TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 18610 FM 252 KIRBYVILLE, TX 75956

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ✓ is __ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ _____ (approximate date) or __ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	Y		
Carbon Monoxide Det.		N	
Ceiling Fans	Y		
Cooktop/Range/Stove	Y		
Dishwasher	Y		
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans	Y		
Fences		N	
Fire Detection Equip.	Y		
French Drain		N	
Gas Fixtures		N	
Liquid Propane (LP) Gas:		N	
-LP Community (Captive)			
-LP on Property		N	

Item	Y	N	U
Natural Gas Lines		N	
Fuel Gas Piping:		N	
-Black Iron Pipe		N	
-Copper		N	
-Corrugated Stainless Steel Tubing		N	
Hot Tub		N	
Intercom System		N	
Microwave	Y		
Outdoor Grill	Y		
Patio/Decking		N	
Plumbing System	Y		
Pool		N	
Pool Equipment		N	
Pool Maint. Accessories		N	
Pool Heater		N	

Item	Y	N	U
Pump: __ sump __ grinder		N	
Rain Gutters		N	
Roof/Attic Vents	Y		
Sauna		N	
Smoke Detector	Y		
Smoke Detector - Hearing Impaired		N	
Spa		N	
Trash Compactor		N	
TV Antenna		N	
Washer/Dryer Hookup	Y		
Window Screens	Y		
Public Sewer System		N	

Item	Y	N	U	Additional Information
Central A/C	Y			✓ electric __ gas number of units: _____
Evaporative Coolers		N		number of units: _____
Wall/Window AC Units		N		number of units: _____
Attic Fan(s)		N		if yes, describe: _____
Central Heat	Y			✓ electric __ gas number of units: _____
Other Heat	Y			if yes, describe: Wood heater
Oven	Y			number of ovens: 1 __ electric __ gas __ other: _____
Fireplace & Chimney		N		__ wood __ gas logs __ mock __ other: Wood heater
Carport	Y			__ attached __ not attached
Garage		N		__ attached ✓ not attached Carport
Garage Door Openers		N		number of units: _____ number of remotes: _____
Satellite Dish & Controls	Y			__ owned __ leased from: Spectrum
Security System		N		__ owned __ leased from: _____

RE/MAX One, 8245 Gladys Beaumont TX 77706 Phone: 4095044122 Fax:
Jo Bienvenu

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Concerning the Property at 18610 FM 252 KIRBYVILLE, TX 75956

Item	Y	N	U	Additional Information
Solar Panels		N		__ owned __ leased from:
Water Heater	Y			__ electric __ gas __ other: number of units:
Water Softener		N		__ owned __ leased from:
Other Leased Items(s)				if yes, describe:
Underground Lawn Sprinkler				__ automatic __ manual areas covered:
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: __ city ✓ well __ MUD __ co-op __ unknown __ other:
Was the Property built before 1978? __ yes ✓ no __ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: August 2021 (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes __ no __ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? __ yes ✓ no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: __ oak wilt __ other:		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Termite or WDI damage needing repair		✓

Condition	Y	N
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs or Replacement	✓	
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining Driveway	✓	
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓

Condition	Y	N
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks**		✓
Aboveground Storage Tanks**		✓
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Conservation Easements***		✓

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? __ yes ✓ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*		✓
The Property is presently covered by windstorm insurance.	✓	
You (Seller) have been unable to insure the Property for any reason.		✓

*Homes in high-risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? __ yes ✓ no If yes, explain: _____

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? __ yes ✓ no If yes, explain: _____

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Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N	
__	✓	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
__	✓	Previous flooding due to a natural flood event.
__	✓	Previous water penetration into a structure on the Property due to a natural flood.
__	✓	Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
✓	__	Located ✓ wholly __ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
__	✓	Located __ wholly __ partly in a floodway.
__	✓	Located __ wholly __ partly in a flood pool.
__	✓	Located __ wholly __ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __ yes ✓ no If yes, explain (attach additional sheets as necessary): _____

Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
__	✓	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
__	✓	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	✓	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	✓	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	✓	Any condition on the Property which materially affects the health or safety of an individual.
__	✓	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
__	✓	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
__	✓	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
__	✓	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

_____

_____

_____

_____

_____

_____

_____

__ ✓ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: $ _____ per _____ and are: __ mandatory __ voluntary

Any unpaid fees or assessment for the Property? __ yes ($ _____) __ no

If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____

_____

_____

__ ✓ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? __ yes __ no If yes, describe: _____

_____

_____

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? __ yes __ no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

✓ Homestead	__ Senior Citizen	__ Disabled
__ Wildlife Management	✓ Agricultural	__ Disabled Veteran
__ Other: _____		__ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ✓ unknown __ no __ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

David Neely 7-28-26
Signature of Seller Date

Printed Name: David Neely

Darla Neely 7-28-26
Signature of Seller Date

Printed Name: Darla Neely

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit https://publicsite.dps.texas.gov. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

(3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric:	Jasper Newton Electric	phone #:	
Sewer:	Leach System	phone #:	
Water:	Well	phone #:	
Cable:	Spectrum	phone #:	
Trash:	Hatch Waste Management	phone #:	
Natural Gas:	NO	phone #:	
Phone Company:	Spectrum	phone #:	
Propane:	NO	phone #:	
Internet:	Spectrum	phone #:	
Security System:		phone #:	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

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TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 18610 FM 252 KIRBYVILLE, TX 75956

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: [✓] Septic Tank [ ] Aerobic Treatment [ ] Unknown
[ ] Leach System

(2) Type of Distribution System: _____ [ ] Unknown

(3) Approximate Location of Drain Field or Distribution System: North of house [ ] Unknown

(4) Installer: Jim Bush [ ] Unknown

(5) Approximate Age: 12 years [ ] Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [✓] Yes [ ] No
If yes, name of maintenance contractor: Myself (add Rid X)
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)

(2) Approximate date any tanks were last pumped? 5-15-2020

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [✓] No
If yes, explain: _____

(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [✓] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
[ ] planning materials [ ] permit for original installation [ ] final inspection when OSSF was installed
[ ] maintenance contract [ ] manufacturer information [ ] warranty information [ ] _____

(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.

(3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

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Jo Bienvenu

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water-saving devices	Usage (gal/day) with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

David Neely 7-28-26
Signature of Seller Date
DAVID NEELY

Darla Neely 7-28-26
Signature of Seller Date
DARLA NEELY

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

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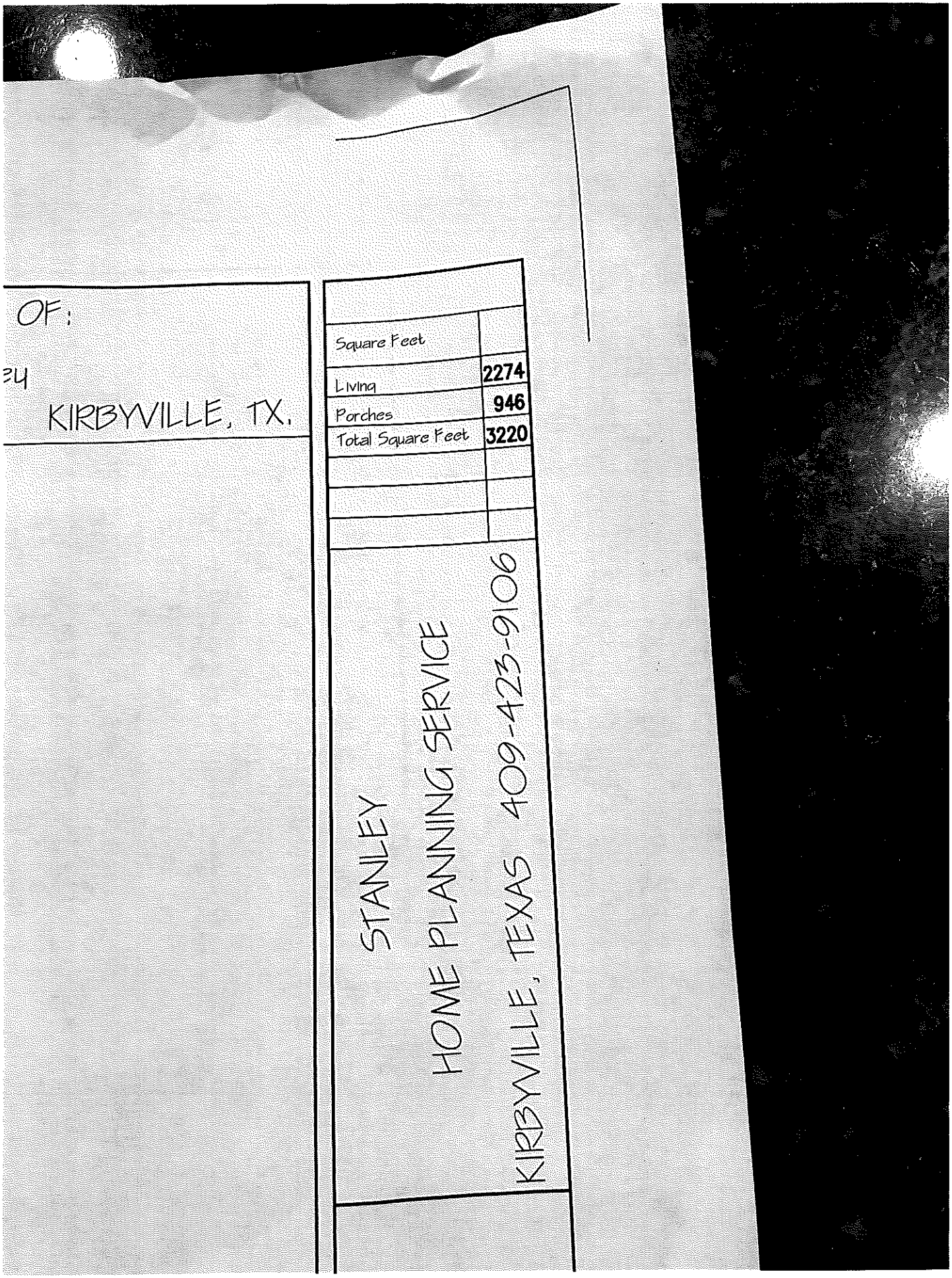

OF:
34
KIRBYVILLE, TX.
Square Feet
Living 2274
Porches 946
Total Square Feet 3220
STANLEY
HOME PLANNING SERVICE
KIRBYVILLE, TEXAS 409-423-9106

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 (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 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-Rural, TSPS Standard Land Survey.

SEE ATTACHED LEGAL DESCRIPTION

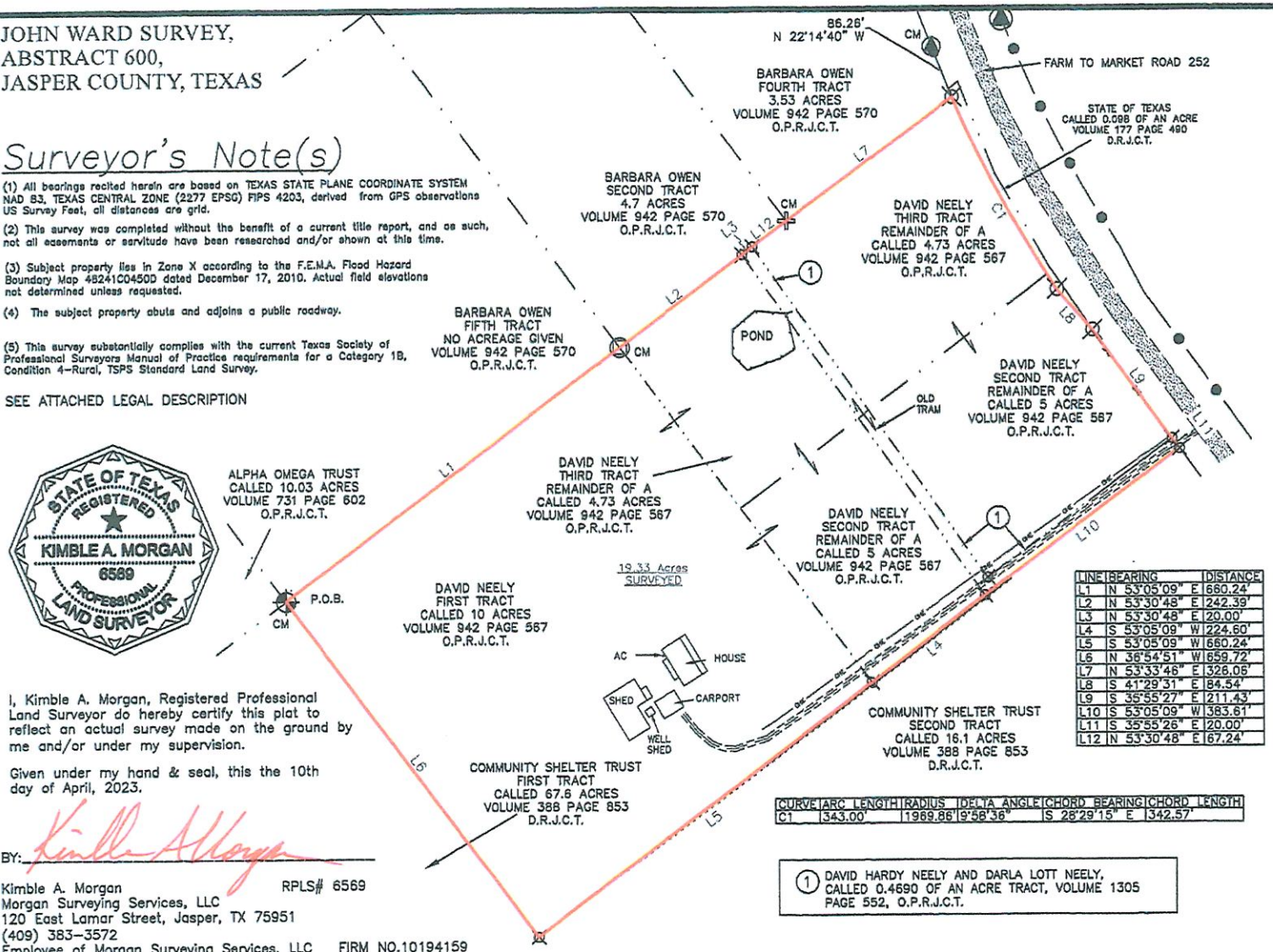
STATE OF TEXAS
REGISTERED
KIMBLE A. MORGAN
6569
PROFESSIONAL
LAND SURVEYOR

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 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.



LINE	BEARING	DISTANCE
L1	N 53°05'09" E	660.24'
L2	N 53°30'48" E	242.39'
L3	N 53°30'48" E	20.00'
L4	S 53°05'09" W	224.60'
L5	S 53°05'09" W	660.24'
L6	N 36°54'51" W	659.72'
L7	N 53°33'46" E	326.05'
L8	S 41°29'31" E	84.54'
L9	S 35°55'27" E	211.43'
L10	S 53°05'09" W	383.61'
L11	S 35°55'26" E	20.00'
L12	N 53°30'48" E	67.24'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	343.00'	1969.86'	9°58'36"	S 26°29'15" E	342.57'

(1) DAVID HARDY NEELY AND DARLA LOTT NEELY, CALLED 0.4690 OF AN ACRE TRACT, VOLUME 1305 PAGE 552, O.P.R.J.C.T.

SCALE: 1" = 200'

0 200 400

LEGEND

P.O.B.	POINT OF BEGINNING
CM	CONTROLLING MONUMENT
	1/2" IRON ROD W/MSS 6569 FOUND
	TXDOT CON. MON. FOUND
	50D NAIL FOUND
	SQUARE HEAD BOLT FOUND
	IRON ROD FOUND
	FLAT BAR FOUND
	BOUNDARY LINE
	PROPERTY LINE
ONE	POWER LINES
	FENCE

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: DAVID NEELY

USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED

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 10 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 0.4690 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.

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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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