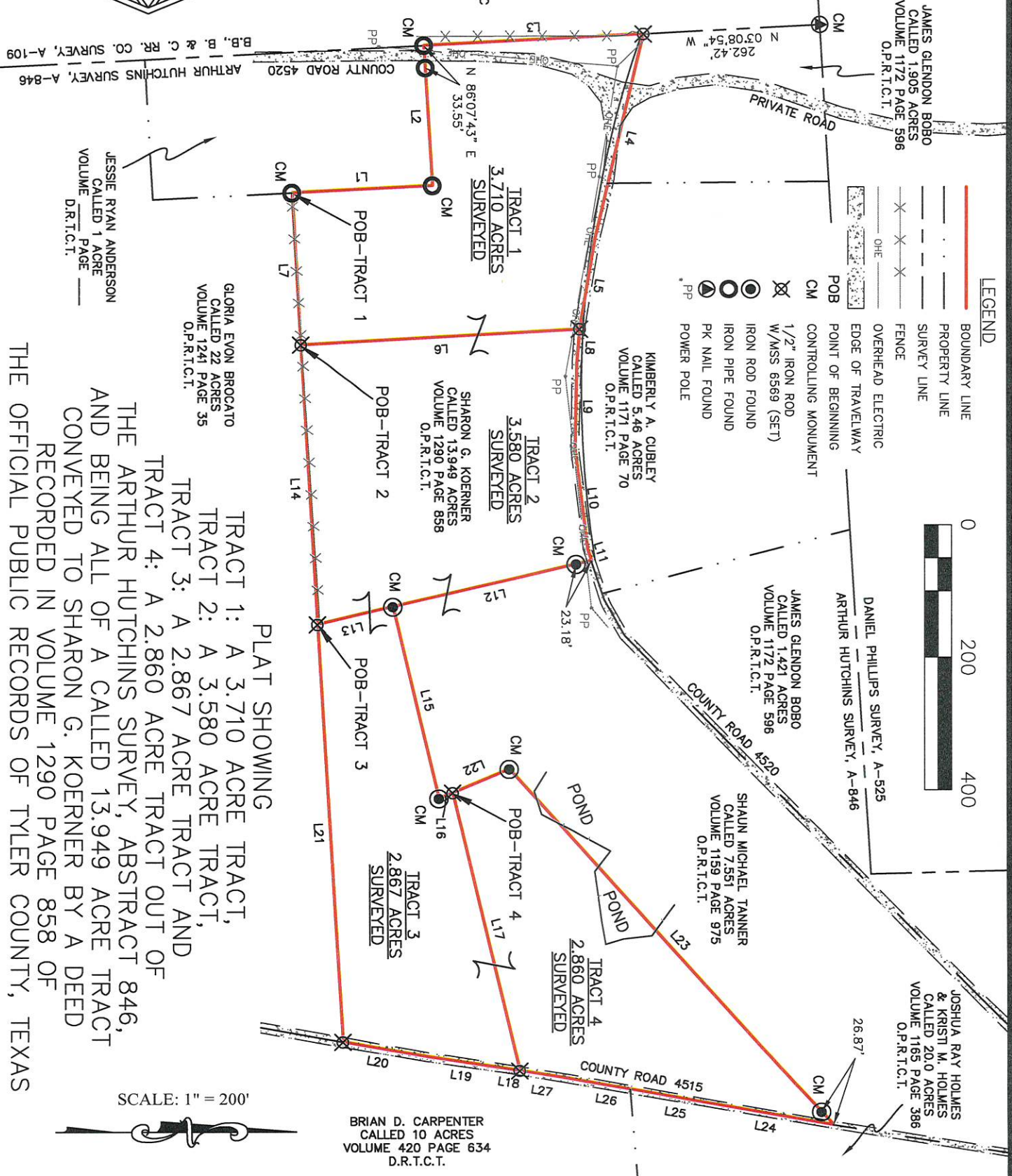
CHRISVANN PECAN FARMS LLC
CALLED 73,723 ACRES
VOLUME 1211 PAGE 450
O.P.R.T.C.T.

SEE ATTACHED LEGAL DESCRIPTION.
SURVEY PREPARED EXCLUSIVELY FOR CLIENT: KYLE KOERNER
USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.

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 8th day of April, 2022.



BY: *Kimble A. Morgan*
Kimble A. Morgan
Morgan Surveying Services, LLC
120 East Lamar Street, Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC
PLAT VOID IF NOT SIGNED IN RED.



LEGAL DESCRIPTION
FOR TRACT 1
A 3.710 ACRE TRACT

BEING a 3.710 acre tract or parcel of land located in the Arthur Hutchins Survey, Abstract 846, situated in Tyler County, Texas, and being a part of a called 13.949 acre tract conveyed to Sharon G. Koerner by a deed recorded in Volume 1290 Page 858 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1” iron pipe found at a fence corner for the southerly southwest corner of this tract, same being the southerly southwest corner of said 13.949 acre tract, the northerly northwest corner of a called 22 acre tract conveyed to Gloria Evon Brocato by a deed recorded in Volume 1241 Page 35 of the Official Public Records of Tyler County, Texas, and in the east line of a called 1 acre tract conveyed to Jessie Ryan Anderson by a deed recorded in Volume 1160 Page 876 of the Deed Records of Tyler County, Texas;

Thence N 03°03'15" W with the southerly west line of said 13.949 acre tract and the east line of said 1 acre tract, **a distance of 208.76'** to a 1” galvanized iron pipe found for the interior corner of this tract, same being an interior corner of said 13.949 acre tract and the northeast corner of said 1 acre tract;

Thence S 86°25'39" W with the westerly south line of said 13.949 acre tract and the north line of said 1 acre tract, crossing County Road 4520 and continuing **a total distance of 209.21'** to a 1” iron pipe found for the westerly southwest corner of this tract, same being the westerly southwest corner of said 13.949 acre tract, the northwest corner of said 1 acre tract and in the east line of a called 73.723 acre tract conveyed to Chrisyann Pecan Farms LLC by a deed recorded in Volume 1211 Page 450 of the Official Public Records of Tyler County, Texas, said corner also being in the southerly west line of said Arthur Hutchins Survey common with the east line of the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract 109;

Thence N 03°08'54" W with the northerly west line of said 13.949 acre tract, the east line of said 73.723 acre tract and with said common Survey line, **a distance of 326.90'** to a 1/2” iron rod with MSS 6569 set for the northwest corner of this tract, same being the northwest corner of said 13.949 acre tract and the southwest corner of a called 1.905 acre tract conveyed to James Glendon Bobo by a deed recorded in Volume 1172 Page 596 of the Official Public Records of Tyler County, Texas, from which a pk nail found at the northwest corner of said 1.905 acre tract bears N 03°08'54" W a distance of 262.42’;

Thence S 76°42'50" E with the westerly north line of said 13.949 acre tract and the south line of said 1.905 acre tract, passing its southeast corner which is the southwest corner of a called 5.46 acre tract conveyed to Kimberly A. Cubley by a deed recorded in Volume 1171 Page 70 of the Official Public Records of Tyler County, Texas, said corner also being in the center of County Road 4520, and continuing with the westerly north line of said 13.949 acre tract, the south line of said 5.46 acre tract and the center of County Road 4520, **a total distance of 313.83'** to an angle point in same;

Thence S 80°32'24" E with the westerly north line of said 13.949 acre tract, the south line of said 5.46 acre tract and the center of County Road 4520, **a distance of 136.74'** to a 1/2” iron rod with MSS 6569 set in same for the northeast corner of this tract, same being the northwest corner of a 3.580 acre tract (Tract 2) surveyed this day;

Thence S 03°20'51" E severing said 13.949 acre tract with the west line of said Tract 2 surveyed this day, **a distance of 414.86'** to a 1/2” iron rod with MSS 6569 set for the southeast corner of this tract, same being the southwest corner of said Tract 2 surveyed this day and in the easterly south line of said 13.949 acre tract and the easterly north line of the above mentioned 22 acre tract;

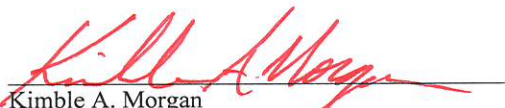
Thence S 86°41'45" W with the easterly south line of said 13.949 acre tract and the easterly north line of said 22 acre tract, **a distance of 227.02'** to the Place of Beginning and **containing 3.710 acres**.

- 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 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 to reflect an actual survey made on the ground by me and/or under my supervision.

Given under by hand and seal, this the 8th day of April, 2022.


Kimble A. Morgan
Morgan Surveying Services, LLC
120 East Lamar Street, Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

RPLS# 6569

FIRM NO.10194159

LEGAL DESCRIPTION
FOR TRACT 2
A 3.580 ACRE TRACT

BEING a 3.580 acre tract or parcel of land located in the Arthur Hutchins Survey, Abstract 846, situated in Tyler County, Texas, and being a part of a called 13.949 acre tract conveyed to Sharon G. Koerner by a deed recorded in Volume 1290 Page 858 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod with MSS 6569 set for the southwest corner of this tract, same being the southeast corner of a 3.710 acre tract (Tract 1) surveyed this day, and in the easterly south line of said 13.949 acre tract and the easterly north line of a called 22 acre tract conveyed to Gloria Evon Brocato by a deed recorded in Volume 1241 Page 35 of the Official Public Records of Tyler County, Texas, and from which a 1" iron pipe found at the southerly southwest corner of said 13.949 acre tract, the northerly northwest corner of said 22 acre tract bears S 86°41'45" W a distance of 227.02';

Thence N 03°20'51" W severing said 13.949 acre tract with the east line of said Tract 1 surveyed this day, a distance of 414.86' to a 1/2" iron rod with MSS 6569 set in the center of County Road 4520 for the northwest corner of this tract, same being the northeast corner of said Tract 1 surveyed this day and in the north line of said 13.949 acre tract and the south line of a called 5.46 acre tract conveyed to Kimberly A. Cubley by a deed recorded in Volume 1171 Page 70 of the Official Public Records of Tyler County, Texas;

Thence with the centerline of County Road 4520, the north line of said 13.949 acre tract and the south line said 5.46 acre tract, as follows:
S 85°19'09" E, a distance of 53.26' to an angle point;
S 88°42'09" E, a distance of 128.30' to an angle point;
N 82°53'56" E, a distance of 151.43' to an angle point;
N 71°59'39" E, a distance of 17.79' to the northeast corner of this tract, same being the middle northeast corner of said 13.949 acre tract, the northwest corner of a called 7.551 acre tract conveyed to Shaun Michael Tanner by a deed recorded in Volume 1159 Page 975 of the Official Public Records of Tyler County, Texas, and from which a 1/2" iron rod found for reference bears S 13°22'05" E a distance of 23.18';

Thence S 13°22'05" E with the middle east line of said 13.949 acre tract and the west line of said 7.551 acre tract, a distance of 303.21' to a 1/2" iron rod found in the east line of this tract, same being an interior corner of said 13.949 acre tract, the southwest corner of said 7.551 acre tract, and the westerly northwest corner of a 2.867 acre tract (Tract 3) surveyed this day;

Thence S 13°22'05" E severing said 13.949 acre tract with the westerly west line of said Tract 3 surveyed this day, a distance of 114.93' to a 1/2" iron rod with MSS 6569 set for the southeast corner of this tract, same being the southwest corner of said Tract 3 surveyed this day and in the easterly south line of said 13.949 acre tract and the easterly north line of the above mentioned 22 acre tract;


Thence S 86°41'45" W with the easterly south line of said 13.949 acre tract and the easterly north line of said 22 acre tract, a distance of 421.69' to the Place of Beginning and containing 3.580 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 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.



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Morgan Surveying Services, LLC
120 East Lamar Street, Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

RPLS# 6569

FIRM NO.10194159

LEGAL DESCRIPTION
FOR TRACT 3
A 2.867 ACRE TRACT

BEING a 2.867 acre tract or parcel of land located in the Arthur Hutchins Survey, Abstract 846, situated in Tyler County, Texas, and being a part of a called 13.949 acre tract conveyed to Sharon G. Koerner by a deed recorded in Volume 1290 Page 858 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod with MSS 6569 set for the southwest corner of this tract, same being the southeast corner of a 3.580 acre tract (Tract 2) surveyed this day, and in the easterly south line of said 13.949 acre tract and the easterly north line of a called 22 acre tract conveyed to Gloria Evon Brocato by a deed recorded in Volume 1241 Page 35 of the Official Public Records of Tyler County, Texas, and from which a 1" iron pipe found at the southerly southwest corner of said 13.949 acre tract, the northerly northwest corner of said 22 acre tract bears S 86°41'45" W a distance of 648.71';

Thence N 13°22'05" W severing said 13.949 acre tract with the east line of said Tract 2 surveyed this day, a distance of 114.93' to a 1/2" iron rod found for the westerly northwest corner of this tract, same being an interior corner of said 13.949 acre tract and the southwest corner of a called 7.551 acre tract conveyed to Shaun Michael Tanner by a deed recorded in Volume 1159 Page 975 of the Official Public Records of Tyler County, Texas;

Thence N 76°44'40" E with the interior north line of said 13.949 acre tract and the westerly south line of said 7.551 acre tract, a distance of 296.21' to a 3/8" iron rod found for the interior corner of this tract, same being an interior corner of said 13.949 acre tract and the southerly southeast corner of said 7.551 acre tract;

Thence N 22°59'21" W with the interior west line of said 13.949 acre tract and the southerly east line of said 7.551 acre tract, a distance of 22.24' to a 1/2" iron rod with MSS 6569 set for the northerly northwest corner of this tract, same being the southwest corner of a 2.860 acre tract (Tract 4) surveyed this day, and from which a 1/2" iron rod found at a northwest corner of said 13.949 acre tract and the interior corner of said 7.551 acre tract bears N 22°59'21" W a distance of 91.55';

Thence N 76°43'50" E severing said 13.949 acre tract with the south line of said Tract 4 surveyed this day, a distance of 430.34' to a 1/2" iron rod with MSS 6569 set in the center of County Road 4515 for the northeast corner of this tract, same being the southeast corner of said Tract 4 surveyed this day and in the west line of a called 10 acre tract conveyed to Brian D. Carpenter by a deed recorded in Volume 420 Page 634 of the Deed Records of Tyler County, Texas;

Thence with the centerline of County Road 4515, the east line of said 13.949 acre tract and the west line of said 10 acre tract as follows:
S 09°25'21" W, a distance of 24.49' to an angle point;
S 08°45'02" W, a distance of 115.33' to an angle point;
S 10°15'50" W, a distance of 126.62' to a 1/2" iron rod with MSS 6569 set for the southeast corner of this tract, same being the southeast corner of said 13.949 acre tract and the northeast corner of the above mentioned 22 acre tract;

Thence S 86°41'45" W with the easterly south line of said 13.949 acre tract and the easterly north line of said 22 acre tract, a distance of 628.84' to the Place of Beginning and containing 2.867 acres.

- Notes:
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Employee of Morgan Surveying Services, LLC

RPLS# 6569

FIRM NO.10194159

LEGAL DESCRIPTION
FOR TRACT 4
A 2.860 ACRE TRACT

BEING a 2.860 acre tract or parcel of land located in the Arthur Hutchins Survey, Abstract 846, situated in Tyler County, Texas, and being a part of a called 13.949 acre tract conveyed to Sharon G. Koerner by a deed recorded in Volume 1290 Page 858 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod with MSS 6569 set for the southwest corner of this tract, same being the northerly northwest corner of a 2.867 acre tract (Tract 3) surveyed this day, and in the interior west line of said 13.949 acre tract and the southerly east line of a called 7.551 acre tract conveyed to Shaun Michael Tanner by a deed recorded in Volume 1159 Page 975 of the Official Public Records of Tyler County, Texas, and from which a 1/2" iron rod found at the southerly southeast corner of said 7.551 acre tract and an interior corner of said 13.949 acre tract bears S 22°59'21" E a distance of 22.24';

Thence N 22°59'21" W with the interior west line of said 13.949 acre tract and the southerly east line of said 7.551 acre tract, a distance of 91.55' to a 1/2" iron rod found for the northwest corner of this tract, same being a northwest corner of said 13.949 acre tract and the interior corner of said 7.551 acre tract;

Thence N 48°17'57" E with the easterly north line of said 13.949 acre tract and the easterly south line of said 7.551 acre tract, a distance of 722.86' to the north corner of this tract in the center of County Road 4515, same being the easterly north corner of said 13.949 acre tract, the easterly southeast corner of said 7.551 acre tract, and in the west line of a called 20.0 acre tract conveyed to Joshua Ray Holmes and Kristi M. Holmes by a deed recorded in Volume 1165 Page 386 of the Official Public Records of Tyler County, Texas, and from which a 3/8" iron rod found for reference in the west margin of County Road 4515 bears S 48°17'57" W a distance of 26.87';

Thence with the centerline of County Road 4515 and the east line of said 13.949 acre tract as follows:
S 10°26'10" W with the west line of said 20.0 acre tract, a distance of 195.84' to an angle point;
S 10°35'21" W with the west line of said 20.0 acre tract, a distance of 74.77' to an angle point;
S 10°32'10" W with the west line of said 20.0 acre tract, passing its southwest corner which is the northwest corner of a called 10 acre tract conveyed to Brian D. Carpenter by a deed recorded in Volume 420 Page 634 of the Deed Records of Tyler County, Texas, and continuing with the west line of said 10 acre tract, a total distance of 134.34' to an angle point;
S 09°25'21" W with the west line of said 10 acre tract, a distance of 69.15' to a 1/2" iron rod with MSS 6569 set for the southeast corner of this tract, same being the northeast corner of said Tract 3 surveyed this day;

Thence S 76°43'50" W severing said 13.949 acre tract with the easterly north line of said Tract 3 surveyed this day, a distance of 430.34' to the Place of Beginning and containing 2.860 acres.

- Notes:
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