

COUNTY ROAD 1875

7 IRD SHINE

9 IRD
S 03°29'03" E
68.54'

S 82°37'39" W
243.93'

8 IRD

2.351 ACRE TRACT
CALLED A 2.53 AC TRACT
VOL. 722/124
EASTERN TEXAS RAILROAD COMPANY
SURVEY NUMBER 19 ABST. 236

Units = U.S. Survey Feet

LINE	BEARING	DISTANCE
L29	S 89°30'00" W	24.75'

CALLED 300.8 AC. TRACT
VOL. 822/757

S 14°09'12" E
440.00'

STATE OF TEXAS
COUNTY OF TYLER
I, JOHN H MEANS REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 4221 DO
HEREBY CERTIFY THAT THIS IS AN ACCURATE
BOUNDARY SURVEY ON A 2.351 ACRE TRACT IN
THE EASTERN TEXAS RAILROAD COMPANY
SURVEY NUMBER 19, ABST. 236,
TYLER COUNTY, TEXAS MORE FULLY
DESCRIBED IN VOL. 722/124 OF THE DEED
RECORDS OF TYLER COUNTY, TEXAS. THIS
LAND HAS LEGAL ACCES TO AND FROM
COUNTY ROAD 1875. ALL BEARINGS ARE IN
RELATION TO THE SOUTH LINE OF THE TRACT
AS STATED IN DEED 722/124 OF THE TCDR.
TO THE LEINHOLDERS OR THE OWNERS OF
THE PREMISES SHOWN AND TO ANY TITLE
GUARANTY COMPANY.
THERE WERE NO VISIBLE ENCROACHMENTS,
DISCREPANCIES, CONFLICTS, OR
PROTRUSIONS APPARENT ON THE GROUND
EXCEPT AS SHOWN AT THE TIME OF THIS
SURVEY.

N 03°29'16" W
516.17'

CALLED 12.41 AC. TRACT
VOL. 1193/866

SURVEYED 4-28-2021, BY JOHN H. MEANS,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO 4221.

GF NO. TC10101

JOHN H. MEANS
P.O. BOX 368
SPURGER, TEXAS 77660

John H Means

JOHN H. MEANS
R.P.L.S. NO. 4221
FIRM REGISTRATION NO. 10022300
(409)429-5097 HOME
(409)429-0597 CELL
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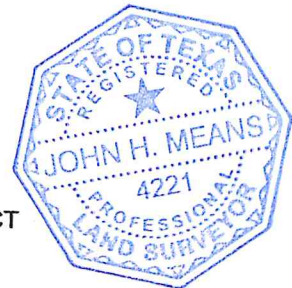
N 86°30'44" E
186.66'

S 14°09'12" E
108.05'

3 IRD SHINE

6 IRD SHINE

CALLED 12.41 AC. TRACT
VOL. 1193/866



SELLER: CLYDE & RUTH TAYLOR		
BUYER: CROSSCOURT LAND		
DATE: 4/12/2021	SCALE: 1" = 75'	DRAWN BY: