

NOTE:

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "WHITELEY OLIVER".

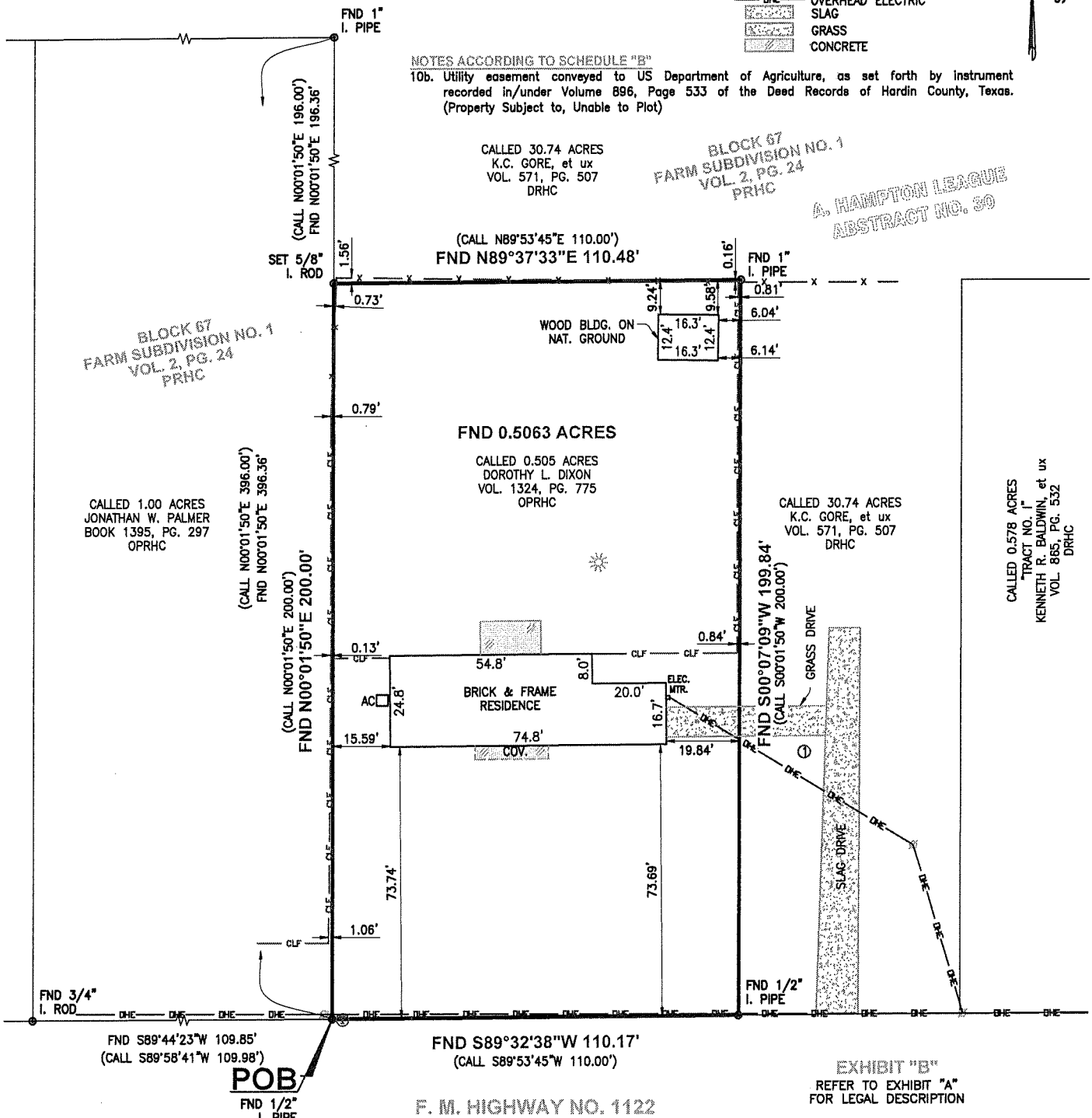
LEGEND

- POWER POLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC
- GRASS
- CONCRETE

SCALE 1"=30'

NOTES ACCORDING TO SCHEDULE "B"

10b. Utility easement conveyed to US Department of Agriculture, as set forth by instrument recorded in/under Volume 896, Page 533 of the Deed Records of Hardin County, Texas. (Property Subject to, Unable to Plot)



BLOCK 67
FARM SUBDIVISION NO. 1
VOL. 2, PG. 24
PRHC

CALLED 1.00 ACRES
JONATHAN W. PALMER
BOOK 1395, PG. 297
OPRHC

FND 0.5063 ACRES

CALLED 0.505 ACRES
DOROTHY L. DIXON
VOL. 1324, PG. 775
OPRHC

BRICK & FRAME
RESIDENCE

WOOD BLDG. ON
NAT. GROUND

BLOCK 67
FARM SUBDIVISION NO. 1
VOL. 2, PG. 24
PRHC

A. HAMPTON LEAGUE
ABSTRACT NO. 30

CALLED 0.578 ACRES
TRACT NO. 1
KENNETH R. BALDWIN, et ux
VOL. 865, PG. 532
DRHC

CALLED 30.74 ACRES
K.C. GORE, et ux
VOL. 571, PG. 507
DRHC

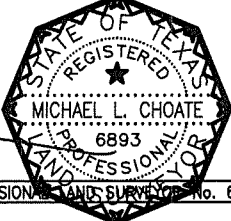
EXHIBIT "B"
REFER TO EXHIBIT "A"
FOR LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION:

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE GUARANTY COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS, ON THE SURFACE OF THE GROUND EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. ALL RECORDED EASEMENTS SHOWN AND NOTED PER STEWART TITLE GUARANTY COMPANY G.F. No. 1844673

DATE SURVEYED: OCTOBER 26, 2022



MICHAEL L. CHOATE - REGISTERED PROFESSIONAL LAND SURVEYOR No. 6893

WHITELEY OLIVER

SURVEYING | DATA SERVICES | FIELD SERVICES
REGISTERED PROFESSIONAL LAND SURVEYING FIRM #10106700
655 LANGHAM, UNIT 14, BEAUMONT, TEXAS 77707
409-892-0421 whiteleyoliver.com

PROTRUSION NOTE:

- ① GRASS DRIVE PROTRUDES ONTO ADJOINERS TRACT.

6371 FM 1122
SILSBEE, TEXAS 77656

0.5063 Acre Tract or Parcel of Land
Out of and a Part of Block 108
Southwestern Settlement & Development Company's
Farm Subdivision No. 1, Volume 2, Page 24, Plat Records
A. Hampton League, Abstract No. 30
Hardin County, Texas

Owner: Kevin Kirkland
In accordance with the Flood Hazard
Boundary Map, Department of Housing
and Urban Development.

Community No.: 480284
Panel No.: 0250 F
Date of FIR: 10-6-10

This property lies in Zone "X" (white).
Location on map determined by scale on map.
Actual field elevation not determined.
Whiteley Oliver, LLC does not warrant nor
subscribe to the accuracy or scale of said
maps.

Zone "X" (white) are areas determined to be
outside the 0.2% annual chance flood plain.
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part without the written authorization of Whiteley Oliver, LLC

EXHIBIT "A"

Legal Description: 0.5063 Acre Tract or Parcel of Land
Out of and a Part of Block 108
Southwestern Settlement & Development Company's
Farm Subdivision No. 1, Volume 1, Page 23&24, Plat Records
A. Hampton League, Abstract No. 30
Hardin County, Texas

BEING a 0.5063 acre tract or parcel of land situated in the A. Hampton League, Abstract No. 30, Hardin County, Texas, and being out of and part of Block 67 of the Southwestern Settlement & Development Company's Farm Subdivision No. 1, a Subdivision of Hardin County, Texas, according to the plat thereof recorded in Volume 1, Page 23&24, Plat Records, Hardin County, Texas, and being out of and a part of the W.C. Seaman 39.38 acre tract, and being all of that certain called 0.505 acre tract of land as described in a "Warranty Deed" from I.W. Landry, Jr., Lyndall Sue Harvey, Sylvia Strother, Babette Rogers, and Keaton H. Landry, being all the surviving heirs at law of I.W. Landry, Deceased, to Flavia Landry as recorded in Volume 672, Page 472, Deed Records, Hardin County, Texas, and furthermore, being all of that certain called 0.505 acre tract of land as described in a "Warranty Deed" from I.W. Landry, Jr., Lyndall Landry Harvey, Sylvia Strother, Babette Rogers Breaux, and Keaton H. Landry, acting by and through his duly authorized Agent and Attorney in Fact, I.W. Landry, Jr., to Dorothy L. Dixon as recorded in Volume 1324, Page 775, Official Public Records, Hardin County, Texas, said 0.5063 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to West line of the said 0.505 acre Dixon tract, being described as NORTH 00°01'50" EAST, in the above referenced Volume 1324, Page 775, Official Public Records, Hardin County, Texas. All set 5/8" iron rods are set with red caps stamped "Whiteley Oliver."

BEGINNING at a 1/2" iron pipe found for the Southwest corner of the tract herein described, said corner being the Southeast corner of that certain called 1.00 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Larry Benjamin Stewart and Jo Ann Stewart to Jonathan W. Palmer as recorded in Book 1395, Page 297, Official Public Records, Hardin County, Texas, and being in the North right of way line of F.M. Highway No. 1122, said corner also being the Southwest corner of the said 0.505 acre Dixon tract;

THENCE NORTH 00°01'50" EAST, along and with the boundary between the tract herein described and the East line of the said 1.00 acre Palmer tract, for a distance of 200.00 feet to a 5/8" iron rod set for corner, said corner being exterior ell corner of that certain called 30.74 acre tract of land as described in a "Warranty Deed" from Wilburn B. Rice and wife, Carolyn W. Rice, to K.C. Gore and wife, Anna Mary Gore, as recorded in Volume 571, Page 507, Deed Records, Hardin County, Texas, said corner also being the Northwest corner of the said 0.505 acre Dixon tract, from which, a 1" iron pipe found for the Northeast corner of the said 1.00 acre Palmer tract, and an interior ell corner of the said 30.74 acre Gore tract, bears NORTH 00°01'50" EAST a distance of 196.36 feet;

THENCE NORTH 89°37'33" EAST, along and with the boundary between the tract herein described and a Southerly line of the said 30.74 acre Gore tract, for a distance of 110.48 feet to a 1" iron pipe found for corner, said corner being an interior ell corner of the said 30.74 acre Gore tract, said corner also being the Northeast corner of the said 0.505 acre Dixon tract;

THENCE SOUTH 00°07'09" WEST, along and with the boundary between the tract herein described and a Westerly line of the said 30.74 acre Gore tract, for a distance of 199.84 feet to a 1/2" iron pipe found for corner, said corner being an exterior ell corner of the said 30.74 acre Gore tract, and being in the North right of way line of F.M. Highway No. 1122, said corner also being the Southeast corner of the said 0.505 acre Dixon tract;

THENCE SOUTH 89°32'38" WEST, along and with the North right of way line of F.M. Highway No. 1122, for a distance of 110.17 feet to the **POINT OF BEGINNING**, and containing 0.5063 acres of land, more or less.

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