

**JEFFREY D. BUNDICK**  
 CALLED 40.218 ACRES  
 GENERAL WARRANTY DEED  
 DECEMBER 17, 2013  
 VOL. 1088, PG. 609  
 TCOPR

**B. RHODES SURVEY  
 ABSTRACT NO. 1058**

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 the drawing shown hereon is a true and correct representation of a 6.977 acre tract made on the ground, under my supervision, out of and a part of B. Rhodes Survey, Abstract No. 1058 and the B.B.B. & C. RR. Co Survey, Section 1, Abstract No. 129 of Tyler 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: July 6, 2022

Michael Kethan  
 Registered Professional  
 Land Surveyor No. 5709



SCALE: 1" = 100'

N 85°44'32" E 261.77'

POB  
 FND CAR SPRING  
 N:10,246,289.12  
 E:4,147,338.50

FND 1/2" IRON ROD "5217"

**T.C. GRIFFIN &  
 MELBA L. GRIFFIN**  
 RESIDUE OF 14.485 ACRES  
 TRACT ONE  
 WARRANTY DEED  
 FEBRUARY 26, 1998  
 VOL. 632, PG. 826  
 TCOPR

**CLAUDE  
 ELTON NOWLIN**  
 CALLED 9.48 ACRES  
 TRACT ONE  
 CORRECTION SPECIAL  
 WARRANTY DEED  
 JUNE 18, 2009  
 VOL. 962, PG. 123  
 TCOPR

**TERANCE  
 FORSYTH, JR.**  
 CALLED 10.00 ACRES  
 WARRANTY DEED WITH  
 VENDOR'S LIEN  
 MAY 5, 2006  
 VOL. 839, PG. 975  
 TCOPR

6.977 ACRES

N 03°29'49" W 1116.75'

S 03°36'43" E 1203.44'

**GENERAL NOTES:**

1. 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 Tyler County regarding these easements or encumbrances was performed by JAMA Group, LLC.
2. All horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).
3. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
4. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
5. 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.

LINE	BEARING	DISTANCE
L1	N 70°24'55" W	43.61'
L2	N 74°52'13" W	113.55'
L3	N 79°07'18" W	120.20'

FND CONC MON STAMPED  
 "N.W. COR. B.B.B. & C. SEC. 1 KIRBY"  
 FOR N.W. CORNER A-129 BESIDE A  
 BROKEN CONC MON & IRON FLAT BAR

S 86°43'46" W 1574.55'  
 SURVEY LINE

**T.C. GRIFFIN &  
 MELBA L. GRIFFIN**  
 RESIDUE OF 3.084 ACRES  
 TRACT TWO  
 WARRANTY DEED  
 FEBRUARY 26, 1998  
 VOL. 632, PG. 826  
 TCOPR

**CLAUDE ELTON NOWLIN**  
 CALLED 3.491 ACRES  
 TRACT TWO  
 CORRECTION SPECIAL WARRANTY DEED  
 JUNE 18, 2009  
 VOL. 962, PG. 123  
 TCOPR

**STANDARD  
 LAND SURVEY**

OF

**6.977 ACRES**

AS SITUATED IN THE

**B. RHODES SURVEY**

**ABSTRACT NO. 1085 &**

**B.B.B. & C. R.R. SURVEY**

**SEC. 1, ABSTRACT NO. 129**

TYLER COUNTY, TEXAS

JULY 5, 2022

**B.B.B. & C. R.R. CO. SURVEY  
 SECTION 1  
 ABSTRACT NO. 129**



**JAMA  
 GROUP LLC**

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