

JOHN JACKSON SURVEY
ABSTRACT NO. 362

LINDSEY CURRIER ENGLISH
CALLED 45 ACRES
GENERAL WARRANTY DEED
FEBRUARY 10, 2022
VOL. 2396, PG. 945
PCOPR

JASON DEAN
CALLED 50.958 ACRES
SPECIAL WARRANTY DEED
WITH VENDOR'S LEM
JUNE 18, 2019
VOL. 2212, PG. 395
PCOPR

A.B. JONES SURVEY
ABSTRACT NO. 366

Subject to the General Notes shown hereon:

We, JAMA Group, LLC acting by and through Michael Kehon, a Registered Professional Land Surveyor, hereby certify that this drawing shown hereon is a true and correct representation of 2-11.203 acre tracts, a 13.731 acre tract, a 12.971 acre tract, a 12.558 acre tract, a 12.279 acre tract, a 12.953 acre tract, an 11,100 acre tract, on 11,122 acre tract, on 11,672 acre tract, on 11,747 acre tract, on 11,792 acre tract, and on 11,448 acre tract of the 1,922 acre tract, on 1,922 acre tract, and on 1,922 acre tract of the Jones Survey, A-366 and the 1,626.1 N. Co. Survey, Section 63, A-665 of Polk County, Texas.

The word "certify" as used above is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information, and belief. As such, it constitutes neither a guarantee nor a warranty, express or implied.

Surveyed August 16, 2023.
**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE**

Michael Kehon
Registered Professional
Land Surveyor No. 5709

REBECCA McCLANAHAN
CALLED 25.007 ACRES
SPECIAL WARRANTY DEED
JANUARY 1, 2021
VOL. 2361, PG. 315
PCOPR

LINE	BEARING	DISTANCE
L1	N 86°36'58" E	50.00'
L2	S 42°30'08" E	94.94'
L3	S 48°39'58" W	190.46'
L4	S 55°05'22" W	156.41'
L5	S 57°07'24" W	150.91'
L6	S 57°07'24" W	48.56'
L7	S 62°11'31" W	213.95'
L8	S 69°09'19" W	158.95'
L9	S 69°09'19" W	99.26'
L10	S 78°50'17" W	184.10'
L11	S 83°59'06" W	114.71'
L12	S 83°59'06" W	198.98'
L13	S 81°37'30" W	193.83'
L14	S 81°37'30" W	18.30'
L15	S 78°15'04" W	206.11'
L16	S 74°43'12" W	173.86'
L17	S 74°43'12" W	334.02'
L18	S 74°43'12" W	122.05'
L19	N 73°43'12" E	143.21'
L20	N 73°43'12" E	425.04'
L21	N 73°43'12" E	204.90'
L22	N 81°37'30" E	10.81'
L23	N 81°37'30" E	201.33'
L24	N 83°59'06" E	214.34'
L25	N 83°59'06" E	99.35'
L26	N 69°09'19" E	144.22'
L27	N 69°09'19" E	113.99'
L28	N 57°07'24" E	130.38'
L29	N 57°07'24" E	69.09'
L30	S 04°09'01" E	185.62'
L31	S 07°04'21" E	80.53'
L32	S 21°14'34" E	164.94'
L33	S 33°53'50" E	158.82'
L34	S 45°02'30" E	166.36'
L35	S 49°58'52" E	44.45'
L36	S 74°56'13" W	24.62'
L37	N 86°36'58" E	86.19'

STANDARD LAND SURVEY OF

**2-11.203 ACRE TRACTS,
A 13.731 ACRE TRACT,
A 12.971 ACRE TRACT,
A 12.558 ACRE TRACT,
A 12.279 ACRE TRACT,
A 12.953 ACRE TRACT,
AN 11.100 ACRE TRACT,
AN 11.122 ACRE TRACT,
AN 11.672 ACRE TRACT,
AN 11.747 ACRE TRACT,
AN 11.792 ACRE TRACT,
AN 11.448 ACRE TRACT
& A 1.922 ACRE TRACT**
OUT OF THE
**A.B. JONES SURVEY
ABSTRACT NO. 366 &
I.&G.N. RR. CO. SURVEY
SECTION 63
ABSTRACT NO. 665**
POLK COUNTY, TEXAS
AUGUST 16, 2023



**JAMA
GROUP LLC**
2860 IH-10 E
Beaumont, Texas 77703
Office (409) 899-5050
TBPIS Firm #10130400

LEGEND & ABBREVIATIONS:

- FOUND
- ROD CORNERS AS NOTED
- MONUMENT
- ROD
- ROCK COUNTY DEED RECORDS
- POLK COUNTY OFFICIAL PUBLIC RECORDS
- PCOPR
- POINT FOR CORNER
- PAGE
- PLACE OF BEGINNING
- SET 5/8" IRON ROD (WITH "JAMA GROUP" CAP)
- VOLUME

GENERAL NOTES:

- Bearings shown hereon are referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).
- 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.
- Research for Adjoiner Tracts was performed by JAMA Group, LLC.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey.
- The surveyor has not been provided with construction plans showing exact location of underground utilities. Underground utilities shown hereon are shown for information only. Visible improvements/utilities were located with this survey, including proposed, excavation or exploration was performed for this survey.
- This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Polk County regarding these easements or encumbrances was performed by JAMA Group, LLC.

PRELIM

