

SCALE: 1" = 100'

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

MARIA LINDSEY SURVEY
ABSTRACT NO. 397

TRACT 6
11.000 GROSS ACRES
-0.295 ACRES WITHIN THE
RIGHT-OF-WAY OF
RICHARDSON ROAD EAST
10.705 NET ACRES

**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

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



FND 5/8" IRON ROD
"JAMA GROUP" AT 32.15'
POC
POINT FOR CORNER IN
CL OF E RICHARDSON RD
N:10,256,462.33
E:4,045,242.51

SET 5/8" IRON
ROD "JAMA GROUP"
AT 30.00'
POB
TRACT 6
POINT FOR CORNER
N:10,255,255.18
E:4,044,878.81

N 83°25'50" W 893.90'

S 79°33'47" E 1107.60'


S 08°41'26" W 426.97'

COUNTY ROAD
KNOWN LOCALLY AS
**RICHARDSON
ROAD EAST**

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.

LINE	BEARING	DISTANCE
L1	N 38°54'11" W	112.08'
L2	N 55°11'43" W	64.30'
L3	N 13°16'29" E	90.00'
L4	N 19°13'43" E	108.23'



**JAMA
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