

HILLIARD DURDIN SURVEY, ABSTRACT 100, NEWTON COUNTY, TEXAS

(1) All bearings and distances are based on the Hilliard Durdin Survey, Abstract 100, Newton County, Texas, as shown on the plat.

(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 on this plat.

(3) Subject property lies in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48351C03780 dated November 16, 2018. Actual field elevations not determined unless requested.

(4) These tracts abut and adjoin a 30' easement surveyed this day. Said 30' easement surveyed this day abuts and adjoins another 30' easement as described in Volume 812 Page 608 of the Official Public Records of Newton County, Texas.

(5) This survey substantially complies with the current Texas Society of Professional Surveyors Rules and Regulations, as amended, and the Texas Standard Land Survey, 4th Edition, 1995 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 5th day of June 2020.

By: *Kimble A. Morgan*
Kimble A. Morgan
Morgan Surveying Services, LLC
P.O. Box 392 Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC FIRM NO. 10194159
RPLS# 6569
PLAT VOID IF NOT SIGNED IN RED.

E.T.I. ACQUISITIONS
"MO #5105"
CALLED 160.697 ACRES
VOLUME 495 PAGE 7
D.R.N.C.T.

NEWTON COUNTY
SOLID STATE
CALLED 10.938 ACRES
VOLUME 444 PAGE 0342
D.R.N.C.T.

GULF STATE UTILITIES
TRACT I
CALLED 5.33 ACRES
VOLUME 266 PAGE 73
D.R.N.C.T.

WOODED ACRES APTS., L.C.
A CALLED 102.745 ACRES
VOLUME 726 PAGE 298
O.P.R.N.C.T.

GULF STATE UTILITIES
TRACT II
CALLED 266 PAGE 77
D.R.N.C.T.

GULF STATE UTILITIES
TRACT II
CALLED 266 PAGE 77
D.R.N.C.T.

CS JONES
CALLED 144 ACRES
VOLUME 183 PAGE 284
D.R.N.C.T.

LAURA JANE BUCKMASTER
REMAINDER OF A
CALLED 337.5 ACRES
VOLUME 455 PAGE 513
D.R.N.C.T.

27.51 ACRES
SURVEYED

H & H TIMBER COMPANY
A REMAINDER OF
CALLED 147.988 ACRES
VOLUME 472 PAGE 0500
O.P.R.N.C.T.

PLAT SHOWING
A 27.57 ACRE TRACT OUT OF THE
HILLIARD DURDIN SURVEY, ABSTRACT
100, BEING PART OF A REMAINDER
OF A CALLED 147.988 ACRE TRACT
OF LAND CONVEYED TO H & H
TIMBER COMPANY BY A DEED
RECORDED IN VOLUME 472 PAGE 500
OF THE OFFICIAL PUBLIC RECORDS
OF NEWTON COUNTY, TEXAS.

SCALE: 1" = 300'



LINE	BEARING	DISTANCE
L1	N 05°32'00" W	266.84'
L2	S 84°26'24" W	84.00'
L3	S 03°33'28" E	264.79'
L4	S 85°47'30" W	141.03'
L5	S 84°39'41" W	55.79'
L6	N 86°13'59" E	247.30'
L7	S 19°19'04" E	91.08'

LEGEND

- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- 1/2" IRON ROD
- W/MSS 6569 SET
- CONCRETE MONUMENT FOUND
- 5/8" IRON ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- POWER LINES
- FENCE

