

**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".

**PROTRUSION NOTE:**

FRAME BUILDING ON BLOCKS PROTRUDES FROM 0.92' TO 1.72' ONTO A 7.5' UTILITY EASEMENT.

**NOTES ACCORDING TO SCHEDULE "B":**

10H. 5 FOOT UTILITY EASEMENT ALONG THE EAST PROPERTY LINE AS DESCRIBED IN VOL. 591, PG. 598, DEED RECORDS OF JEFFERSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY).

10I. EASEMENT CREATED IN INSTRUMENT TO THE CITY OF BEAUMONT, RECORDED IN VOLUME 1220, PAGE 611, DEED RECORDS OF JEFFERSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY).

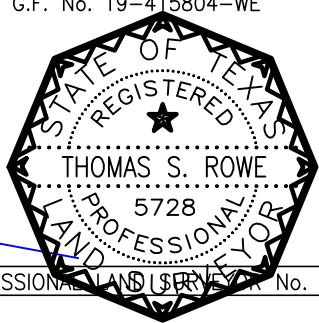
**PIPELINE NOTE:**

SCHEDULE B ITEM 10.I-10.G. OF THE TITLE COMMITMENT: PIPELINE EASEMENTS AND/OR RIGHTS OF WAY OF UN-DESIGNATED LOCATION AS RECORDED IN VOLUME 154, PAGE 205, VOLUME 214, PAGE 397, VOLUME 243, PAGE 450, VOLUME 274, PAGE 243 AND VOLUME 310, PAGE 162 DEED RECORDS, JEFFERSON COUNTY, TEXAS. DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THERE ARE NO PIPELINES VISIBLE ON THE SURFACE OF THE GROUND AND/OR VISIBLY MARKED.

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. 19-415804-WE

DATE SURVEYED: MAY 20, 2020



*Thomas S. Rowe*

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

9390 GARDNER STREET  
BEAUMONT, TEXAS 77707

Lot 19, SAVE AND EXCEPT the East 30 feet and the West 10 feet thereof, Block 12, GULF TERRACE ADDITION, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 5, Page 49, Map/Plat Records of Jefferson County, Texas.

Owner: Eastman Capital, LP

Census: 3.04

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

Community No.: 485457

Panel No.: 0050 D

Date of FIRM: 8-6-02

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 WHITELEY & ASSOCIATES**  
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