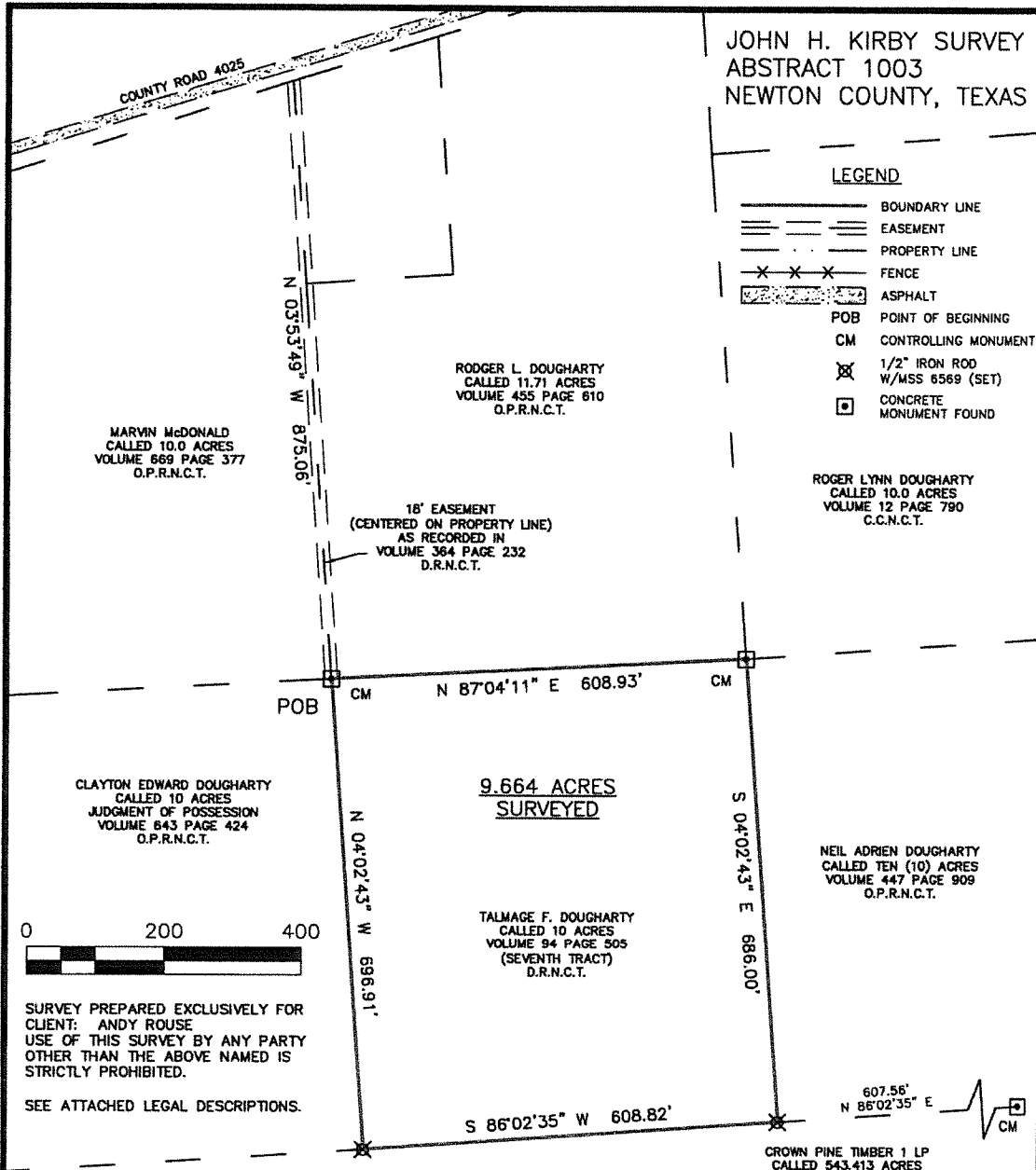


JOHN H. KIRBY SURVEY
 ABSTRACT 1003
 NEWTON COUNTY, TEXAS

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPERTY LINE
- X X X FENCE
- ▨ ASPHALT
- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- ⊗ 1/2" IRON ROD W/MSS 6569 (SET)
- ◻ CONCRETE MONUMENT FOUND



RODGER L. DOUGHARTY
 CALLED 11.71 ACRES
 VOLUME 455 PAGE 810
 O.P.R.N.C.T.

MARVIN McDONALD
 CALLED 10.0 ACRES
 VOLUME 689 PAGE 377
 O.P.R.N.C.T.

18' EASEMENT
 (CENTERED ON PROPERTY LINE)
 AS RECORDED IN
 VOLUME 364 PAGE 232
 D.R.N.C.T.

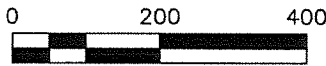
ROGER LYNN DOUGHARTY
 CALLED 10.0 ACRES
 VOLUME 12 PAGE 790
 C.C.N.C.T.

CLAYTON EDWARD DOUGHARTY
 CALLED 10 ACRES
 JUDGMENT OF POSSESSION
 VOLUME 643 PAGE 424
 O.P.R.N.C.T.

9.664 ACRES
SURVEYED

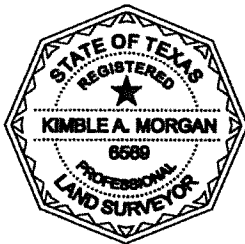
NEIL ADRIEN DOUGHARTY
 CALLED TEN (10) ACRES
 VOLUME 447 PAGE 909
 O.P.R.N.C.T.

TALMAGE F. DOUGHARTY
 CALLED 10 ACRES
 VOLUME 94 PAGE 505
 (SEVENTH TRACT)
 D.R.N.C.T.



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

SEE ATTACHED LEGAL DESCRIPTIONS.



SCALE: 1" = 200'

Surveyor's Note(s)

- (1) All bearings recited herein are based on the 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 servitude have been researched and/or shown at this time.
- (3) Subject lies within Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48351C0350D dated November 16, 2018.
- (4) This tract has access to a public roadway via an easement recorded in Volume 364 Page 232 of the Deed Records of Newton County, Texas.
- (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.

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 by my hand and seal, this the 6th day of August, 2021.

BY: *Kimble A. Morgan*

Kimble A. Morgan RPLS# 6569
 Morgan Surveying Services, LLC
 120 East Lamar Street, Jasper, TX 75951
 (409) 383-3572
 Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.

PLAT SHOWING
 A 9.664 ACRE TRACT AND
 AN 18' WIDE ACCESS EASEMENT
 OUT OF THE JOHN H. KIRBY SURVEY,
 ABSTRACT 1003 AND BEING
 ALL OF A CALLED 10 ACRE TRACT
 (SEVENTH TRACT) CONVEYED TO
 TALMAGE F. DOUGHARTY BY A DEED
 RECORDED IN VOLUME 94 PAGE 505
 OF THE DEED RECORDS
 OF NEWTON COUNTY, TEXAS

JOHN H. KIRBY SURVEY
ABSTRACT 1003
NEWTON COUNTY, TEXAS

LEGAL DESCRIPTION
FOR
A 9.664 ACRE TRACT

BEING a 9.664 acre tract of land located in the John H. Kirby Survey, Abstract 1003, situated in Newton County, Texas, being all of a called 10 acre tract (Seventh Tract) conveyed to Talmage F. Dougharty by a deed recorded in Volume 94 Page 505 of the Deed Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a concrete monument found for the northwest corner of this tract, same being the northwest corner of said Talmage Dougharty tract, the northeast corner of a called 10 acre tract conveyed to Clayton Edward Dougharty by a judgement of possession recorded in Volume 643 Page 424 of the Official Public Records of Newton County, Texas, the southeast corner of a called 10.0 acre tract conveyed to Marvin McDonald by a deed recorded in Volume 669 Page 377 of the Official Public Records of Newton County, Texas, and the southwest corner of a called 11.71 acre tract conveyed to Rodger L. Dougharty by a deed recorded in Volume 455 Page 610 of the Official Public Records of Newton County, Texas, said concrete monument lying in the centerline of a 18' easement recorded in Volume 364 Page 232 of the Deed Records of Newton County, Texas;

Thence N 87°04'11" E with the north line of said Talmage Dougharty tract and the south line of said Rodger L. Dougharty tract, a distance of **608.93'** to a concrete monument found for the northeast corner of this tract, same being the northeast corner of said Talmage Dougharty tract, the southeast corner of said Rodger L. Dougharty tract, the southwest corner of a called 10.0 acre tract conveyed to Roger Lynn Dougharty by Probate Records recorded in Volume 12 Page 790 of the Deed Records of Newton County, Texas, and the northwest corner of a called 10 acre tract conveyed to Neil Adrien Dougharty by a deed recorded in Volume 447 Page 909 of the Official Public Records of Newton County, Texas;

Thence S 04°02'43" E with the east line of said Talmage Dougharty tract and the west line of said Neil Adrien Dougharty tract, a distance of **686.00'** to a 1/2" iron rod with MSS 6569 set for the southeast corner of this tract, same being the southeast corner of said Talmage Dougharty tract and the southwest corner of said Neil Adrien Dougharty tract in a north line of a called 543.413 acre tract conveyed to Crown Pine Timber LP by a deed recorded in Volume 555 Page 167 of the Official Public Records of Newton County, Texas;

Thence S 86°02'35" W with the south line of said Talmage Dougharty tract and a north line of said Crown Pine Timber tract, a distance of **608.82'** to a 1/2" iron rod with MSS 6569 set for the southwest corner of this tract, same being the southwest corner of said Talmage Dougharty tract and the southeast corner of the above mentioned Clayton Edward Dougharty tract in the north line of said Crown Pine Timber tract;

Thence N 04°02'43" W with the west line of said Talmage Dougharty tract and the east line of said Clayton Edward Dougharty tract, a distance of **696.91'** to the Place of Beginning and containing **9.664 acres**.

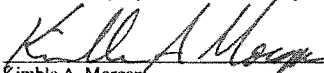
Notes:

- (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) See the above 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 survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, TSPS Standard Land Survey.
- (5) The subject tract has access to a public roadway via an easement recorded in Volume 364 Page 232 of the Deed Records of Newton County, Texas.



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 by my hand, this the 6th day of August, 2021.


Kimble A. Morgan RPLS# 6569
Morgan Surveying Services, LLC Firm #10194159
120 East Lamar Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **All oil, gas and other minerals in and under the herein described property, together with right of ingress and egress, mining and oil drilling privileges appurtenant thereof, heretofore reserved by Predecessors in title. There is expressly excluded from coverage hereunder, and this Company does not insure title to oil, gas and other minerals of every kind and character, in, on and under the property herein described. This policy does not insure against loss sustained by the owner of the surface of said property through the exercise of the right of ingress and egress and/or any other right or privilege incident to the ownership of said mineral estate.**
 - b. **Subject to Easement for Private Roadway dated May 25, 1990 recorded in Volume 364, Page 232, Deed Records, Newton County, Texas.**
 - c. **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
 - d. **All liens, covenants, conditions, reservations, or other matters affecting title to the land herein described which are recognized or created in the Deed to the assured or other closing papers.**
 - e. **Rights of parties in possession.**
 - f. **No liability is assumed by reason of any encroachment(s) or protrusion(s) of a fence and/or building(s) into or outside of the boundary lines of the subject property herein described.**
 - g. **Any portion of the property herein described which falls within the boundaries of any road or roadway.**
 - h. **Any visible and apparent easements on or across the property herein described, which are not shown of record.**
 - i. **The Title Insurance Policy will not insure any manufactured housing unit or mobile home, or improvements to either, situated on the herein described property, which have not been legally converted to real property and until such time a Statement of Ownership and Location issued by the Texas Department of Housing and Community Affairs naming Borrowers and Owner of the subject manufactured housing unit with an election to treat said manufactured housing unit as real property has been filed in the Official Property Records, of Jasper or Newton County, Texas. Additionally, satisfactory evidence must be provided that a filed marked copy of the SOL was provided to the Texas Department of Housing and Community Affairs and to the Jasper or Newton County, Appraisal District.**