

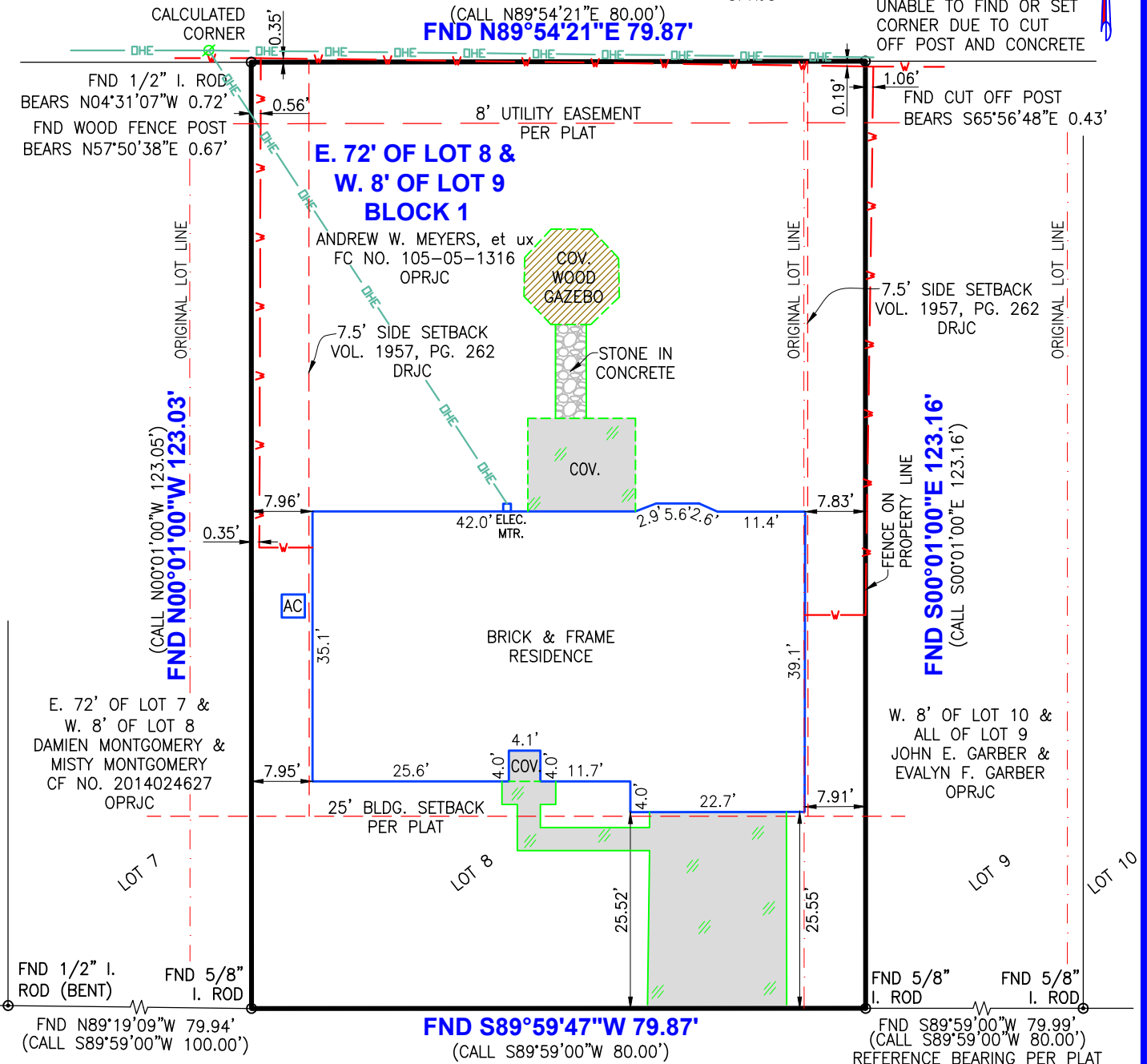
NOTE:

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

CALLED 15.346 ACRES
ZULAG PROPERTIES, LLC
CF NO. 2019027968
OPRJC

CALCULATED CORNER
UNABLE TO FIND OR SET
CORNER DUE TO CUT
OFF POST AND CONCRETE

SCALE 1"=20'



SHENANDOAH DRIVE

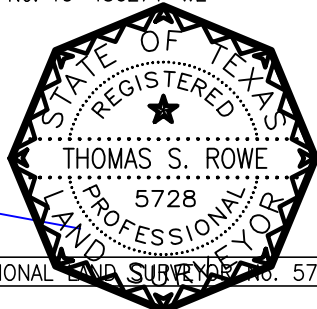
(50' ROW)

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 19-456271-WE

DATE SURVEYED: JANUARY 27, 2020

Thomas S. Rowe



THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5728

8270 SHENANDOAH DRIVE
BEAUMONT, TEXAS 77706

The East 72 feet of Lot 8 & the West 8 feet of Lot 9, Block 1, LONGMEADOW ADDITION, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 12, Page 34, Map/Plat Records of Jefferson County, Texas

Owner: Eastman Capital, LP
Census: 3.10

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 485457
Panel No.: 0050 D
Date of FIRM: 11-19-03

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark W. Whiteley and Associates does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "X" (white) are areas determined to be outside 500-year flood plain.

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MARK W. WHITELEY AND ASSOCIATES INCORPORATED
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS®
T.B.P.L.S. FIRM NO. 10106700

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BEAUMONT, TEXAS 77703
(FAX) 409-892-1346

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