

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 4843/0200C 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



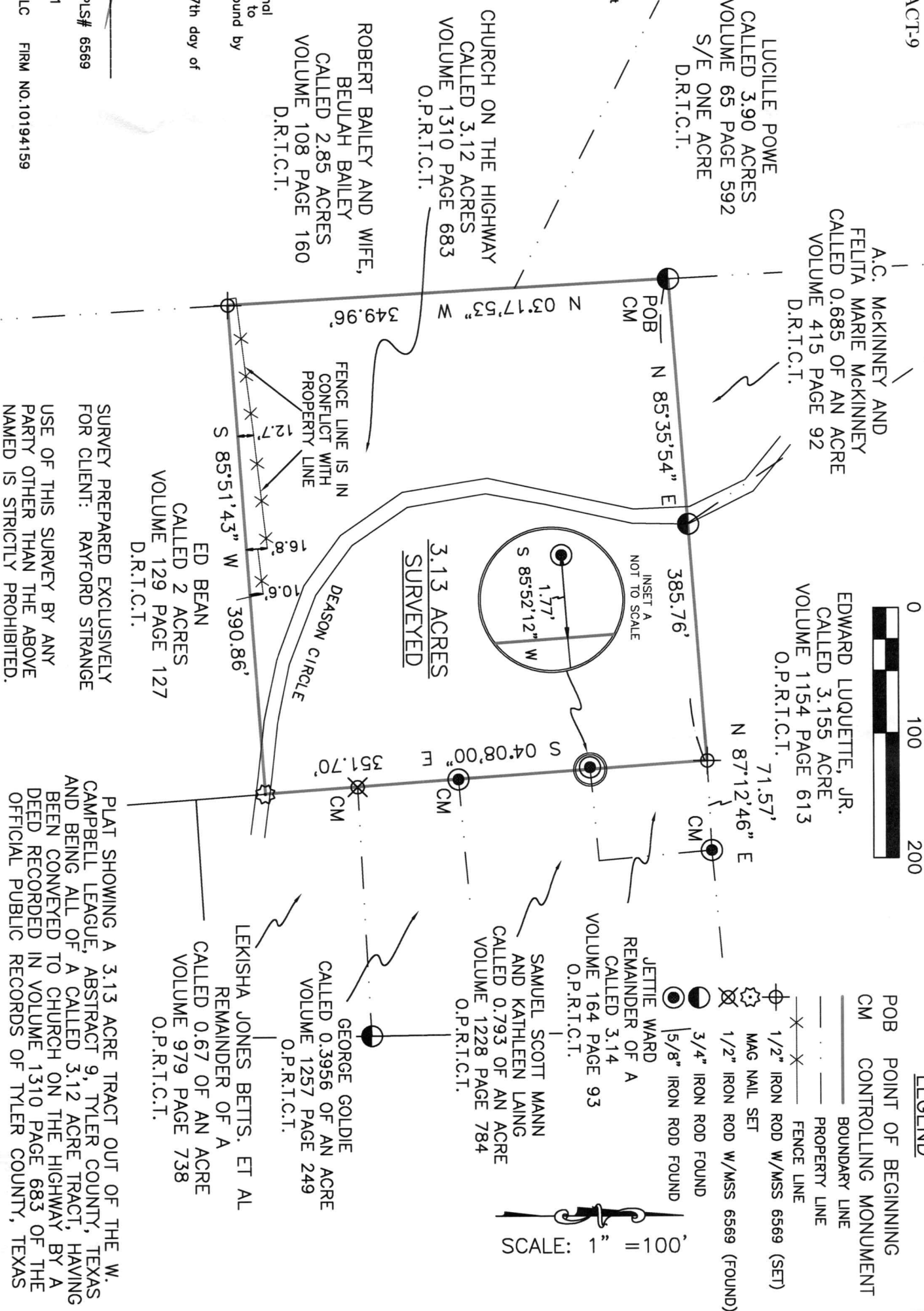
I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand & seal, this the 17th day of January, 2024.

BY: *[Signature]*

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# 6569
FIRM NO.10194159



LEGEND

- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- FENCE LINE
- 1/2" IRON ROD W/MSS 6569 (SET)
- MAG NAIL SET
- 1/2" IRON ROD W/MSS 6569 (FOUND)
- 3/4" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- JETTIE WARD REMAINDER OF A CALLED 3.14 VOLUME 164 PAGE 93 O.P.R.T.C.T.
- SAMUEL SCOTT MANN AND KATHLEEN LAING CALLED 0.793 OF AN ACRE VOLUME 1228 PAGE 784 O.P.R.T.C.T.
- GEORGE GOLDIE CALLED 0.3956 OF AN ACRE VOLUME 1257 PAGE 249 O.P.R.T.C.T.
- LEKISHA JONES BETTS, ET AL CALLED 0.67 OF AN ACRE VOLUME 979 PAGE 738 O.P.R.T.C.T.

SCALE: 1" = 100'

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: RAYFORD STRANGE

USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.

PLAT SHOWING A 3.13 ACRE TRACT OUT OF THE W. CAMPBELL LEAGUE, ABSTRACT 9, TYLER COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT, HAVING BEEN CONVEYED TO CHURCH ON THE HIGHWAY BY A DEED RECORDED IN VOLUME 1310 PAGE 683 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS

LEGAL DESCRIPTION
FOR A
3.13 ACRE TRACT

BEING all that certain tract or parcel of land located in the W. Campbell League, Abstract 9, situated in Tyler County, Texas, and being the same called 3.12 acre tract, having been conveyed to the Church on the Highway by a deed recorded in Volume 1310 Page 683 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 3/4" iron rod found for the northwest corner of said 3.12 acre tract, in the east line of a called 3.90 acre tract having been conveyed to Lucille Powe by a deed recorded in Volume 65 Page 592 of the Deed Records of Tyler County, Texas, and the southwest corner of a called 0.685 of an acre tract having been conveyed to A.C. McKinney and Felita Marie McKinney by a deed recorded in Volume 415 Page 92 of the Deed Records of Tyler County, Texas, being the northwest corner of this tract;

Thence N 85°35'54" E along the north line of said 3.12 acre tract, the south line of said 0.685 of an acre tract, and the south line of a called 3.155 acre tract having been conveyed to Edward Luquette Jr. by a deed recorded in Volume 1154 Page 613 of the Official Public Records of Tyler County, Texas a **distance of 385.76'** to a 1/2" iron rod w/MSS 6569 set for the northeast corner of said 3.12 acre tract, in the south line of said 3.155 acre tract, and the northwest corner of the remainder of a called 3.14 acre tract (same called 75' x 90') having been conveyed to Jettie Ward by a deed recorded in Volume 164 Page 93 of the Official Public Records of Tyler County, Texas, being the northeast corner of this tract from which a 5/8" iron rod found for reference bears N 87°12'46" E a distance of 71.57';

Thence S 04°08'00" E along the east line of said 3.12 acre tract, the west line of said 75' x 90' tract, the west line of a called 0.793 of an acre tract having been conveyed to Samuel Scott Mann and Kathleen Laing by a deed recorded in Volume 1228 Page 784 of the Official Public Records of Tyler County, Texas, the west line of a called 0.3956 of an acre tract having been conveyed to George Goldie by a deed recorded in Volume 1257 Page 249 of the Official Public Records of Tyler County, Texas, and the west line of the remainder of a called 0.67 of an acre tract having been conveyed to Lekisha Jones Betts, ET AL, by a deed recorded in Volume 979 Page 738 of the Official Public Records of Tyler County, Texas a **distance of 351.70'** to a magnetic nail set in the middle of Deason Circle for the southeast corner of said 3.12 acre tract, in the west line of said 0.67 of an acre remainder, and the northeast corner of a called 2 acre tract having been conveyed to Ed Bean by a deed recorded in Volume 129 Page 127 of the Deed Records of Tyler County, Texas, being the southeast corner of this tract;

Thence S 85°51'43" W along the south line of said 3.12 acre tract and the north line of said 2 acre tract a **distance of 390.86'** to a 1/2" iron rod w/MSS 6569 set for the southwest corner of said 3.12 acre tract, the northwest corner of said 2 acre tract, and in the east line of a called 2.85 acre tract having been conveyed to Robert Bailey and Beulah Bailey by a deed recorded in Volume 108 Page 160 of the Deed Records of Tyler County, Texas, being the southwest corner of this tract;

Thence N 03°17'53" W along the west line of said 3.12 acre tract, the east line of said 2.85 acre tract and the east line of said 3.90 acre tract a **distance of 349.96'** to the point of beginning, **containing 3.13 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.
- (5) This tract is in conflict with a fence line at the south side of the tract;



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 17th day of January, 2024.


Kimble A. Morgan RPLS# 6569

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