

JAMES PERKINS LEAGUE
 ABSTRACT 29
 TYLER COUNTY, TEXAS

SCALE: 1" = 100' FEET

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 in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48457C0375C dated April 04, 2011. Actual field elevations not determined unless requested.

(4) The subject property abuts and adjoins 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.

SEE ATTACHED LEGAL DESCRIPTION

FAIRVIEW CEMETERY
 VOLUME 168 PAGE 23
 D.R.T.C.T.

JAMES TUTTON AND DEBBIE TUTTON
 CALLED 30.78 ACRES
 VOLUME 1120 PAGE 613
 O.P.R.T.C.T.

2.794 ACRES
 SURVEYED

JAMES TUTTON
 AND DEBBIE TUTTON
 REMAINDER OF A
 CALLED 30.78 ACRES
 VOLUME 1120 PAGE 613
 O.P.R.T.C.T.

DIRT DRIVEWAY

FARM TO MARKET ROAD #92

COUNTY ROAD 41.80
 WEST TOWN BLUFF SUBDIVISION

RIVER OAKS SUBDIVISION, BLOCK 1

LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - EDGE OF TRAVEL WAY
- - - OVERHEAD POWER LINES

- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- ⊕ 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- ⊠ 1/2" IRON ROD FOUND W/ 5217
- ⊗ 1/2" IRON ROD W/MSS 6569 SET

LINE	BEARING	DISTANCE
L1	N 89°11'27" E	275.85'
L2	S 01°58'01" W	30.50'
L3	N 88°58'14" E	59.84'
L4	N 02°44'59" E	265.78'
L5	S 50°44'09" E	123.17'
L6	S 03°05'46" W	84.97'
L7	S 39°22'43" W	445.28'
L8	S 01°06'37" E	231.75'
L9	S 88°51'49" W	150.19'
L10	N 01°08'11" W	501.82'



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 29th day of April 2022.

BY: *Kimble A. Morgan*
 Kimble A. Morgan RPLS# 6569
 Morgan Surveying Services, LLC
 120 E. Lamar Street Jasper, TX 75951
 (409) 383-3572
 Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.

PLAT SHOWING
 A 2.794 ACRE TRACT
 OUT OF THE JAMES PERKINS LEAGUE, A-29
 BEING PART OF 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