

T. & N.O. R.R.
CO. SURVEY
SECTION 7
ABSTRACT
NO. 1162

DOUGLAS
W. TILLMAN
CALLED 12.132 ACRES
TRACT II
WARRANTY DEED WITH
VENDOR'S LIEN
OCTOBER 10, 2018
VOL. 1202, PG. 267
TCOPR

JOHN HANCOCK LIFE INSURANCE
CALLED 25.39 ACRES
VOL. 821, PG. 768
TCOPR

U.S. HIGHWAY 69

SCALE: 1" = 200'

EAST R/W U.S. HIGHWAY 69
EAST LINE JUDITH FOWLER
COOK 15.1 ACRES

OVERALL SKETCH
OF A
LAND PARTITION
OUT OF
J. MURPHY SURVEY
ABSTRACT NO. 451

TYLER COUNTY, TEXAS
SEPTEMBER 16, 2022

JAMA
GROUP LLC
2850 IH-10 E
Beaumont, Texas 77703
Office (409) 899-5050
TBPLS Firm #10130400

JUDITH FOWLER COOK
RESIDUE OF 15.1 ACRES
SPECIAL WARRANTY DEED
JUNE 11, 2018
VOL. 1193, PG. 068
TCOPR

CALLED 151.879 ACRES
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
MARCH 9, 2021
VOL. 1263, PG. 451
TCOPR

JOHN MURPHY SURVEY
ABSTRACT NO. 451

1.565 ACRES

COUNTY ROAD
NO. 4780
ALSO KNOWN AS
"TRIPLE D RANCH ROAD"
3.264 ACRES WITHIN THE
RIGHT-OF-WAY OF COUNTY
ROAD NO. 4780

LINE	BEARING	DISTANCE
L1	N 60°11'52" W	18.87'
L2	N 64°42'23" W	36.78'
L3	N 68°40'01" W	51.33'
L4	N 67°42'22" W	78.19'
L5	N 68°48'40" W	54.71'
L6	N 67°29'41" W	74.71'
L7	N 70°55'06" W	40.28'
L8	N 70°55'06" W	31.69'
L9	N 72°19'12" W	89.33'
L10	N 74°38'48" W	79.72'
L11	N 77°01'01" W	84.62'
L12	N 80°19'20" W	115.63'
L13	N 84°30'47" W	144.79'
L14	N 87°32'22" W	37.52'
L15	N 87°32'22" W	97.00'
L16	S 88°38'14" W	149.68'
L17	S 88°28'48" W	180.55'
L18	S 88°28'48" W	20.55'
L19	S 85°45'56" W	189.07'
L20	S 84°57'13" W	202.78'
L21	S 83°53'12" W	30.33'
L22	S 83°53'12" W	141.75'
L23	S 81°52'29" W	99.49'
L24	S 80°09'58" W	99.98'
L25	S 76°26'16" W	131.24'
L26	S 76°36'21" W	89.38'

NOTES:

- All horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).

JOHN HANCOCK
LIFE INSURANCE
RESIDUE OF
174.058 ACRES
VOL. 821, PG. 768
TCOPR

ROBERT
P. STROBEL
CALLED 6.450 ACRES
GENERAL WARRANTY DEED
WITH LIEN IN FAVOR
OF THIRD PARTY
DECEMBER 22, 1989
VOL. 487, PG. 729
TCOPR