

STATE HIGHWAY NO. 19  
(ROW MARKS)

LARSON  
INSTRUMENT NO. 57142  
0.064 ACRE

LARSON  
1282/247  
RESIDUE OF 1.8308 ACRES

GOODNEY  
103/564  
RESIDUE OF 11.50 ACRES

GOODNEY  
103/564  
RESIDUE OF 11.50 ACRES

S 61°55'45" E 144.79'

S 34°59'49" E 365.69'

A=83.56° R=11579.20'  
LC= N 33°21'22" E 93.56'

PROPOSED COMMON ACCESS AGREEMENT  
(DENOTED BY CROSS-HATCHED AREA)

N 54°56'33" W 225.45'

J3 GROUP, LLC  
INSTRUMENT NO. 73411  
RESIDUE OF 2.94 ACRES  
(1.089 ACRES)

J3 GROUP, LLC  
INSTRUMENT NO. 73411  
RESIDUE OF 2.94 ACRES  
(1.089 ACRES)

1.848 ACRES

N 35°03'06" E 212.30'

THE RIVERSIDE COLORED CHURCH OF CHRIST  
157/54  
4 ACRES

THE RIVERSIDE COLORED CHURCH OF CHRIST  
157/54  
4 ACRES

ASHRON, LLC  
1304/338  
TRACT TWO  
EXHIBIT "B"  
1.10 ACRES

N 54°56'33" W 221.97'

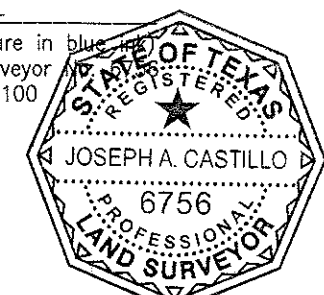
N 54°56'33" W 200.07'

S 51°38'12" W 36.00'

S 51°38'12" W 207.30'

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying

Joseph A. Castillo (Signature in blue)  
Registered Professional Land Surveyor  
Texas Surveying Firm No. 10029100  
408 North Third Street  
Lufkin, Texas 75901  
(936) 634-5528  
April 18, 2022



SEE ATTACHED FIELDNOTES

**EVERETT GRIFFITH, JR. & ASSOCIATES, INC.**  
**LEGEND**

SCALE: 1" = 30'

30 15 0 30

SURVEYOR DID NOT ABSTRACT FOR EASEMENTS  
NOR DOES SURVEYOR WARRANT TITLE

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know what's below.  
Call before you dig.

408 NORTH THIRD STREET LUFKIN, TX 75901

RCF	REINFORCED CONCRETE CULVERT	E	ELECTRICAL LINE
CMP	CORRUGATED METAL CULVERT	T	TELEPHONE LINE
HDPE	HIGH DENSITY POLYETHYLENE CULVERT	TV	TELEVISION LINE
		UT	UNDERGROUND TELEPHONE LINE
		UE	UNDERGROUND ELECTRICAL LINE
		SS	SANITARY SEWER
		X	WIRE FENCE
		//	WOOD FENCE
		M	METAL FENCE
		O	CHAIN LINK FENCE
		P	PIPE FENCE
		TL	TRANSMISSION LINE
		PL	PIPELINE
EM	ELECTRICAL METER	CS	CONCRETE SURFACING
E-TRANS	ELECTRICAL TRANSFORMER	AS	ASPHALT SURFACING
PP	POWER POLE	PF	PIPE PIN FLAG
LP	LIGHT POLE	CB	CORE BORE
TP	TELEPHONE POLE		
MP	METER POLE		
B	TRAFFIC BOLLARD		
TJB	TELEPHONE JUNCTION BOX		
IGV	IRRIGATION CONTROL VALVE		
CO	CLEAN OUT		
GM	GAS METER		
MH	MANHOLE		
WV	WATER VALVE		
WM	WATER METER		
GI	GRATE INLET		
A.C.	AIR CONDITIONER		

BASIS OF BEARINGS:  
A CALCULATED BEARING BETWEEN THE WEST CORNER AND AN ANGLE CORNER OF THAT CERTAIN 3.00 ACRE TRACT DESCRIBED IN A DEED DATED MAY 23, 2016 FROM CHADECH, INC. TO MKB PROPERTIES AND RECORDED IN VOLUME 1222 ON PAGE 578 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (CALCULATED BEARING AND DISTANCE - N 58° 04' 49" E 351.50 FEET - 5/6" IRON RODS FOUND 351.42 FEET APART)

**EVERETT GRIFFITH, JR. & ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS  
408 NORTH THIRD STREET  
LUFKIN, TEXAS, 75901  
936-634-5528  
TEXAS ENGINEERING FIRM NO. F-1158 TEXAS SURVEYING FIRM NO. 10029100

J3 GROUP, LLC  
1.848 ACRE TRACT  
J.J. PORTER SURVEY, ABSTRACT NO. 38  
WALKER COUNTY, TEXAS

Drawn By:	JCASTILLO	Scale:	1"=30'
Checked By:	JCASTILLO	Job No.:	5202450
Surveyed By:	MEDDINGS	Fieldbook No.:	MC-22-10-59
Save Date:	4-25-22	Save Name:	J3 GROUP

Drawing No. \_\_\_\_\_  
Sheet 1 of 1