

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.

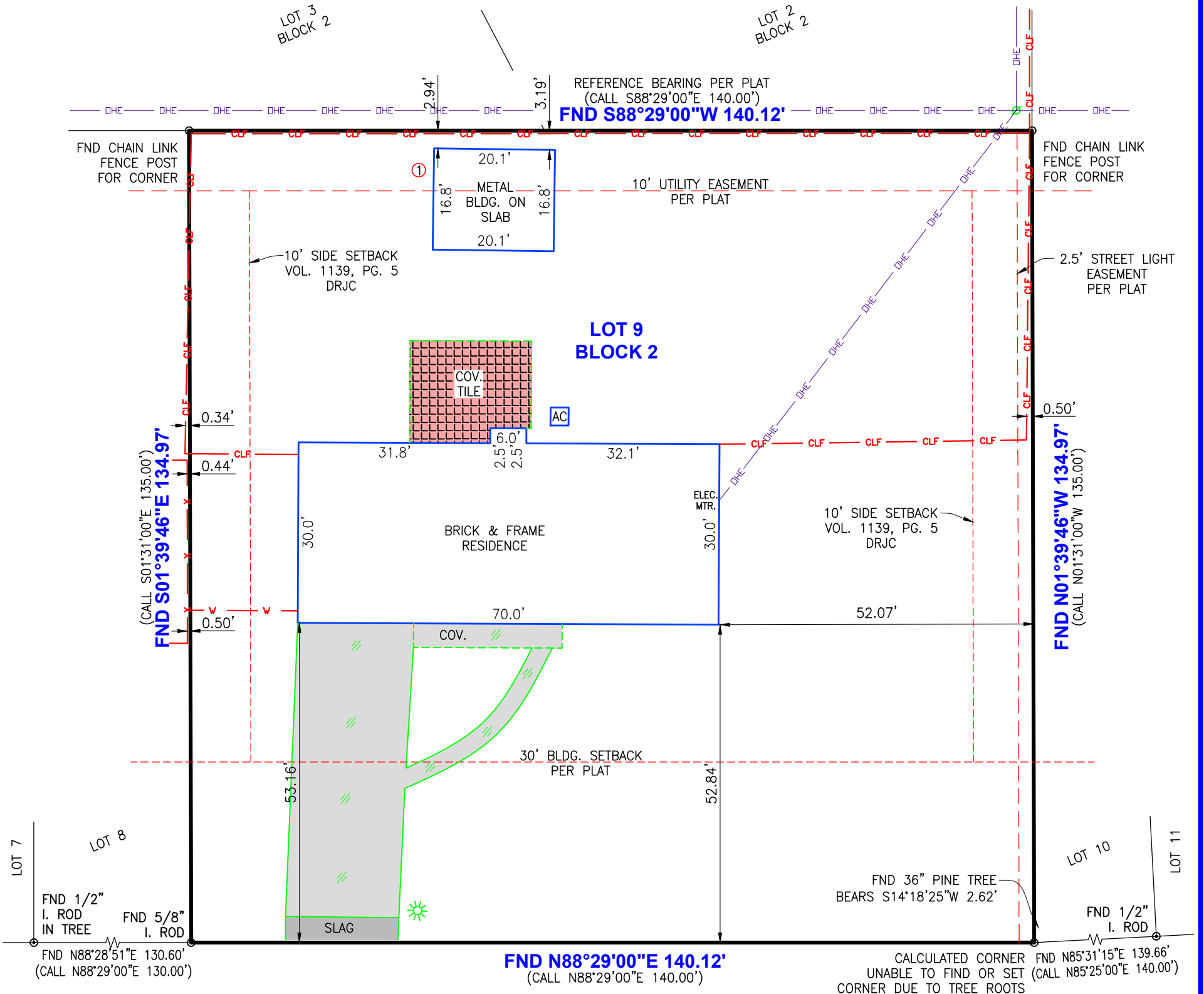
NOTES ACCORDING TO SCHEDULE "B"

- 10h. Unlocated Pipeline right of way from Joyn N. Gardner and Hugh E. Alexander, M.D. to Arkansas Pipeline Company as set out in instrument dated April 30, 1973, recorded in Volume 529, Page 272, Deed Records of Jefferson County, Texas. (Vague, unable to plot).
- 10i. Right of Way to Gulf Coast Enterprises, Inc. from John G Coward, Jr. as set out in instrument recorded in Volume 1398, Page 131, Deed Records of Jefferson County, Texas. (Property subject to, unable to plot).

LEGEND

- TELEPHONE POLE
- LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE
- VINYL FENCE
- OVERHEAD ELECTRIC
- CONCRETE
- ASPHALT/SLAG
- TILE

SCALE 1"=20'



RIVER OAKS BLVD.
(100' ROW)

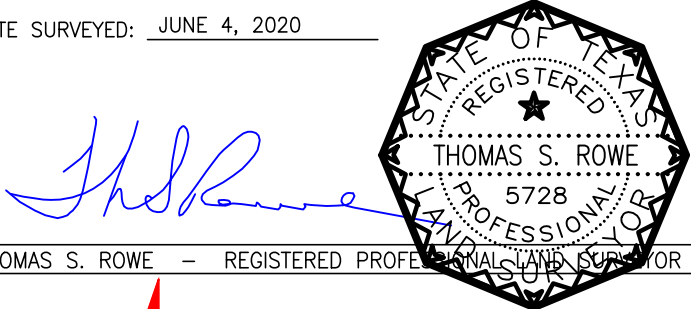
PROTRUSION NOTE:

- ① METAL BLDG. PROTRUDES FROM 6.81' TO 7.06' ONTO A 10' UTILITY EASEMENT.

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. 20-492755-WE

DATE SURVEYED: JUNE 4, 2020



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

13385 RIVER OAKS BLVD.
BEAUMONT, TEXAS 77713

Lot 9, Block 2, RIVER OAKS ESTATES, an Addition in Jefferson County, Texas, according to the Map or Plat recorded in Volume 10, Page 5, Map/Plat Records of Jefferson County, Texas.

Owner: Nitya Housing PropCo(l), LLC
Census: 114

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

Community No.: 480878
Panel No.: 0005 C
Date of FIRM: 9-4-87

This property lies in Zone "AE".
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 "AE" are areas with base flood elevations determined.

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