

DERRALL C. MOORE
TYLER COUNTY APPRAISAL
DISTRICT PID NO. 9798

CALLED 0.54 ACRES
ON PLAT FILED UNDER
VOL. 512, PG. 947
TCOPR

DARRALL C. MOORE
CALLED 0.84 ACRES
DEED DATED
AUGUST 3, 1991
VOL. 512, PG. 947
TCOPR

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. The 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).
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.

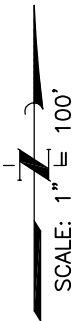
JUAN M. MORALES
CALLED 4.35 ACRES
TRACT ONE
WARRANTY DEED
JANUARY 4, 2022
VOL. 1305, PG. 494
TCOPR

CANNONADE
INVESTMENT
GROUP, LLC
CALLED 4.116 ACRES
GENERAL WARRANTY DEED
MAY 31, 2023
VOL. 1333, PG. 848
TCOPR

EDDIE
GOWEN, ET AL
CALLED 4.35 ACRES
WARRANTY DEED
MAY 5, 2000
VOL. 675, PG. 785
TCOPR

W.F. SLAUGHTER LEAGUE
ABSTRACT NO. 31

4.119 ACRES



POB

FND 3" SQ. CONC. MON.
N:10,222,851.22
E:4,232,003.93

FND 3" SQ. CONC. MON.

FND 3" SQ. CONC. MON.

S 80°45'10" W 179.79'

©CBL

S 80°50'08" W 181.66'

FND 3" SQ. CONC. MON.

©CBL

N 80°50'27" E 183.00'

F.M. HIGHWAY 1943 E

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 4.119 acre tract made on the ground, under my supervision, out of and a part of the W.F. Slaughter League, Abstract No. 31 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: January 11, 2024



Michael Kethan
Registered Professional
Land Surveyor No. 5709



STANDARD
LAND SURVEY
OF A
4.119 ACRE TRACT
OUT OF
W.F. SLAUGHTER LEAGUE
ABSTRACT NO. 31

TYLER COUNTY, TEXAS
JANUARY 11, 2024



JAMA
GROUP LLC

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Beaumont, Texas 77703
Office (409) 899-5050
TBPLS Firm #10130400