

JOHN WARD SURVEY,
ABSTRACT 600,
JASPER COUNTY, TEXAS

Surveyor's Note(s)

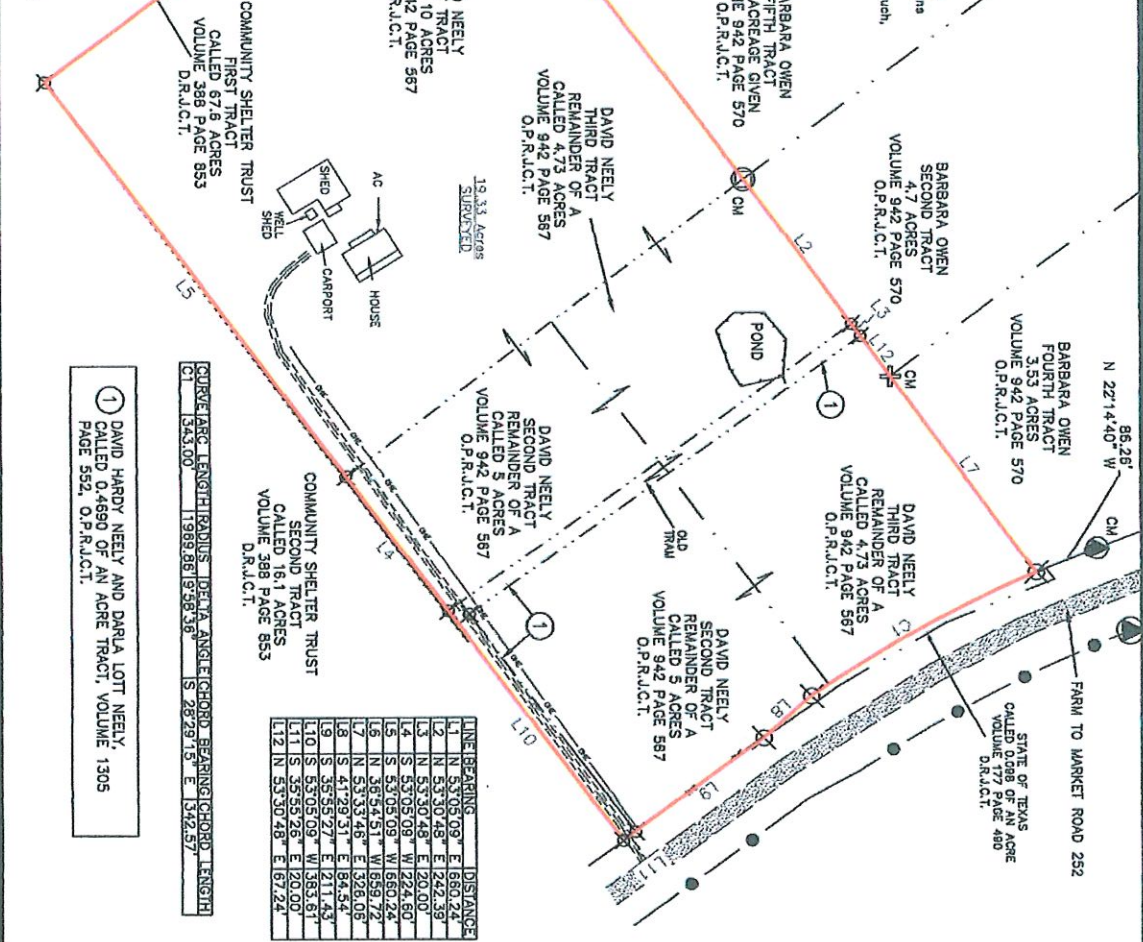
- (1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2377 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are in feet.
- (2) This survey was completed without the benefit of a current title report, and as such, not all easements or servitudes have been researched and/or shown at this time.
- (3) Subject property lies in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48241C0450D dated December 17, 2010. 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-Ruled, 1975 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 10th day of April, 2023.

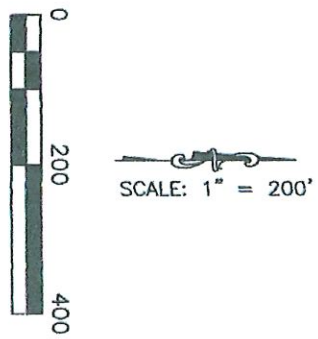
BY: *Kimble A. Morgan*
Kimble A. Morgan
Morgan Surveying Services, LLC
120 East Lamar Street, Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC
PLAT VOID IF NOT SIGNED IN RED.



PLAT SHOWING A 19.33 ACRE TRACT OUT OF THE JOHN WARD SURVEY, ABSTRACT 600, JASPER COUNTY, TEXAS, SAID 19.33 ACRE TRACT BEING ALL OF A CALLED 4.73 ACRE TRACT, FIRST TRACT, ALL THE REMAINDER OF A CALLED 5 ACRE TRACT, SECOND TRACT AND ALL THE REMAINDER OF A CALLED 4.73 ACRE TRACT, THIRD TRACT HAVING BEEN CONVEYED TO DAVID NEELY BY A DEED RECORDED IN VOLUME 942 PAGE 567 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS, AND ALL OF A CALLED 0.4890 OF AN ACRE TRACT HAVING BEEN CONVEYED TO DAVID HARDY NEELY AND DARLA LOTT NEELY BY A DEED RECORDED IN VOLUME 1305 PAGE 552 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS.

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

- LEGEND
- P.O.B. POINT OF BEGINNING
 - CH CONTROLLING MONUMENT
 - 1/2" IRON ROD
 - W/MSS 6569 FOUND
 - THOAT CON. MON. FOUND
 - 500 NAIL FOUND
 - SQUARE HEAD BOLT FOUND
 - IRON ROD FOUND
 - FLAT BAR FOUND
 - BOUNDARY LINE
 - PROPERTY LINE
 - POWER LINES
 - FENCE



**JOHN WARD SURVEY,
ABSTRACT 600,
JASPER COUNTY, TEXAS**

**LEGAL DESCRIPTION
19.33 ACRE TRACT**

BEING a 19.33 acre tract or parcel of land located in the John Ward Survey, Abstract 600, Jasper County, Texas and being all of a called 10 acre tract, Tract First, all of the remainder of a called 5 acre tract, Second Tract and all of the remainder of a called 4.73 acre tract, Third Tract having been conveyed to David Neely by a deed recorded in Volume 942 Page 567 of the Official Public Records of Jasper County, Texas, and all of a called 0.4690 of an acre tract having been conveyed to David Hardy Neely and Darla Lott Neely by a deed recorded in Volume 1305 Page 552 of the Official Public Records of Jasper County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 50D nail found for the west corner of said remainder of said 10 acre tract, same being the south corner of a Fifth Tract (no acreage given) having been conveyed to Barbara Owen by a deed recorded in Volume 942 Page 570 of the Official Public Records of Jasper County, Texas and also being the east corner of a called 10.03 acre tract having been conveyed to the Alpha Omega Trust by a deed recorded in Volume 731 Page 602 of the Official Public Records of Jasper County, Texas;

Thence N 53°05'09" E along the northwest line of said remainder of said 10 acre tract, same being the southeast line of said Fifth Tract a **distance of 660.24'** to a 5/8" square head bolt found for the north corner of said remainder of said 10 acre tract, the west corner of said 4.73 acre remainder, the east corner of said Fifth Tract, and the south corner of a called 4.7 acre tract, Second Tract having been conveyed to Barbara Owen by a deed recorded in Volume 942 Page 570 of the Official Public Records of Jasper County, Texas, being in the northwest line of this tract;

Thence N 53°30'48" E along the northwest line of said 4.73 acre remainder, same being the southeast line of said 4.7 acre tract a **distance of 242.39'** to a 1/2" iron rod with MSS 6569 cap found for in the northwest line of this tract, same being the west corner of a called 0.4690 of an acre tract having been conveyed to David Hardy Neely and Darla Lott Neely by a deed recorded in Volume 1305 Page 552 of the Official Public Records of Jasper County, Texas;

Thence N 53°30'48" E along the northwest line of said Neely 0.4690 of an acre tract and the southeast line of said 4.7 acre tract a **distance of 20.00'** to a 1/2" iron rod w/MSS 6569 found for the most westerly north corner of said Neely 0.4690 of an acre tract, the west corner of said Neely's 4.73 acre east remainder, and in the southeast line of said 4.7 acre tract, being in the northwest line of this tract;

Thence N 53°30'48" E along the northwest line of said Neely 4.73 acre tract, same being the southwest line of said 4.7 acre tract a **distance of 67.24'** to a flat bar found for the south corner of a 3.53 acre tract, Fourth Tract having been conveyed to Barbara Owen by a deed recorded in Volume 942 Page 570 of the Official Public Records of Jasper County, Texas, said flat bar being in the northwest line of said 4.73 acre tract, being in the northwest line of this tract;

Thence N 53°33'46" E along the northwest line of said 4.73 acre tract, same being the southeast line of said 3.53 acre tract a **distance of 326.06'** to a 1/2" iron rod with MSS 6569 cap found for the north corner of said remainder of said 4.73 acre tract, said iron rod being in the west right of way line of Farm to Market Road 252, said right of way having been acquired by the State of Texas by a deed recorded in Volume 177 Page 490 of the Deed Records of Jasper County, Texas, said iron rod also being in a curve to the left of said right of way line where a Texas Department of Transportation concrete right of way monument bears N 22°14'40" W a distance of 86.26';

Thence along said west right of way line of said Farm to Market Road 252 the following course and distances:

Along the northeast line of said remainder of said 4.73 acre tract passing the east corner of said remainder of said 4.73 acre tract, same being the north corner of said remainder of said 5 acre tract and continuing along said curve to the left having a **total arc length of 343.00'**, a **radius of 1969.86'**, a **chord bearing of S 28°29'15" E**, and a **total chord length of 342.57'** to a 1/2" iron rod with MSS 6569 cap found for the end of said curve;

S 41°29'31" E along a northeast line of said remainder of said 5 acre tract a **distance of 84.54'** to a 1/2" iron rod with MSS 6569 cap found for an angle corner in said right of way;

S 35°55'27" E along another northeast line of said remainder of said 5 acre tract a **distance of 211.43'** to a 1/2" iron rod with MSS 6569 cap found for in the northeast line of this tract, same being the most easterly north

corner of said 0.4690 of an acre tract, and in the southwest margin of Farm to Market Road 252, being in the northeast line of this tract;

Thence S 35°55'26" E along the northeast line of said 0.4690 of an acre Neely tract and the southwest margin of Farm to Market Road 252 a **distance of 20.00'** to a 1/2" iron rod w/MSS 6569 found for the most easterly corner of said 0.4690 of an acre Neely tract, the north corner of a called 16.1 acre tract conveyed to Community Shelter Trust by a deed recorded in Volume 388 Page 853 of the Deed Records of Jasper County, Texas, and in the southwest margin of Farm to Market Road 252, being the east corner of this tract;

Thence S 53°05'09" W along the southeast line of said 0.4690 of an acre Neely tract and the northwest line of said 16.1 acre tract a **distance of 383.61'** to a 1/2" iron rod w/MSS 6569 set for the south corner of said 0.4690 of an acre Neely tract, and the northwest line of said 16.1 acre tract, being in the southeast line of this tract

Thence S 53°05'09" W along the southeast line of said Neely 5 acre tract, same being the northwest line of said 16.1 acre tract a distance of 224.60' to a 1/2" iron rod with MSS 6569 cap found for the south corner of said Neely 5 acre tract, same being the east corner of said 10 acre tract and continuing on said bearing and along the southeast line of said 10 acre tract, same being the northwest line of said 16.1 acre tract passing the west corner of said 16.1 acre tract, same being the most easterly north corner of a called 67.6 acre tract, First Tract having been conveyed to the Community Shelter Trust by a deed recorded in Volume 388 Page 853 of the Deed Records of Jasper County, Texas and continuing on said bearing and along said southeast line of said 10 acre tract, same being the most easterly northwest line of said 67.6 acre tract a distance of 660.24' for a **total distance of 884.84'** to a 1/2" iron rod with MSS 659 cap found for the south corner of said 10 acre tract, same being an interior corner of said 67.6 acre tract;

Thence N 36°54'51" W along the southwest line of said 10 acre tract, same being the most northerly northeast line of said 67.6 acre tract a **distance of 659.72'** to the **point of beginning** and containing **19.33 acres**.

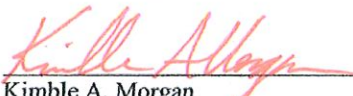
Notes:

- (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) The subject property abuts and adjoins a public road.
- (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.



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 10th day of April, 2023.


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

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: July 7, 2026

GF No. _____

Name of Affiant(s): DAVID NEELY, DARLA NEELY

Address of Affiant: 18610 FM 252

Description of Property: AB 600 JNO WARD TR 28 942/567 19.73 ACRES

County JASPER, Texas

Date of Survey: APRIL 10, 2023

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct.

Signed:

David Neely
Affiant **DAVID NEELY**

I declare under penalty of perjury that the foregoing is true and correct.

Signed:

Darla Neely
Affiant **DARLA NEELY**

SWORN AND SUBSCRIBED this 7th day of July, 2024



Sharon Barclay
Notary Public