

0' 40' 80' 120'



Scale: 1" = 40'

LINE	BEARING	DISTANCE
L1	S 16°51'39" W	207.23'
L2	S 63°26'59" E	184.75'
L3	S 58°24'18" E	110.00'
L4	S 16°16'34" W	647.68'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- //// EDGE OF ASPHALT
- X— WIRE FENCE
- FLAG POLE
- FOUND SURVEY MONUMENT
- POWER POLE
- ⊥ SIGN
- ⊞ TELEPHONE PEDESTAL (TP)
- ⊙ UNDERGROUND CABLE MARKER (UC)



**JOSEPH SCATES SURVEY
ABSTRACT NO. 69**

LEROY KENDRICK
CALLED 16.476 ACRES
VOL. 2237, PG. 244
O.P.R.P.C.T.

KNIGHTON LANE

(NO DEED FOUND)

0.707 ACRES

SJS HWY 59 TEXAS PROPERTY LLC
CALLED 0.697 ACRES
VOL. 2020, PG. 321
O.P.R.P.C.T.

RANDAL E. JONES
CALLED 0.27 ACRES
"TRACT FOUR"
VOL. 1821, PG. 422
O.P.R.P.C.T.

CLEAR LAKE TEXAS PROPERTIES
CALLED 11.591 ACRES
VOL. 2331, PG. 201
O.P.R.P.C.T.

POB
FND 5/8" I.R.
N:10317494.64
E:4015024.80

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO. 1821848
EFFECTIVE DATE: SEPTEMBER 23, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- RIGHT OF WAY TO SOUTHWESTERN BELL TELEPHONE COMPANY
PER VOL. 387, PG. 145, D.R.P.C.T. (DOES NOT AFFECT)
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER
VOL. 403, PG. 217, D.R.P.C.T. (SHOWN HEREON AS STATED IN
DOCUMENT)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48373C0350C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE
TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE
(TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE
BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....JMJ FUND MANAGEMENT, LLC
ADDRESS.....11971 US HIGHWAY 59 NORTH, LIVINGSTON, TX, 77351
SURVEY.....JOSEPH SCATES, A - 69
SUBJECT.....0.707 ACRES
COUNTY.....POLK

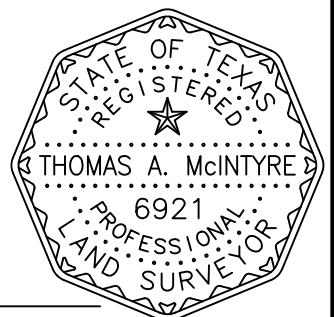
**BOUNDARY & IMPROVEMENT
SURVEY**

BEING A 0.707 ACRE TRACT OF LAND SITUATED IN THE JOSEPH SCATES SURVEY,
ABSTRACT NUMBER 69, POLK COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 0.697
ACRE TRACT DESCRIBED IN INSTRUMENT TO SJS HWY 59 TEXAS PROPERTY LLC.,
RECORDED IN VOLUME 2020, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF POLK
COUNTY, TEXAS (O.P.R.P.C.T.), SAID 0.707 ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION
ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT
OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS
TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS
APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	29553
DATE	11-18-2022
DRAWN BY	CSP
CHECKED BY	JAM
FIELD CREW	JRL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921