

**LEGEND**

- FOUND OBJECT AS SHOWN
- SET 1/2" STEEL ROD WITH CAP MARKED "AW&C LLC"
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- OVERHEAD UTILITY LINE(S)
- O.P.R.of H.C., T. OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS
- D.R.of H.C., T. DEED RECORDS OF HARDIN COUNTY, TEXAS
- P.R.of H.C., T. PLAT RECORDS OF HARDIN COUNTY, TEXAS

**P.O.C.**  
**P.O.B.**  
0.496 AC. TR.  
FND. I.R. W/CAP  
MRKD. "WHITELEY"  
N 10158217.43  
E 4187908.95

**ALLEN STREET**

**SMITH-FEAGIN ADDITION TO THE CITY OF KOUNTZE, TEXAS**  
VOL. 3, PAGE 10  
P.R.of H.C., T.

0.496 ACRE

**P.O.B.**  
0.121 AC. TR.

**LOT 3**  
GENE WHISENHANT TRACT TWO  
VOL. 1123, PAGE 406  
O.P.R.of H.C., T.

**TUBB STREET (CALLED "60' R.O.W.")**

**P.O.B.**  
0.479 AC. TR.

0.479 ACRE

**LOT 2**

**LINDSEY STREET**

**LOT 4**

**LOT 5**

**LOT 6**

**NOTES:**

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ALLTERRA CENTRAL, TRIMBLE V.R.S. R.T.K. G.P.S. NETWORK, REFERENCED TO THE (N.A.D. 83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEOID MODEL "GEOID 18". COORDINATE, DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET.

CONVERGENCE ANGLE = 03°34'49.65841", SCALE FACTOR = 0.999946606, COMBINED FACTOR = 0.999946518, AT THE NORTHWEST CORNER OF LOT 3. ("CORPSCON 6.01" U.S.A.C.E.).

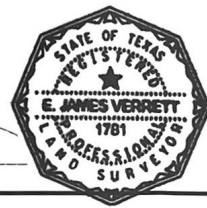
SEE THREE ACCOMPANYING DESCRIPTIONS.  
PLAT NOT COMPLETELY LEGIBLE.

FLOOD ZONE: X ("AREA OF MINIMAL FLOOD HAZARD")  
FIRM: 48199C0225F  
DATED: 10-06-2010  
FLOOD ZONE DETERMINED FROM FEMA MAP. AW&C DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.

**CERTIFICATION OF SURVEYOR:**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS IS A TRUE AND ACCURATE PLAT OF LOT 3, BLOCK 1, SMITH-FEAGIN ADDITION, TO THE CITY OF KOUNTZE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 10, PLAT RECORDS, HARDIN COUNTY, TEXAS, PREPARED FROM THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION. NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS WERE OBSERVED, AT THE TIME OF THIS SURVEY EXCEPT AS SHOWN ON THIS PLAT.

*E. James Verrett*  
E. JAMES VERRETT, R.P.L.S. No. 1781



**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY: TEXAN TITLE INSURANCE COMPANY  
GF No.: H68341  
COMMITMENT No.: H68341  
EFFECTIVE DATE: MARCH 11, 2022  
ISSUED DATE: MARCH 28, 2022

**SURVEY RELATED SCHEDULE B EXCEPTIONS:**

- 10.b. Easements, or claims of easements, which are not recorded in the public records. (Owner's Policy Only)
- 10.c. Visible and apparent easements on or across property herein described. (Owner's Policy Only)
- 10.f. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (NOTE: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)
- 10.h. All oil, gas and other minerals conveyed by Olive Sternberg Lumber Company to Mrs. Emma S. Sternberg, et al, by deed dated April 27, 1950, recorded in Volume 212, Page 297, Deed Records, Hardin County, Texas, together with all royalties, bonuses and rentals, and all rights, expressed or implied. Title to said interest not checked subsequent to date of aforesaid instrument.
- 1. Easement from Cecil Smith, et al to Southwestern Bell Telephone company, dated May 21, 1952, recorded in Volume 253, Page 574, Deed Records, Hardin County, Texas. (SHOWN ON PLAT)
- 2. Easement dated December 22, 1950, executed by Cecil Smith, et al to southwestern Bell Telephone Co., et al recorded in Volume 273, Page 554, Deed Records, Hardin County, Texas. (UNABLE TO LOCATE - NOT SHOWN ON PLAT)
- 3. Easement dated August 20, 1954, executed by L. M. Feagin, et al to Gulf States Utilities Company, et al, recorded in Volume 411, Page 41, Deed Records, Hardin County, Texas. (UNABLE TO LOCATE - NOT SHOWN ON PLAT)
- 4. Sewer Easement dated March 23, 2011, executed by Gene Whisenant to City of Kountze, recorded in/under Instrument No. 2011-19387 of the Official Public Records of Hardin County, Texas. (DOES NOT AFFECT SUBJECT TRACT - NOT SHOWN ON PLAT)
- 5. Sewer Easement dated March 23, 2011, executed by Gene Whisenant to City of Kountze, recorded in/under Instrument No. 2011-19388 of the Official Public Records of Hardin County, Texas. (SHOWN ON PLAT)

1	06/25/22	SPLIT INTO THREE TRACTS	EJV
NO	DATE	REVISION	APPROV
PLAT OF LOT 3, BLOCK 1 SMITH-FEAGIN ADDITION TO THE CITY OF KOUNTZE HARDIN COUNTY, TEXAS			
(VACANT) ALLEN STREET, KOUNTZE, TEXAS 77625			
PREPARED FOR: JACEY-KAY CARTER			
Engineering F-16194			Surveying 10194049
3120 Central Mall Drive Port Arthur, TX 77642 409.724.7888 awcang.com			
208 NO. 1522-086	DATE: 03-31-22	SCALE: 1" = 40'	CHECKED BY: EJV