

JACOB BECKER SURVEY,  
 ABSTRACT 31  
 NEWTON 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 encumbrances or servitudes have been researched and/or shown at this time.
  - (3) Subject property lies in Zone A according to the FEMA Flood Hazard Boundary Map 48351C0175D dated November 15, 2018. Actual field elevations not determined unless requested.
  - (4) This tract abuts and adjoins a public road.
  - (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



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 by hand & seal, this the 29th day of December, 2020.

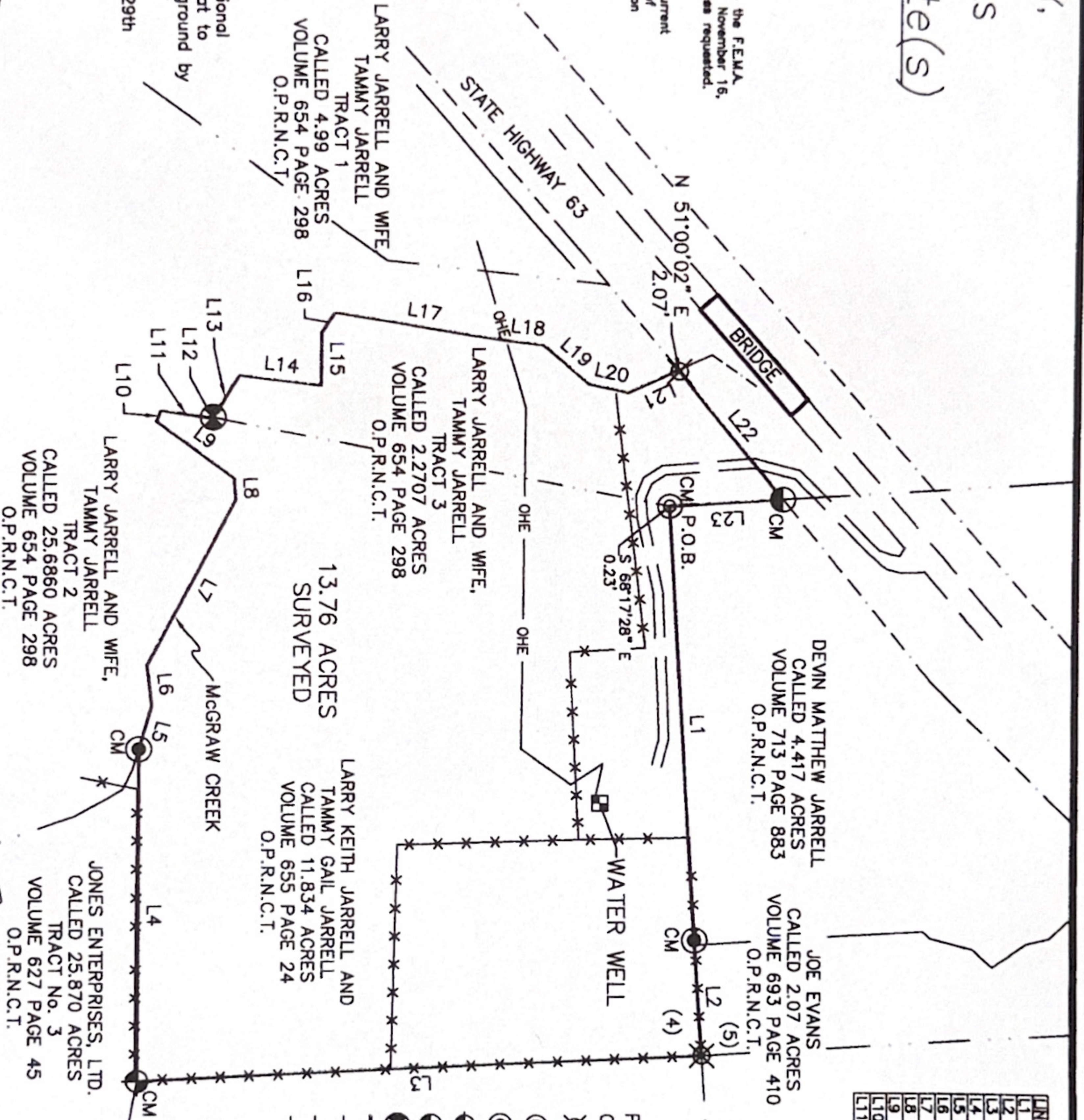
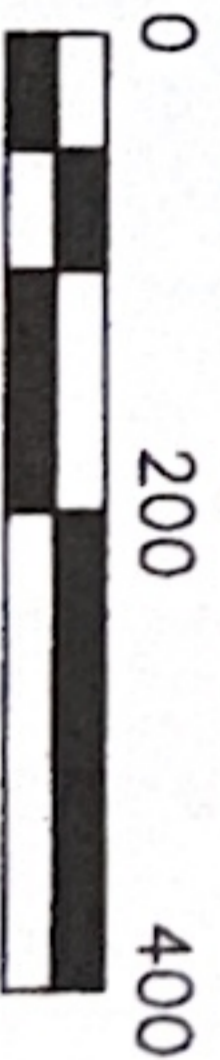
BY:

Kimble A. Morgan  
 Morgan Surveying Services, LLC  
 120 East Lamar St. Jasper, TX 75951  
 (409) 383-3572  
 Employee of Morgan Surveying Services, LLC FIRM NO. 10194159  
 PLAT VOID IF NOT SIGNED IN RED.

RPLS# 6569

SURVEY PREPARED EXCLUSIVELY FOR  
 CLIENT: DEVIN JARRELL

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



LINE	BEARING	DISTANCE	L12	N	36°13'14"	W	204'
L1	N 86°28'28"	E 1594.10'	L13	N	57°41'53"	W	61.98'
L2	N 86°15'13"	E 148.15'	L14	N	06°43'07"	E	101.89'
L3	S 02°47'20"	E 707.81'	L15	N	89°29'27"	W	68.40'
L4	N 89°52'26"	W 425.25'	L16	N	56°36'43"	W	10.73'
L5	N 73°42'12"	W 57.34'	L17	N	09°18'05"	E	220.82'
L6	S 83°39'26"	W 51.59'	L18	N	06°56'13"	E	41.80'
L7	N 62°21'35"	W 237.11'	L19	N	40°42'17"	E	75.48'
L8	S 86°22'10"	W 127.16'	L20	N	11°45'42"	E	50.98'
L9	S 36°36'19"	W 119.89'	L21	N	24°13'13"	W	67.75'
L10	N 70°39'32"	W 114.73'	L22	N	51°00'02"	E	208.78'
L11	N 08°17'14"	E 84.10'	L23	S	03°27'14"	E	141.83'

- LEGEND
- P.O.B. POINT OF BEGINNING
  - CM CONTROLLING MONUMENT
  - ⊗ 1/2" IRON ROD
  - ⊗ W/MSS 6569 SET
  - ⊙ 1" IRON PIPE FOUND
  - ⊙ 1/2" IRON ROD FOUND
  - ⊙ 3/8" IRON ROD FOUND
  - ⊙ 1/2" IRON ROD W/QUIN FOUND
  - ⊙ 1/2" IRON ROD W/LOVETT FOUND
  - BOUNDARY LINE
  - PROPERTY LINE
  - POWER LINES
  - FENCE

PLAT SHOWING A  
 13.76 ACRE TRACT OUT OF THE JACOB  
 BECKER SURVEY, ABSTRACT 31, NEWTON  
 COUNTY, TEXAS AND BEING ALL OF A CALLED  
 11.834 ACRE TRACT, HAVING BEEN CONVEYED  
 TO LARRY KEITH JARRELL AND TAMMY GAIL  
 JARRELL BY A DEED RECORDED IN VOLUME  
 655 PAGE 24 AND ALL OF A CALLED 2.2703  
 ACRE TRACT CONVEYED TO LARRY JARRELL  
 AND WIFE TAMMY JARRELL BY A DEED  
 RECORDED IN VOLUME 654 PAGE 298  
 OF THE OFFICIAL PUBLIC RECORDS OF  
 NEWTON COUNTY, TEXAS.

BILLY JOE MCGEE AND WIFE,  
 CALLED 11.834 ACRES  
 VOLUME 233 PAGE 179  
 D.R.N.C.T.

BILLY MCGEE  
 CALLED 11.834 ACRES  
 VOLUME 290 PAGE 903  
 D.R.N.C.T.

DEVIN MATTHEW JARRELL  
 CALLED 4.417 ACRES  
 VOLUME 713 PAGE 883  
 O.P.R.N.C.T.

JOE EVANS  
 CALLED 2.07 ACRES  
 VOLUME 693 PAGE 410  
 O.P.R.N.C.T.

LARRY JARRELL AND WIFE,  
 TAMMY JARRELL  
 TRACT 3  
 CALLED 2.2707 ACRES  
 VOLUME 654 PAGE 298  
 O.P.R.N.C.T.

13.76 ACRES  
 SURVEYED

LARRY KEITH JARRELL AND  
 TAMMY GAIL JARRELL  
 CALLED 11.834 ACRES  
 VOLUME 655 PAGE 24  
 O.P.R.N.C.T.

LARRY JARRELL AND WIFE,  
 TAMMY JARRELL  
 TRACT 2  
 CALLED 25.6860 ACRES  
 VOLUME 654 PAGE 298  
 O.P.R.N.C.T.

JONES ENTERPRISES, LTD.  
 CALLED 25.870 ACRES  
 TRACT No. 3  
 VOLUME 627 PAGE 45  
 O.P.R.N.C.T.

LARRY JARRELL AND WIFE,  
 TAMMY JARRELL  
 TRACT 1  
 CALLED 4.99 ACRES  
 VOLUME 654 PAGE 298  
 O.P.R.N.C.T.

SCALE: 1" = 200'

**JACOB BECKER SURVEY, ABSTRACT 31  
NEWTON COUNTY, TEXAS**

**LEGAL DESCRIPTION**

**FOR A**

**13.76 ACRE TRACT**

**BEING** all that certain tract or parcel of land located in the Jacob Becker Survey, Abstract 31, situated in Newton County, Texas, same tract of land being all of a called 11.834 acre tract conveyed to Larry Keith Jarrell and Tammy Gail Jarrell by a deed recorded in Volume 655 Page 24 of the Official Public Records of Newton County, Texas and being all of a called 2.2707 acre tract conveyed to Larry Jarrell and wife, Tammy Jarrell by a deed recorded in Volume 654 Page 298 of the Official Public Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

**Beginning** at a 1" iron pipe found for an interior corner in the north line of this tract and being the southwest corner of a called 4.417 acre tract conveyed to Devin Matthew Jarrell by a deed recorded in Volume 713 Page 883 of the Official Public Records of Newton County, Texas, where a spike nail found bears S 68°17'28" E a distance of 0.23';

**Thence N 86°28'28" E** with the south line of said Jarrell's 4.417 acre tract a **distance of 554.10'** to a ½" iron rod found for reference of the southeast corner of same;

**Thence N 86°15'13" E** continuing with the south line of said Jarrell's 4.417 acre tract and the south line of a called 2.07 acre tract conveyed to Joe Evans by a deed recorded in Volume 693 Page 410 of the Official Public Records of Newton County, Texas a **total distance of 148.15'** to a ½" iron rod with MSS 6569 set for the southeast corner of said Evans' tract, the southwest corner of a called 11.834 acre tract (Tract 2) conveyed to Billy McGee by a deed recorded in Volume 290 Page 903 of the Deed Records of Newton County, Texas and the northwest corner of a called 11.834 acre tract (Lot 3) conveyed to Billy McGee and wife Linda Tanner McGee by a deed recorded in Volume 233 Page 179 of the Deed Records of Newton County, Texas;

**Thence S 02°47'20" E** with the west line of said McGee tract (Tract 3) a **distance of 707.61'** to a 3/8" iron rod found for the southwest corner of same, being the southeast corner of this tract, and being in a corner in the north line of a called 25.870 acre tract conveyed to Jones Enterprises, LTD by a deed recorded in Volume 627 Page 45 of the Official Public Records of Newton County Texas;

**Thence N 89°52'26" W** with the north line of said Jones Enterprises, LTD tract a **distance of 425.25'** to a ½" iron rod found for the most westerly corner of same, on the east bank of McGraw Creek;

Thence with the east bank of said creek the following course and distances:

**N 73°42'12" W a distance of 57.34'** to an angle point;  
**S 83°39'26" W a distance of 51.59'** to an angle point;  
**N 62°21'35" W a distance of 237.11'** to an angle point;  
**S 86°22'10" W a distance of 27.16'** to an angle point;  
**S 36°36'19" W a distance of 119.89'** to an angle point;  
**N 70°39'32" W a distance of 14.73'** to an angle point;  
**N 08°17'14" E a distance of 64.10'** to an angle point;  
**N 38°13'14" W a distance of 2.04'** to a ½" iron rod with Lovett found for corner;  
**N 57°41'53" W a distance of 61.98'** to an angle point;  
**N 06°43'07" E a distance of 101.69'** to an angle point;  
**N 89°29'27" W a distance of 66.40'** to an angle point;  
**N 56°36'43" W a distance of 30.73'** to an angle point;  
**N 09°18'05" E a distance of 220.82'** to an angle point;  
**N 06°56'13" E a distance of 41.80'** to an angle point;

N 40°42'17" E a distance of 75.48' to an angle point;  
N 11°45'42" E a distance of 50.98' to an angle point;  
N 24°13'15" W a distance of 67.75' to an angle point in the southeast right of way line  
of State Highway #63, where a ½" iron rod with MSS 6569 set for reference bears  
N 51°00'02" E a distance of 2.07';

Thence N 51°00'02" E with the southwest right of way line of said highway a distance  
of 208.78' to a ½" iron rod with Quin found for the most northerly northwest corner of  
this tract, and being a southerly northwest corner of said Jarrell's 4.417 acre tract;

Thence S 03°27'14" E with the west line of said Jarrell's 4.417 acre tract a distance of  
141.83', to the point of beginning, containing 13.76 acres.


Notes:

- (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) See the above described description, as shown, on the attached plat prepared even date.
- (3) The subject property abuts and adjoins a public roadway.
- (4) 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.



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 by hand, this the 29<sup>th</sup> day of December 2020.

  
Kimble A. Morgan RPLS# 6569

Morgan Surveying Services, LLC  
120 East Lamar St. Jasper, TX 75951  
(409) 383-3572

Employee of Morgan Surveying Services, LLC

FIRM NO.10194159