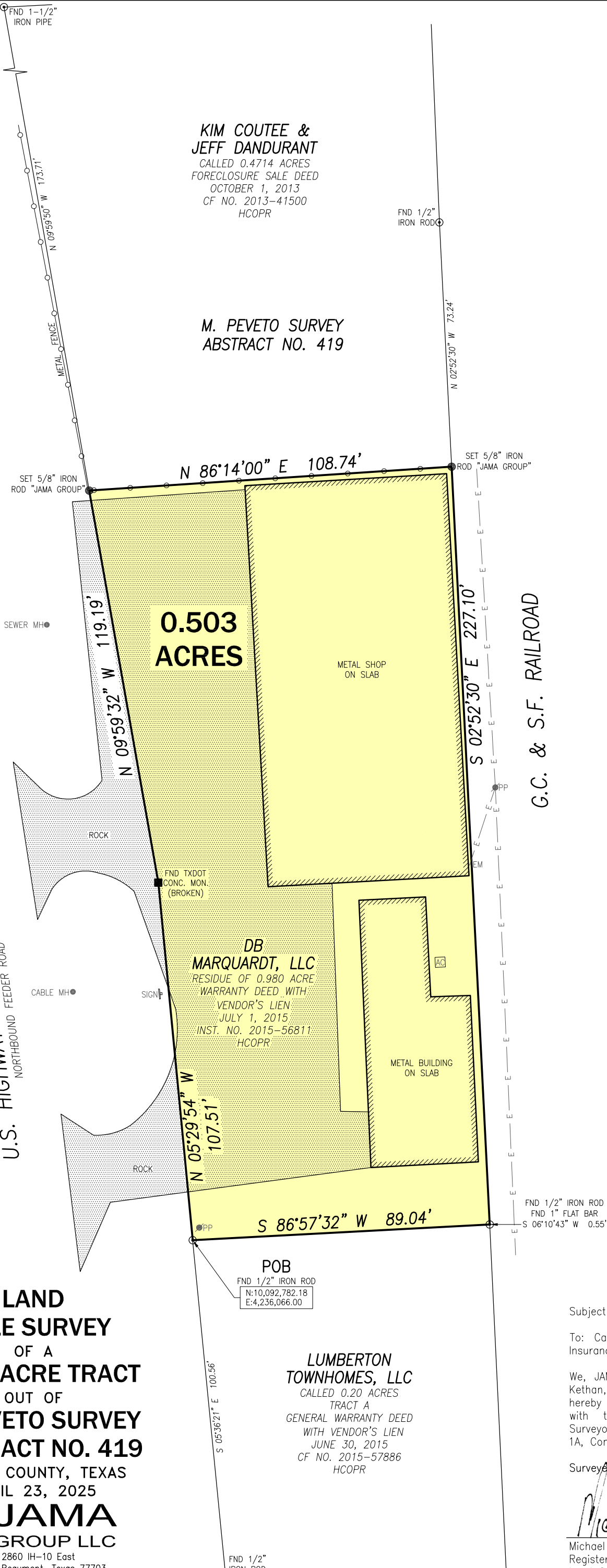


**KIM COUTEE &
JEFF DANDURANT**
CALLED 0.4714 ACRES
FORECLOSURE SALE DEED
OCTOBER 1, 2013
CF NO. 2013-41500
HCOPR

**M. PEVETO SURVEY
ABSTRACT NO. 419**

U.S. HIGHWAY 69, 96, & 287
NORTHBOUND FEEDER ROAD



**0.503
ACRES**

**DB
MARQUARDT, LLC**
RESIDUE OF 0.980 ACRE
WARRANTY DEED WITH
VENDOR'S LIEN
JULY 1, 2015
INST. NO. 2015-56811
HCOPR

**LUMBERTON
TOWNHOMES, LLC**
CALLED 0.20 ACRES
TRACT A
GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
JUNE 30, 2015
CF NO. 2015-57886
HCOPR

GENERAL NOTES:

1. Reference a Commitment for Title Insurance issued by Capital Title of Texas, LLC, File No. 25-854679A-WE, having an effective date of April 13, 2025 and an issue date of April 18, 2025. No further research for easements or encumbrances was performed by JAMA Group, LLC.
2. The bearings and distances shown hereon are referenced to the Texas Plane Coordinate System, Central Zone, NAD 83 (US survey foot).
3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
6. According to Map No. 48199C 0530F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Hardin County, Texas (and Incorporated Areas) dated October 6, 2010, the subject tract is situated within: Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Location of the subject tract on said maps were determined by scale with actual field elevations not determined. JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps.
7. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the exclusive use by the parties listed thereon. This survey is not to be used for any subsequent transactions. Liability to third parties may not be transferred or assigned.
8. Visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.
9. Per Item No. 100 of the Schedule B Exceptions, property is subject to ordinances by the Lumberton Municipal Utility District, recorded in Vol. 773, Pg. 445, Vol. 788, Pg. 353, and Vol. 848, Pg. 45, Hardin County Deed Records, and Vol. 1123, Pg. 866, CF No. 2013-35728, CF No. 2016-69154, CF No. 2017-79145, CF No. 2018-88888, CF No. 2019-98929, CF No. 2020-108091, and CF No. 2021-119211, Hardin County Official Public Records. BLANKET IN COVERAGE
10. Per Item No. 10P of the Schedule B Exceptions, property lies within the boundaries of Lumberton Municipal Utility District. BLANKET IN COVERAGE

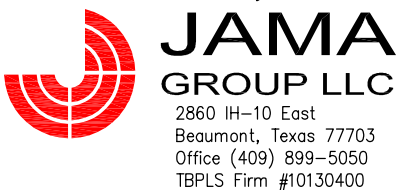
G.C. & S.F. RAILROAD

PURCHASER:
BRYAN MARQUARDT

ADDRESS:
3195 S US HWY 96
LUMBERTON, TEXAS 77657

**LAND
TITLE SURVEY**
OF A
0.503 ACRE TRACT
OUT OF
**M. PEVETO SURVEY
ABSTRACT NO. 419**

HARDIN COUNTY, TEXAS
APRIL 23, 2025



Subject to the General Notes shown hereon:

To: Capital Title of Texas, LLC, First National Title Insurance Company, and Bryan Marquardt:

We, JAMA Group, LLC acting by and through Michael Kethan, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: April 23, 2025

Michael Kethan
Michael Kethan
Registered Professional
Land Surveyor No. 5709

