

IRA PARKER SURVEY, ABSTRACT 499  
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 X according to the FEMA Flood Hazard Boundary Map 48457C0200C dated April 4, 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



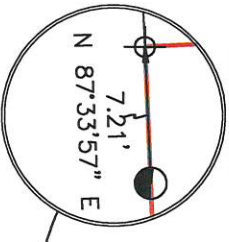
SCALE: 1" = 60'

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 my hand & seal, this the 18th day of December, 2023.

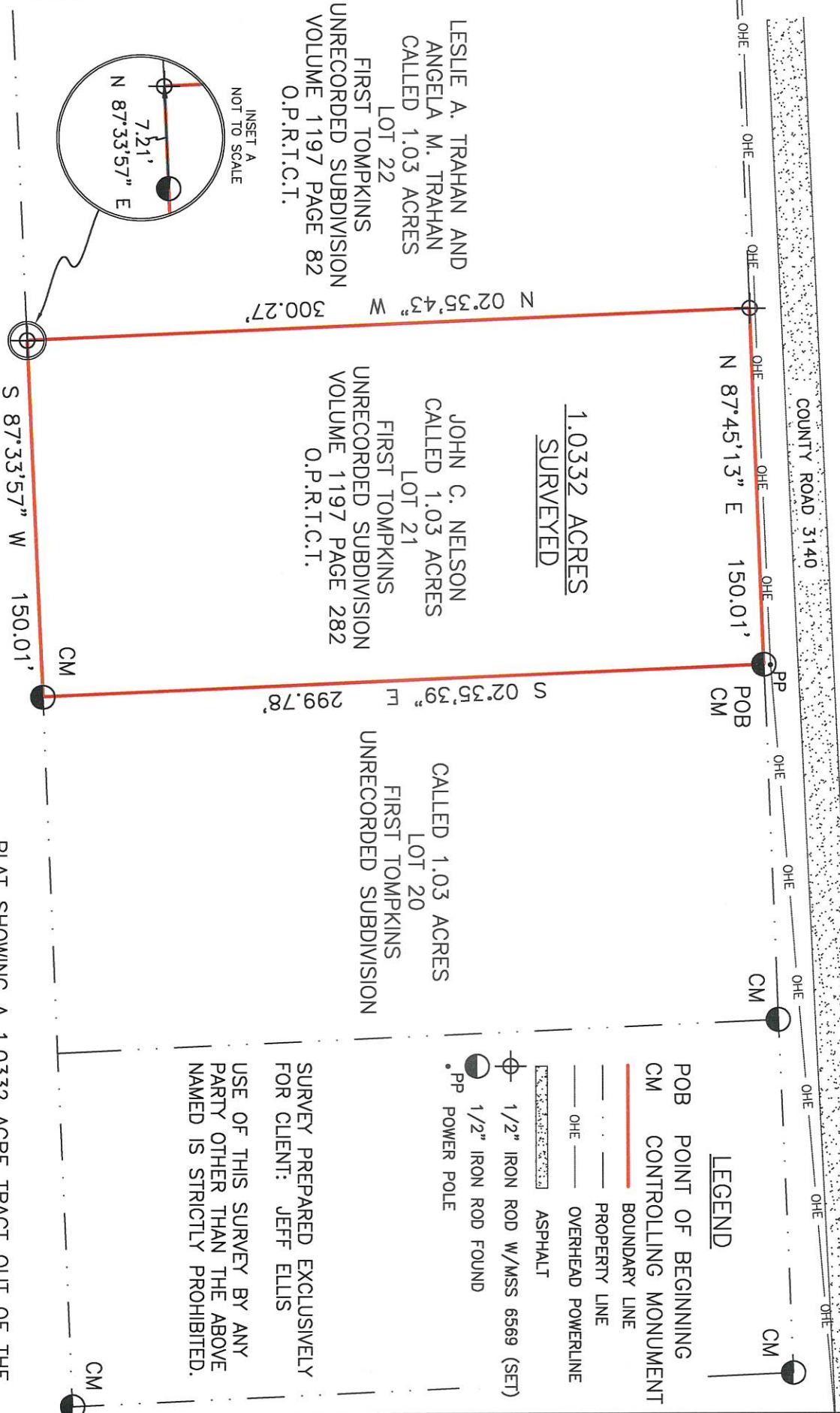
BY: *Kimble A. Morgan*  
Kimble A. Morgan  
Morgan Surveying Services, LLC  
120 E. Lamar Street, Jasper, Texas 75951  
(409) 383-3572  
Employee of Morgan Surveying Services, LLC  
PLAT VOID IF NOT SIGNED IN RED.

RPLS# 65669

FIRM NO.10194159



INSET A  
NOT TO SCALE



LEGEND

- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD POWERLINE
- ASPHALT
- 1/2" IRON ROD W/MSS 6569 (SET)
- 1/2" IRON ROD FOUND
- PP POWER POLE

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

PLAT SHOWING A 1.0332 ACRE TRACT OUT OF THE IRA PARKER SURVEY, ABSTRACT 499, TYLER COUNTY, TEXAS AND BEING ALL OF A CALLED 1.03 ACRE TRACT, LOT 21 OF THE FIRST TOMPKINS UNRECORDED SUBDIVISION HAVING BEEN CONVEYED TO JOHN C. NELSON BY A DEED RECORDED IN VOLUME 1197 PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS

LTP TIMBERQUEST FUND LTD  
CALLED 419.6 ACRES  
VOLUME 1006 PAGE 801  
O.P.R.T.C.T.

LESLIE A. TRAHAN AND  
ANGELA M. TRAHAN  
CALLED 1.03 ACRES  
LOT 22  
FIRST TOMPKINS  
UNRECORDED SUBDIVISION  
VOLUME 1197 PAGE 82  
O.P.R.T.C.T.

JOHN C. NELSON  
CALLED 1.03 ACRES  
LOT 21  
FIRST TOMPKINS  
UNRECORDED SUBDIVISION  
VOLUME 1197 PAGE 282  
O.P.R.T.C.T.

CALLLED 1.03 ACRES  
LOT 20  
FIRST TOMPKINS  
UNRECORDED SUBDIVISION

**IRA PARKER SURVEY  
ABSTRACT 499  
TYLER COUNTY, TEXAS**

**LEGAL DESCRIPTION  
FOR A  
1.0332 ACRE TRACT**

**BEING** all that certain tract or parcel of land located in the Ira Parker Survey, Abstract 499, situated in Tyler County, Texas, and being the same called 1.03 acre tract, Lot 21 of the First Tompkins unrecorded Subdivision, having been conveyed to John C. Nelson by a deed recorded in Volume 1197 Page 282 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 found for the northeast corner of said Lot 21, the northwest corner of a called 1.03 acre tract, Lot 20 of said First Tompkins unrecorded Subdivision, and in the south margin of County Road 3140, being the northeast corner of this tract;

**Thence S 02°35'39" E** along the east line of said Lot 21 and the west line of said Lot 20 **a distance of 299.78'** to a 1/2" iron rod found for the southeast corner of said Lot 21, the southwest corner of said Lot 20, and in the north line of a called 419.6 acre tract having been conveyed to LTP Timberquest Fund LTD by a deed recorded in Volume 1006 Page 801 of the Official Public Records of Tyler County, Texas, being the southeast corner of this tract;

**Thence S 87°33'57" W** along the south line of said Lot 21 and a north line of said 419.6 acre tract **a distance of 150.01'** to a 1/2" iron rod w/MSS 6569 set for the southwest corner of said Lot 21, in the north line of said 419.6 acre tract, and the southeast corner of a called 1.03 acre tract, Lot 22 of said First Tompkins unrecorded Subdivision, having been conveyed to Leslie A. Trahan and Angela M. Trahan by a deed recorded in Volume 1197 Page 82 of the Official Public Records of Tyler County, Texas, being the southwest corner of this tract from which a 1/2" iron rod found for reference bears N 87°33'57" E a distance of 7.21';

**Thence N 02°35'43" W** along the west line of said Lot 21 and the east line of said Lot 22 **a distance of 300.27'** to a 1/2" iron rod w/MSS 6569 set for the northwest corner of said Lot 21, the northeast corner of said Lot 22, and in the south margin of said County Road 3140, being the northwest corner of this tract;

**Thence N 87°45'13" E** along the north line of said Lot 21 and the south margin of County Road 3140 **a distance of 150.01'** to the point of beginning, **containing 1.0332 acres.**

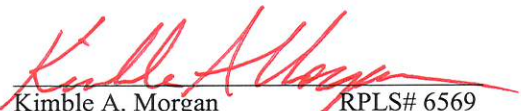
Notes:

- (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) 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 tract adjoins and abuts 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 my hand and seal, this the 18th day of December, 2023.

  
Kimble A. Morgan RPLS# 6569  
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120 E. Lamar Street, Jasper, Texas 75951  
(409) 383-3572  
Employee of Morgan Surveying Services, LLC

FIRM NO.10194159