

JAMES PERKINS LEAGUE  
ABSTRACT 29  
TYLER COUNTY, TEXAS

LEGAL DESCRIPTION  
FOR  
A 2.794 ACRE TRACT

BEING a 2.794 acre tract of land out of the James Perkins League, Abstract 29, situated in Tyler County, Texas, and being part of a called 30.78 acre tract conveyed to James Tutton and Debbie Tutton by a deed recorded in Volume 1120 Page 613 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 3/8" iron rod found for the most westerly northwest corner this tract, and said Tutton's 30.78 acre tract, same being the most westerly southwest corner of the Fairview Cemetery tract recorded in Volume 168 Page 23 of the Deed Records of Tyler County, Texas, and in the east line of the River Oaks Subdivision, Block 1, the southeast corner of Lot 2 and the northeast corner of Lot 3;

Thence with the common lines of said cemetery, and Tutton's 30.78 acre tract the following course and distances:

N 89°11'27" E a distance of 275.85' to a 1/2" iron rod with 5217 found;  
S 01°58'01" W a distance of 30.50' to a 1/2" iron rod found;  
N 88°58'14" E a distance of 59.84' to a 1/2" iron rod with 5217 found;  
N 02°44'59" E a distance of 265.78' to a 1/2" iron rod with 5217 found in the south right of way of Farm to Market Road #92;

Thence S 50°44'09" E with the south right of way of said road a distance of 123.17' to a 1/2" iron rod found for the most easterly northeast corner of this tract;

Thence S 03°05'46" W continuing with the right of way of said road a distance of 84.97' to a 1/2" iron rod found at the intersection of the north margin of County Road #4150;

Thence with the east lines of said Tutton's 30.78 acre tract and the margin of said county road the following course and distances:

S 39°22'43" W a distance of 445.28' to a 1/2" iron rod found;  
S 01°06'37" E a distance of 231.75' to a 1/2" iron rod with MSS 6569 set for the most southerly southeast corner of this tract;

Thence S 88°51'49" W bisecting said Tutton's 30.78 acre tract a distance of 150.19' to a 1/2" iron rod with MSS 6569 set in the east line of Lot 6, of the River Oaks Subdivision;

Thence N 01°08'11" W with the east lines of Lot 6, Lot 5, Lot 4, Lot 3 of said River Oaks Subdivision, Block 1, a total distance of 501.82' to the Place of Beginning and containing 2.794 acres.

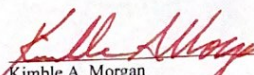
Notes:

- (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) 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.
- (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.
- (5) The subject property abuts and adjoins a public roadway.



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 my hand, this the 29th day of April 2022.

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

RPLS# 6569  
Firm #10194159