


SCALE: 1" = 100'

GENERAL NOTES:

1. 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).
2. 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.
3. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
4. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey.
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. Visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.
6. 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.

STANDARD LAND SURVEY
 SHOWING AN
11.000 ACRE TRACT
 AS SITUATED IN THE
M. LINDSEY SURVEY
ABSTRACT NO. 397

POLK COUNTY, TEXAS
 FEBRUARY 6, 2023



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

LINE	BEARING	DISTANCE
L1	S 46°04'42" E	17.13'
L2	S 57°56'18" E	172.45'
L3	S 16°58'04" E	110.47'
L4	S 43°38'28" E	133.71'

TRACT 1
 11.000 GROSS ACRES
 -0.187 ACRES WITHIN THE
 RIGHT-OF-WAY OF
 RICHARDSON ROAD EAST
10.813 NET ACRES

TANGLEWOOD LANDHOLDINGS TX, LLC
 CALLED 76.942 ACRES
 SPECIAL WARRANTY DEED
 AUGUST 3, 2022
 VOL. 2433, PG. 019
 PCOPR

FALCONE FOREST SECTION IV
 VOLUME 13, PAGE 86
 POLK COUNTY PLAT RECORDS

JUAN FALCON SURVEY
ABSTRACT NO. 32

MARIA LINDSEY SURVEY
ABSTRACT NO. 397

COUNTY ROAD
 KNOWN LOCALLY AS
RICHARDSON ROAD EAST

POB TRACT 1
 POINT FOR CORNER IN
 CL OF E RICHARDSON RD
 N:10,256,462.33
 E:4,045,242.51

Subject to the General Notes shown hereon:

We, JAMA Group, LLC acting by and through Michael Kethan, a Registered Professional Land Surveyor, hereby certify that this drawing shown hereon is a true and correct representation of an 11.000 acre tract made on the ground, under my supervision, being situated in Maria Lindsey Survey, A-397 of Polk County, Texas.

The word "certify" as used above is understood to be an expression of professional judgement 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: February 6, 2023

Michael Kethan
 Michael Kethan
 Registered Professional
 Land Surveyor No. 5709

