

SCALE IN FEET
Scale: 1" = 200'

Called 80 Acres
322/565 O.P.R.

NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

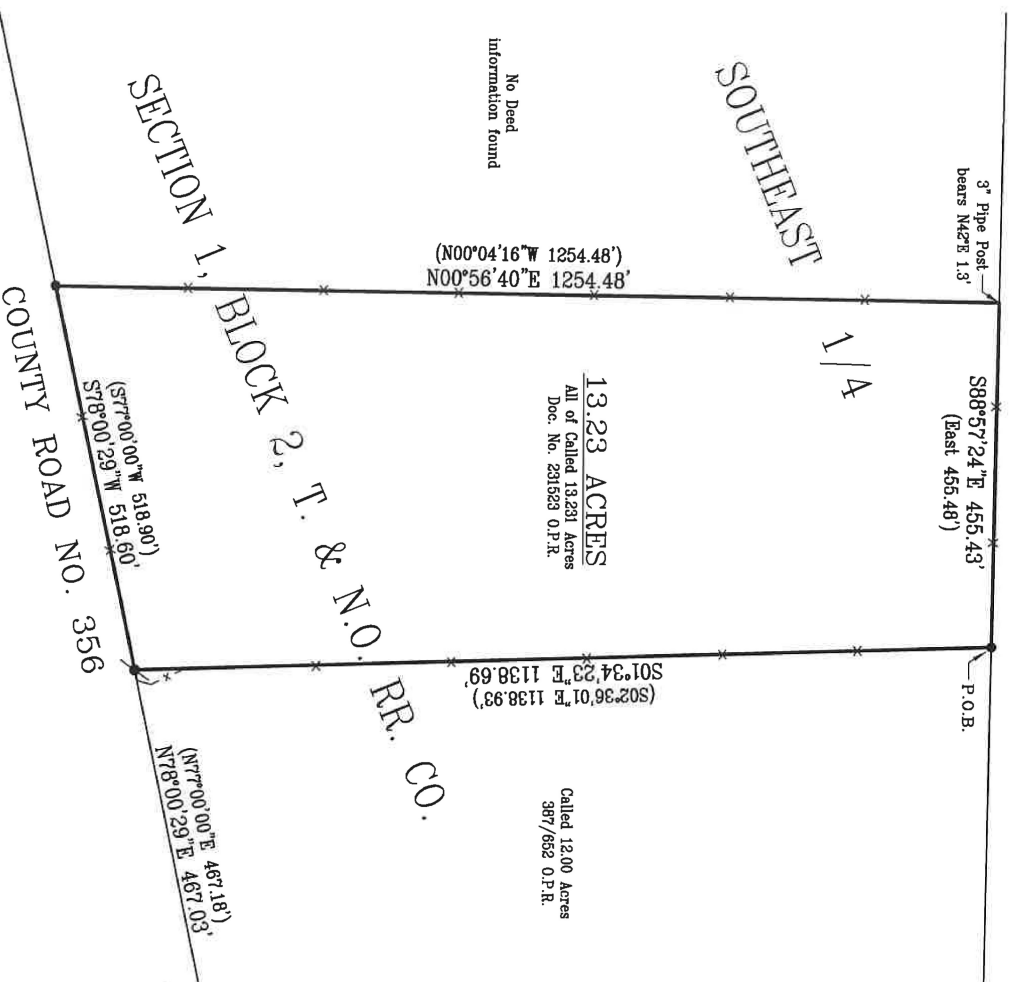
NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat.

EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:

- 10.h. is a 15 foot water line easement centered upon water line as installed. The location of said water line is not known to this surveyor (604/143)
- 10.i. is a 15 foot water line easement centered upon water line as installed. The location of said water line is not known to this surveyor (618/855)
- 10.j. does not affect this property (137/360)

Legend

- = Found 3/8" rebar
- = Found 1/2" rebar
- = Fence
- = Record Call
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning



Kaitrow, LLC
11578 CR 336
Anson, Texas 79501
GF No. ABL2314198

I hereby certify to Kaitrow, LLC and Security Title Company, this to be a correct plat of a survey of 13.23 acres of land out of the Southeast 1/4 of Section 1, Block 2, T. & N. O. RR. Co. Surveys, Jones County, Texas, said 13.23 acres being all of a called 13.231 acre tract conveyed to JMT Acquisitions, LLC, of record in Document No. 231523, Official Public Records, Jones County, Texas and being described by accompanying field note description. Surveyed on the ground June 22, 2023.
SEE ACCOMPANYING FIELD NOTE DESCRIPTION.



There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 118-54-23
File Name: Kortkamp Tract
Location: D:\Jones\2023\
Geotex Property Solutions Drawn by:
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Rex D. Haas
RPLS #4378

FIELD NOTES
13.23 ACRES

BEING 13.23 acres of land out of the Southeast 1/4 of Section 1, Block 2, T. & N. O. RR. Co. Surveys, Jones County, Texas, said 13.23 acres being all of a called 13.231 acre tract conveyed to JMT Acquisitions, LLC, of record in Document No. 231523, Official Public Records, Jones County, Texas (O.P.R.J.C.T.), said 13.23 acres being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar at the northeast corner of said 13.231 acre tract and the northwest corner of a called 12.00 acre tract of record in Volume 387, Page 652, O.P.R.J.C.T., same being on the south line of a called 80 acre tract of record in Volume 322, Page 565, O.P.R.J.C.T., for the northeast corner of this tract;

THENCE S01°34'23"E 1138.69 feet, with the east line of said 13.231 acre tract and the west line of said 12.00 acre tract, to a recovered 1/2" rebar on the north line of County Road No. 356 at the southeast corner of said 13.231 acre tract and the southwest corner of said 12.00 acre tract, for the southeast corner of this tract, whence a recovered 3/8" rebar at the southeast corner of said 12.00 acre tract bears N78°00'29"E 467.03 feet;

THENCE S78°00'29"W 518.60 feet, with the north line of said County Road No. 356 and the south line of said 13.231 acre tract, to a recovered 3/8" rebar at the southwest corner of said 13.231 acre tract, for the southwest corner of this tract;

THENCE N00°56'40"E 1254.48 feet, with the west line of said 13.231 acre tract, to a point on the south line of said 80 acre tract at the northwest corner of said 13.231 acre tract, for the northwest corner of this tract, whence a 3" pipe post bears N42°E 1.3 feet;

THENCE S88°57'24"E 455.43 feet, with the south line of said 80 acre tract and the north line of said 13.231 acre tract, to the place of beginning and containing 13.23 acres of land.

Surveyed on the ground June 22, 2023.

SEE ACCOMPANYING PLAT

Geotex Property Solutions

4701 S. 3rd Street

Abilene, Texas 79605

(325) 677-6712

File # 118-54-23-13.23ac

Firm Registration No. 10194134


Rex D. Haas
R. P. L. S. #4378

