

# TYLER COUNTY, TEXAS NATHAN JUTSON SURVEY, A-400

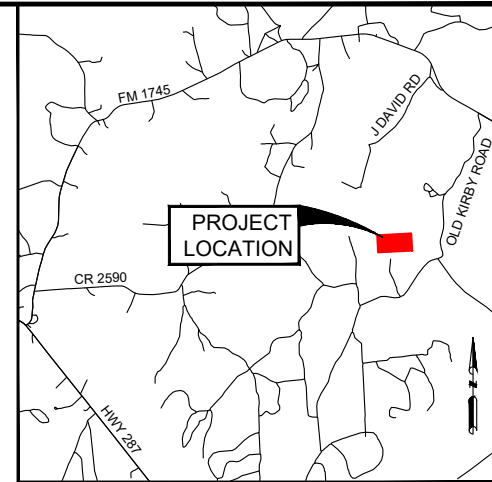
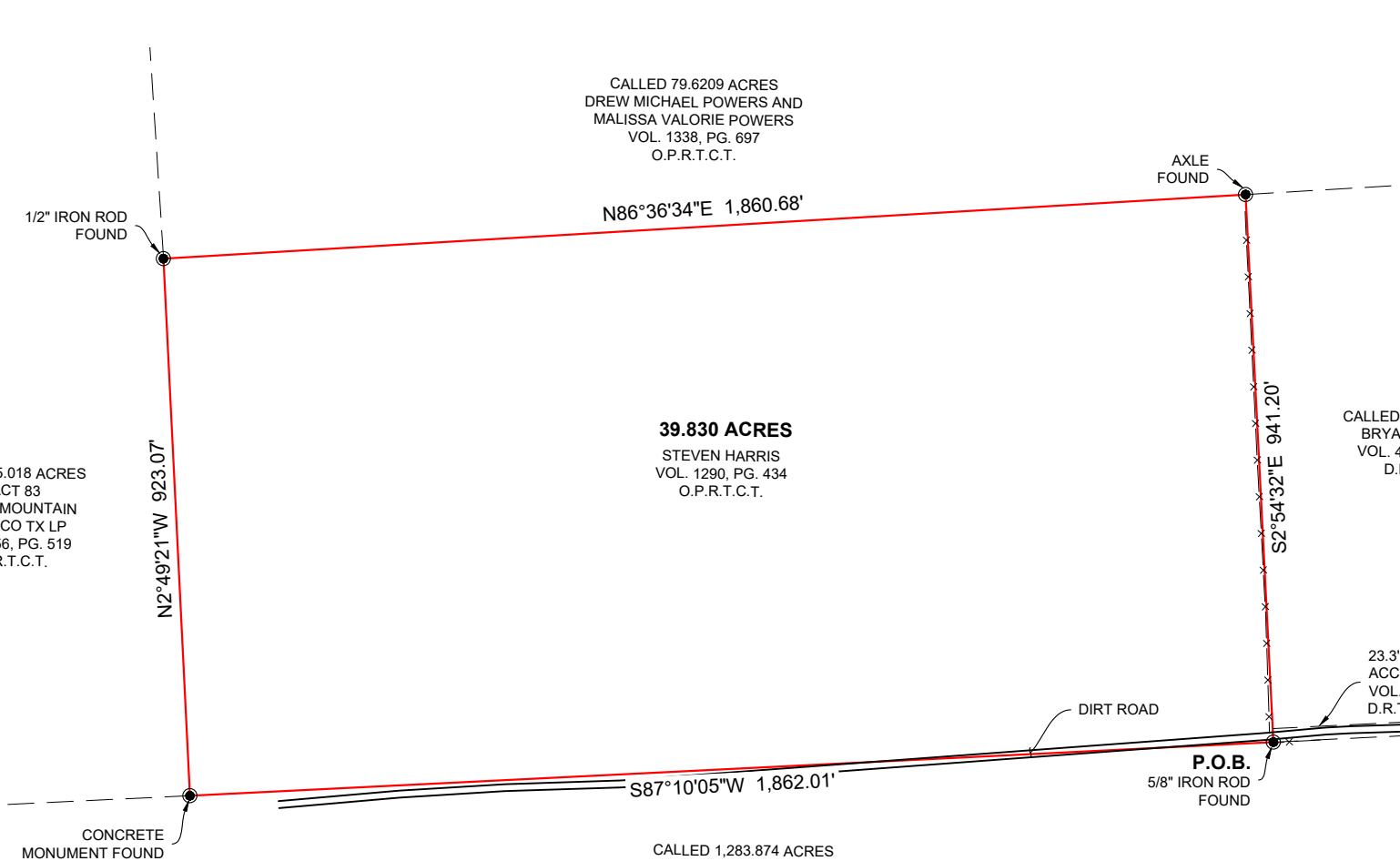
CALLED 79.6209 ACRES  
DREW MICHAEL POWERS AND  
MALISSA VALORIE POWERS  
VOL. 1338, PG. 697  
O.P.R.T.C.T.

**39.830 ACRES**  
STEVEN HARRIS  
VOL. 1290, PG. 434  
O.P.R.T.C.T.

CALLED 26.30 ACRES  
BRYAN HUBERT  
VOL. 466, PG. 404  
D.R.T.C.T.

CALLED 1,283.874 ACRES  
TRACT 67  
SHADES MOUNTAIN  
TIMBERCO TX LP  
VOL. 1256, PG. 519  
O.P.R.T.C.T.

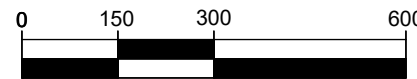
CALLED 15.018 ACRES  
TRACT 83  
SHADES MOUNTAIN  
TIMBERCO TX LP  
VOL. 1256, PG. 519  
O.P.R.T.C.T.



**VICINITY MAP**  
NOT TO SCALE

**NOTES**

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCE GUARANTY COMPANY, G.F. NO. 10-RO-3028921-05214, WITH A POLICY DATE OF JANUARY 4, 2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE TIME OF THIS SURVEY ARE SHOWN ON THIS SURVEY.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48457C0175C, EFFECTIVE DATE APRIL 4, 2011, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



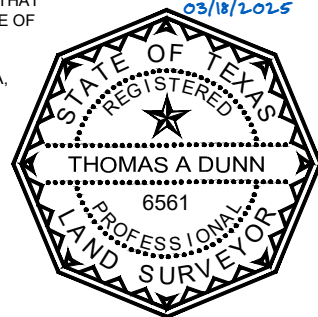
SCALE: 1"=300'

**LEGEND**

P.O.B.	= POINT OF BEGINNING
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS
R.P.R.T.C.T.	= DEED RECORDS OF TYLER COUNTY, TEXAS
—x—x—	= BARBWIRE FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

*[Signature]*  
THOMAS A. DUNN  
PROFESSIONAL LAND  
SURVEYOR NO. 6561



SURVEYED ON THE GROUND 03/06/25

**LAND TITLE SURVEY**  
**39.830 ACRES**  
OUT OF THE  
**NATHAN JUTSON SURVEY**  
**ABSTRACT NO. 400**  
TYLER COUNTY, TEXAS



4057 RILEY FUZZEL RD., STE. 500, BOX 411  
SPRING, TX 77386 | PHONE: 832.979.2555  
TXBPLS REGISTRATION NO. 10194907

SCALE: 1" = 300'	DRAWN BY: TAD	JOB NO: 09-25-0001	DATE: 03/06/2025
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TYLER COUNTY, TEXAS  
NATHAN JUTSON SURVEY, A-400

**METES AND BOUNDS DESCRIPTION OF 39.830 ACRES**

BEING A TRACT OF LAND CONTAINING 39.830 ACRES, LOCATED IN THE NATHAN JUTSON SURVEY (ALSO KNOWN AS NATHAN JUDSON SURVEY), A-400, TYLER COUNTY, TEXAS AND BEING ALL OF A TRACT RECORDED IN THE NAME OF STEVEN HARRIS UNDER VOLUME (VOL.) 1290, PAGE (PG.) 434 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS (O.P.R.T.C.T.); SAID 39.830 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARING REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE):

**BEGINNING**, AT A 5/8-INCH IRON ROD FOUND ON THE NORTH LINE OF, TRACT 67, A CALLED 1,283.874 ACRE TRACT RECORDED IN THE NAME OF SHADES MOUNTAIN TIMBERCO TX LP UNDER VOL. 1256, PG. 519 O.P.R.T.C.T., FOR THE SOUTHWEST CORNER OF A CALLED 26.30 ACRE TRACT RECORDED IN THE NAME OF BRYAN HUBERT UNDER VOL. 466, PG. 404 OF THE DEED RECORDS OF TYLER COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF SAID STEVEN HARRIS TRACT;

**THENCE SOUTH 87° 10' 05" WEST**, WITH THE LINE COMMON TO SAID 1,283.874 ACRE TRACT AND SAID STEVEN HARRIS TRACT, A DISTANCE OF **1,862.01 FEET** TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF, TRACT 83, A CALLED 15.018 ACRE TRACT RECORDED IN THE NAME OF SHADES MOUNTAIN TIMBERCO TX LP UNDER VOL. 1256, PG. 519 O.P.R.T.C.T. AND FOR THE SOUTHWEST CORNER OF SAID STEVEN HARRIS TRACT;

**THENCE NORTH 02° 49' 21" WEST**, WITH THE LINE COMMON TO SAID 15.018 ACRE TRACT, A DISTANCE OF **923.07 FEET** TO AN 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF SAID 15.018 ACRE TRACT, FOR THE SOUTHWEST CORNER OF A CALLED 79.6209 ACRE TRACT RECORDED IN THE NAME OF DREW MICHAEL POWERS AND MALISSA VALORIE POWERS UNDER VOL. 1338, PG. 697 O.P.R.T.C.T., AND FOR THE NORTHWEST CORNER OF SAID STEVEN HARRIS TRACT;

**THENCE NORTH 86° 36' 34" EAST**, WITH THE LINE COMMON TO SAID 79.6209 ACRE TRACT AND SAID STEVEN HARRIS TRACT, A DISTANCE OF **1,860.68 FEET** TO AN AXLE FOUND FOR THE NORTHWEST CORNER OF SAID 26.30 ACRE TRACT AND FOR THE NORTHEAST CORNER OF SAID STEVEN HARRIS TRACT;

**THENCE SOUTH 02° 54' 32" EAST**, WITH THE LINE COMMON TO SAID 26.30 ACRE TRACT AND SAID STEVEN HARRIS TRACT A DISTANCE OF **941.20 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING THE 39.830 ACRES OF LAND.

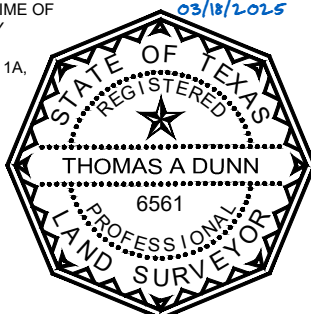
*AN EXHIBIT MAP OF THE HEREIN DESCRIBED TRACT WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS DESCRIPTION.*

**LAND TITLE SURVEY  
39.830 ACRES**

OUT OF THE  
NATHAN JUTSON SURVEY  
ABSTRACT NO. 400  
TYLER COUNTY, TEXAS

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THOMAS A. DUNN  
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SCALE: N/A

DRAWN BY:

JOB NO: 09-25-0001

DATE: 03/06/2025