

LOT 1

BEING A 1.040 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 1.040 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 2

BEING A 0.918 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 0.918 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 3

BEING A 1.063 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 1.063 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 4

BEING A 1.691 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 1.691 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 5

BEING A 2.835 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 2.835 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 6

BEING A 2.236 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 2.236 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 7

BEING A 1.875 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 1.875 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

STATE OF TEXAS  
COUNTY OF JASPER

KNOWN ALL MEN BY THESE PRESENT:

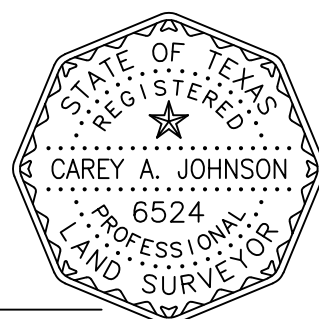
THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, ACTING THROUGH ITS DULY AUTHORIZED AGENT CONSENTS TO THE SUBDIVISION AS SHOWN HEREON. OWNER DOES ALSO DEDICATE ALL STREETS WITHIN THIS SUBDIVISON AS PRIVATE USE.

SEEDLING TO SAW FORESTRY, LTD., A TEXAS LIMITED LIABILITY COMPANY

\_\_\_\_\_  
WILLIAM FLOURNOY  
OWNER

SURVEYOR'S ACKNOWLEDGEMENT

I, CAREY A. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6524 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL MONUMENTS ARE AS SHOWN HEREON.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

LOT 8

BEING A 2.829 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 2.829 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 9

BEING A 1.891 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 1.891 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 10

BEING A 1.948 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 1.948 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

LOT 11

BEING A 9.788 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 9.788 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

REMAINDER TRACT

BEING A 28.995 ACRE TRACT OF LAND SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NUMBER 375, JASPER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 58.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO DREW HARRIS, RECORDED IN CLERK'S FILE NO. 303137 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS (O.P.R.J.C.T.), SAID 28.995 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

APPROVED BY COMMISSIONERS' COURT OF JASPER COUNTY, TEXAS  
FOR FILING PURPOSES ONLY

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
SETH MARTINDALE  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
KEVIN HOLLOWAY  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
MARK ALLEN  
COUNTY JUDGE

\_\_\_\_\_  
WILLIE STARK  
COMMISSIONER, PRECINCT 3

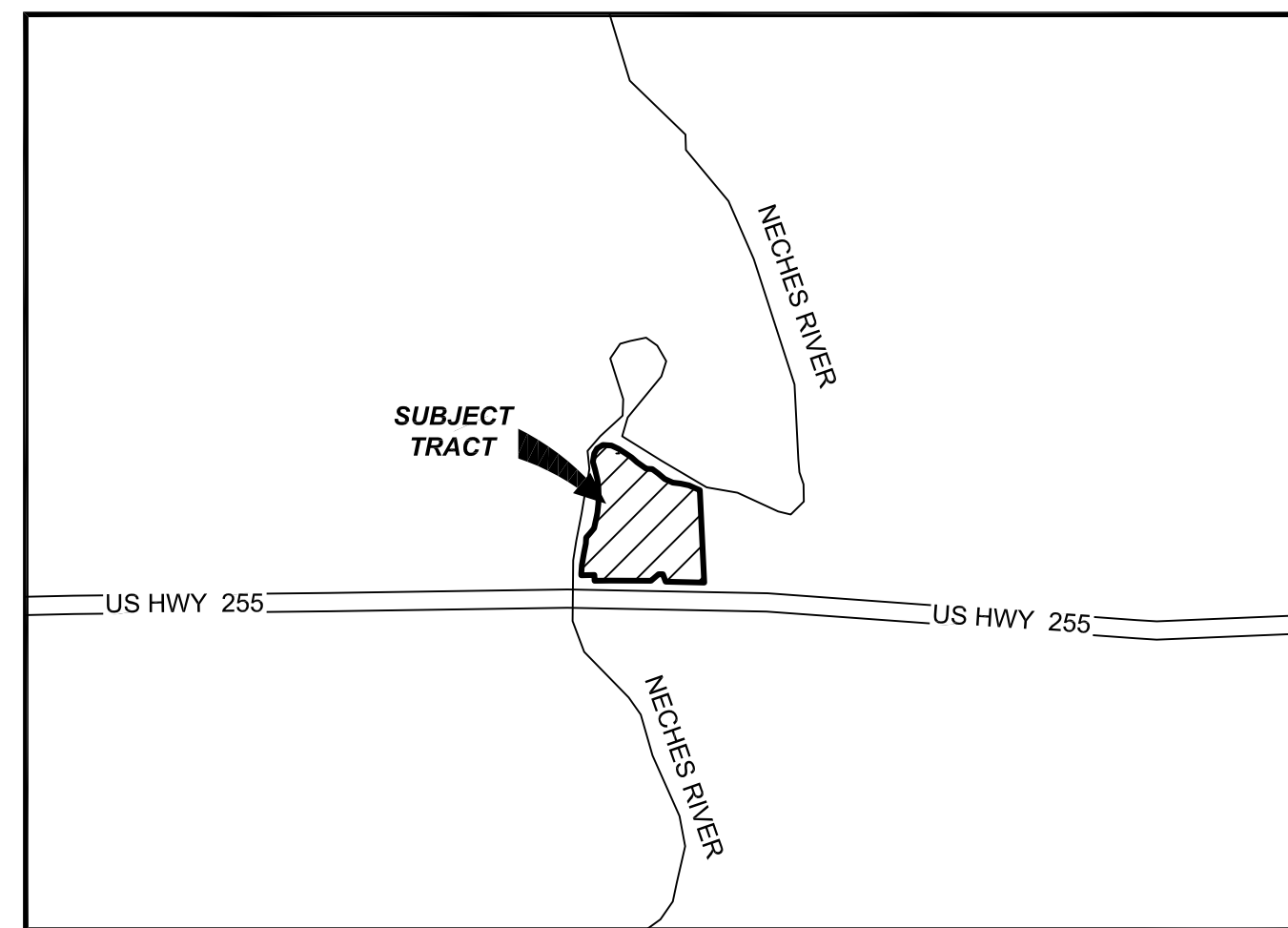
\_\_\_\_\_  
DENNIS MARKS  
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM FLOURNOY, OWNER OF SEEDLING TO SAW FORESTRY, LTD., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_ COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

- A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER JASPER COUNTY COMMUNITY MAP NO. 481080, FEMA FIRM PANEL NO. 48241C0200D, HAVING AN EFFECTIVE DATE OF 12-17-2010.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00011828.
- LAND IS DESIGNATED FOR RESIDENTIAL USE.
- ALL PROPERTY WILL BE INDIVIDUAL WATER WELL AND SEPTIC SYSTEMS.
- ALL WATER SUPPLIES MUST BE APPROVED BY THE TEXAS DEPARTMENT OF HEALTH.
- THIS SUBDIVISION LIES OUTSIDE OF ANY EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN WITHIN JASPER COUNTY.
- ACCESS TO ALL TRACTS ARE VIA PRIVATE ACCESS EASEMENT AND IS NOT TO BE MAINTAINED BY JASPER COUNTY.
- ALL PROPOSED PRIVATE SEWERAGE FACILITIES MUST BE IN ACCORDANCE WITH THE POLICIES AND REGULATIONS OF JASPER COUNTY AND THE TEXAS HEALTH AND SAFETY CODE.
- BASE FLOOD ELEVATION ESTABLISHED FOR ENTIRE SITE AT 104.2 FEET AS PER JASPER COUNTY FLOOD PLAIN ADMINISTRATOR.
- PER THE JASPER COUNTY'S REQUIREMENTS OF BFE + 2 FEET, THE FINISHED FLOOR ELEVATION IS SET AT 106.2 FEET.
- THIS PLAT IS FOR FILING PURPOSES ONLY.

# MINOR PLAT NECHES RIVER ACRES

FOR FILING PURPOSES ONLY  
BEING A SUBDIVISION OF 57.11 ACRES SITUATED IN THE O.P. MOTT SURVEY, ABSTRACT NO. 375, JASPER COUNTY, TEXAS.

10 LOTS 1 BLOCK 2 RESERVES

MARCH 2024

OWNER  
SEEDLING TO SAW FORESTRY, LTD.  
A TEXAS LIMITED PARTNERSHIP  
PO BOX 3667  
LUFKIN, TX 75903-3667  
(936) 635-5252



SURVEYOR  
**TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400





Scale: 1" = 100'

**LEGEND**

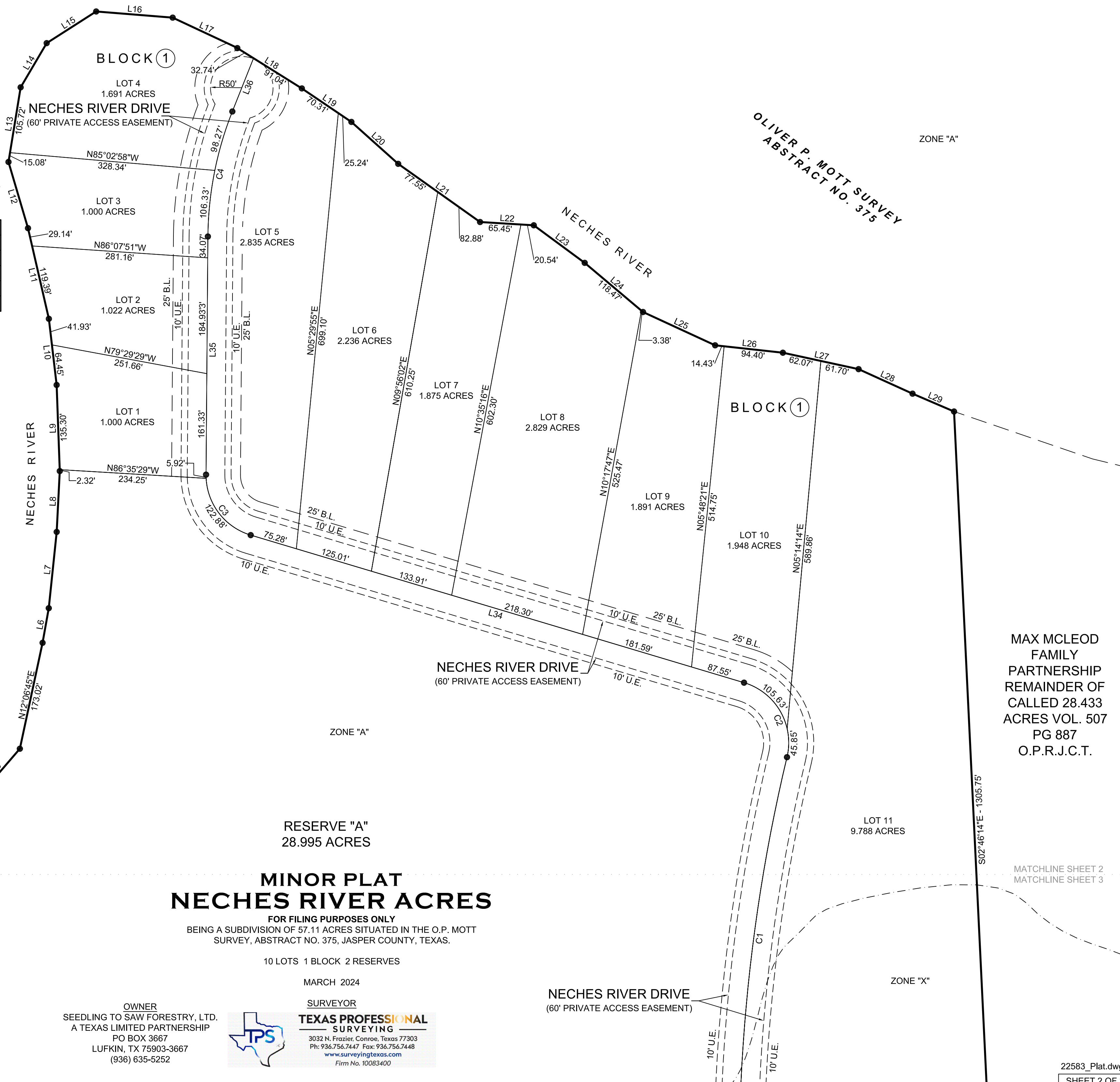
- Found Survey Monument (Described)  
Set 5/8" Iron Rod w/Cap "TPS 100834-00"
- R.O.W. Right-of-Way
- B.L. Building Line
- - - Easement
- Building Line
- Volume
- PG. Page
- O.P.R.J.C.T. Official Public Record of Jasper County Texas

**LOTS CURVE TABLE**

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	2792.95'	588.16'	012.0657	587.07'	N07° 24' 40.93"E
C2	100.00'	151.49'	086.7954	137.41'	N29° 57' 12.54"W
C3	100.00'	128.80'	073.7992	120.08'	N36° 27' 05.83"W
C4	552.19'	204.60'	021.2296	203.43'	N11° 03' 45.99"E

**BOUNDARY LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N00° 35' 35.79"E	24.00'
L2	N04° 25' 38.22"E	122.25'
L3	N01° 51' 09.89"E	84.16'
L4	N41° 42' 52.20"E	77.75'
L5	N40° 44' 19.08"E	95.16'
L6	N10° 09' 21.72"E	56.20'
L7	N05° 56' 23.33"E	122.44'
L8	N02° 52' 16.30"E	97.34'
L9	N02° 05' 48.35"W	137.62'
L10	N06° 41' 52.14"W	106.39'
L11	N12° 56' 37.84"W	148.53'
L12	N16° 26' 13.19"W	110.24'
L13	N09° 14' 41.19"E	120.80'
L14	N30° 30' 11.02"E	81.93'
L15	N57° 24' 44.29"E	93.81'
L16	S85° 23' 44.22"E	122.62'
L17	S64° 55' 31.28"E	111.90'
L18	S58° 00' 09.76"E	123.78'
L19	S55° 56' 31.31"E	95.54'
L20	S48° 08' 49.98"E	100.33'
L21	S54° 36' 00.70"E	160.44'
L22	S86° 29' 49.14"E	85.99'
L23	S53° 35' 45.66"E	101.04'
L24	S49° 51' 58.77"E	121.86'
L25	S65° 13' 15.75"E	126.87'
L26	S83° 45' 45.98"E	108.83'
L27	S77° 46' 25.38"E	123.77'
L28	S65° 31' 46.73"E	94.66'
L29	S66° 44' 57.73"E	72.14'
L30	N20° 53' 37.95"W	112.29'
L31	N89° 32' 30.36"W	59.02'
L32	N00° 44' 09.62"W	80.64'
L33	N01° 22' 42.74"E	160.15'
L34	N73° 21' 04.20"W	822.50'
L35	N00° 26' 52.75"E	380.34'
L36	N21° 40' 39.23"E	91.59'



MATCHLINE SHEET 2  
MATCHLINE SHEET 3

MATCHLINE SHEET 2  
MATCHLINE SHEET 3

**RESERVE "A"**  
28.995 ACRES

**MINOR PLAT**  
**NECHES RIVER ACRES**

FOR FILING PURPOSES ONLY  
BEING A SUBDIVISION OF 57.11 ACRES SITUATED IN THE O.P. MOTT  
SURVEY, ABSTRACT NO. 375, JASPER COUNTY, TEXAS.

10 LOTS 1 BLOCK 2 RESERVES

MARCH 2024

SURVEYOR

**TEXAS PROFESSIONAL**  
**SURVEYING**

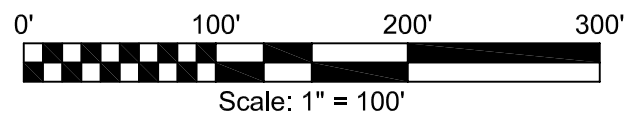
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400



**OWNER**  
SEEDLING TO SAW FORESTRY, LTD.  
A TEXAS LIMITED PARTNERSHIP  
PO BOX 3667  
LUFKIN, TX 75903-3667  
(936) 635-5252

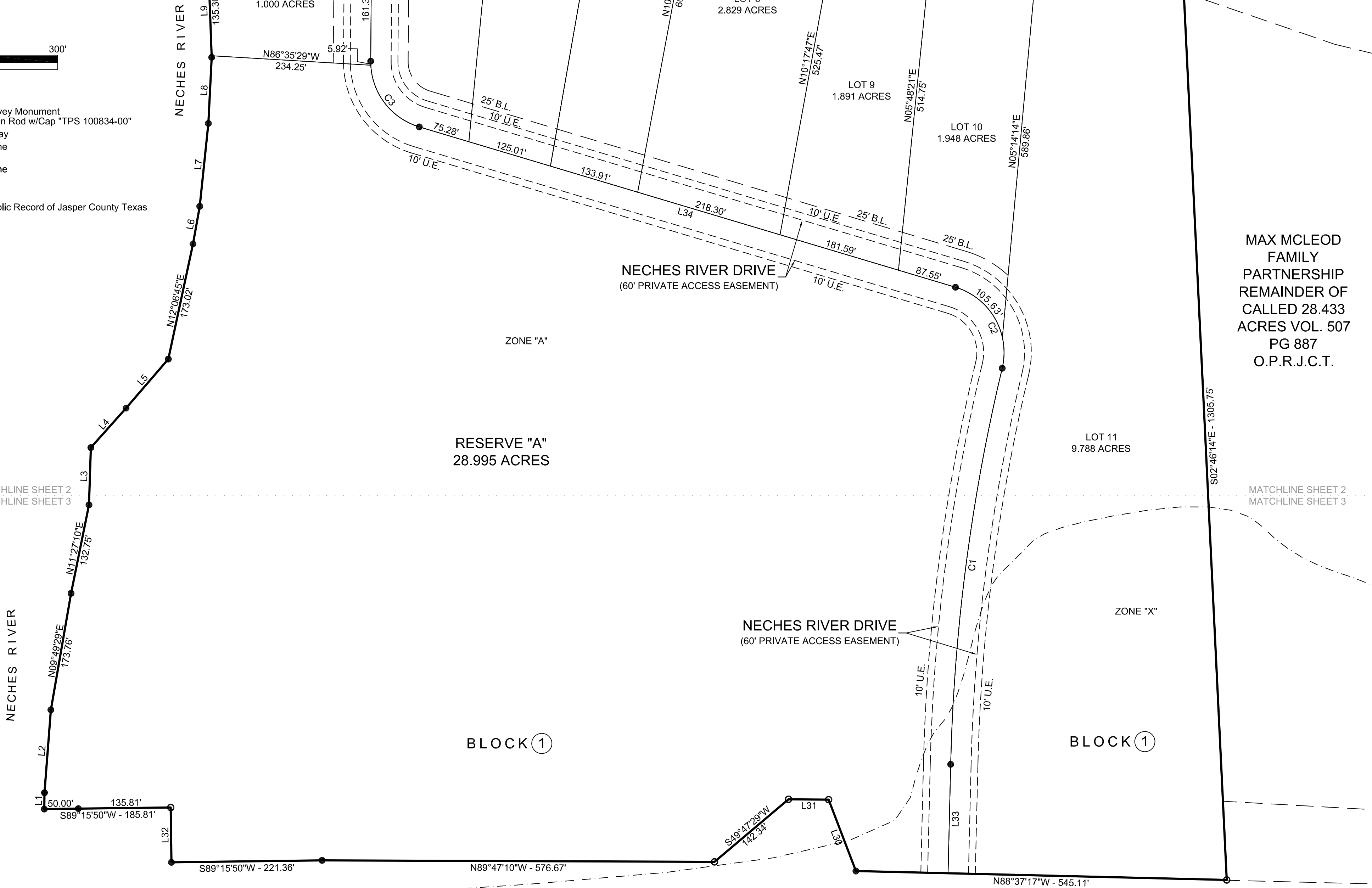
NECHES RIVER DRIVE  
(60' PRIVATE ACCESS EASEMENT)

MAX MCLEOD  
FAMILY  
PARTNERSHIP  
REMAINDER OF  
CALLED 28.433  
ACRES VOL. 507  
PG 887  
O.P.R.J.C.T.



**LEGEND**

- Found Survey Monument
- Set 5/8" Iron Rod w/Cap "TPS 100834-00"
- R.O.W. Right-of-Way
- B.L. Building Line
- - - Easement
- - - Building Line
- - - Volume
- - - PG. Page
- - - O.P.R.J.C.T. Official Public Record of Jasper County Texas



MAX MCLEOD  
FAMILY  
PARTNERSHIP  
REMAINDER OF  
CALLED 28.433  
ACRES VOL. 507  
PG 887  
O.P.R.J.C.T.

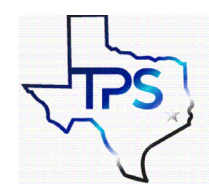
**MINOR PLAT  
NECHES RIVER ACRES**

FOR FILING PURPOSES ONLY  
BEING A SUBDIVISION OF 57.11 ACRES SITUATED IN THE O.P. MOTT  
SURVEY, ABSTRACT NO. 375, JASPER COUNTY, TEXAS.

10 LOTS 1 BLOCK 2 RESERVES

MARCH 2024

SURVEYOR



**TEXAS PROFESSIONAL  
SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

OWNER  
SEEDLING TO SAW FORESTRY, LTD.  
A TEXAS LIMITED PARTNERSHIP  
PO BOX 3667  
LUFKIN, TX 75903-3667  
(936) 635-5252

OLIVER P. MOTT SURVEY  
ABSTRACT NO. 375