

LINE	BEARING	DISTANCE
L1	N 04°12'32" W	397.25'
L2	N 04°08'31" W	360.95'
L3	N 04°07'41" W	376.17'
L4	S 51°41'42" E	61.35'
L5	S 68°05'08" E	32.18'

REINS ROAD FARMS-1, LTD

CALLED 575.360 ACRES
GENERAL WARRANTY DEED
MARCH 8, 2006
CF NO. 2006009568
JCOPR

N 87°30'31" E 1897.91'

FND 1" IRON PIPE

GENERAL NOTES:

- 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 Jefferson County regarding these easements or encumbrances was performed by JAMA Group, LLC.
- All horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), South Central Zone (U.S. Survey Foot).
- 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.
- According to Map No. 480385 0130 C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Jefferson County, Texas (Unincorporated Areas) dated November 20, 1991 the subject tract is situated within: Zone "C"; defined as areas of minimal flooding. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Location of the subject tract on said maps were determined by scale with actual field elevations not determined. JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps.
- Research for Adjoiner Tracts was performed by JAMA Group, LLC.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon. The underground utilities shown hereon have been located from field survey information. The surveyor does not guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located underground utilities.
- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the exclusive use by the parties listed thereon. This survey is not to be used for any subsequent transactions. Liability to third parties may not be transferred or assigned.

PETER JOHN RUYSENAARS
CALLED 17.828 ACRES
CORRECTION SPECIAL WARRANTY DEED
OCTOBER 16, 2002
CF NO. 2011019001
JCOPR

N 04°07'41" W 997.09'

**EMERY RAINS SURVEY
ABSTRACT NO. 44**

LEWIS BEVERLY
CALLED 28.963 ACRES
TRACT ONE
PARTITION DEED
JANUARY 10, 1995
CF NO. 9639520
JCOPR

S 04°12'28" E 1028.31'

148.006 ACRES

TIMOTHY RAY SCHRECK
CALLED 22.7781 ACRES
TRACT 1
WARRANTY DEED WITH VENDOR'S LIEN
FEBRUARY 28, 2011
CF NO. 2011007236
JCOPR

N 67°03'42" W 578.85'
S 67°03'42" E 578.85'

CLARENCE BEVERLY
CALLED 29.233 ACRES
TRACT TWO
PARTITION DEED
JANUARY 10, 1995
CF NO. 9639520
JCOPR

S 04°12'45" E 1168.69'

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6
CALLED 6.859 ACRES
DRAINAGE EASEMENT
MARCH 25, 2021
CF NO. 2021012540
JCOPR

PETER JOHN RUYSENAARS
RESIDUE OF 20.618 ACRES
EXHIBIT 1
CF NO. 9514014
JCOPR

N 04°18'38" W 795.35'

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 37.002 acre tract and a 148.006 acre tract of land made on the ground, under my supervision, out of and a part of the Emery Rains Survey, Abstract No. 44 of Jefferson 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: March 18, 2022

Michael Kethan
Michael Kethan
Registered Professional
Land Surveyor No. 5709



MARY ELIZABETH RUYSENAARS STINSON
RESIDUE OF 20.618 ACRES
EXHIBIT 3
CF NO. 9514014
JCOPR

KIRBY MCGOWN
CALLED 185 ACRES
DEED DATED
FEBRUARY 20, 1946
VOL. 607, PG. 301
JCOPR

FND 5/8" IRON ROD (ALUM. CAP "DD6")
S 10°01'14" W 1.59'

IKE JOSEPH SIMON
CALLED 9.67 ACRES
EXECUTOR DEED
JULY 10, 2015
CF NO. 2015023595
JCOPR

JEFFERY FRANKS
CALLED 22.78 ACRES
GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY
MARCH 25, 2022
CF NO. 2022010533
JCOPR

N 04°12'27" W 808.53'

LEE E. WILLIAMS, SR.
CALLED 10.60 ACRES
GENERAL WARRANTY DEED
AUGUST 14, 2015
CF NO. 2015027579
JCOPR

GENTRY ROAD PROPERTIES, LLC
CALLED 26.67 ACRES
GENERAL WARRANTY DEED
AUGUST 11, 2008
CF NO. 2008029077
JCOPR

37.002 ACRES

BEVERLY ANN SIMON
CALLED 9.38 ACRES
EXECUTOR DEED
JULY 10, 2015
CF NO. 2015023594
JCOPR

THE ARDEN E. READ AND RITA F. READ REVOCABLE LIVING TRUST
RESIDUE OF 3.18 ACRES
SPECIAL WARRANTY DEED
MAY 31, 2009
CF NO. 2009018940
JCOPR

WILFRED J. JAMES
CALLED 2.422 ACRES
DEED WITH VENDOR'S LIEN
JANUARY 11, 1995
CF NO. 9504190
JCOPR

UNIVERSITY OF SOUTH CAROLINA EDUCATIONAL FOUNDATION
CALLED 6 ACRES
GENERAL WARRANTY DEED
APRIL 2, 2013
CF NO. 2013010881
JCOPR

POB
37.002 ACRES
POC

148.006 ACRES
FND 1/2" IRON ROD
IN 1-1/2" PIPE
TEXAS SOUTH CENTRAL
4203, NAD 83
N:13,981,984.84
E:3,470,953.95

POB
148.006 ACRES
SET 5/8" IRON ROD "JAMA GROUP"

STANDARD LAND SURVEY
OF A
37.002 ACRE TRACT & 148.006 ACRE TRACT
OUT OF THE
EMERY RAINS SURVEY
ABSTRACT NO. 44
JEFFERSON COUNTY, TEXAS
MAY 11, 2023

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

SCALE: 1" = 200'