

**BLOCK 11  
RIVER OAKS ESTATES  
VOL. 10, PG. 61  
MRJC**

**SCALE 1"=30'**

LOT 1

LOT 2

LOT 3

REFERENCE BEARING PER PLAT  
(CALL S76°20'18"E 121.97")  
**FND S75°20'18"E 121.25'**

FND 3/4" I. PIPE

FND 5/8" I. ROD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
FND C1	1181.43'	99.97'	99.94'	N79°50'56"W	4°50'54"
CALL C1	930.55'	100.00'	99.94'	-	6°09'24"
FND C2	1181.43'	98.89'	98.87'	N84°40'15"W	4°47'46"
CALL C2	930.55'	98.68'	98.63'	-	6°04'30"

(CALL N07°28'18"E 206.49')  
**FND N07°20'55"E 207.11'**

**LOT 2  
BLOCK 7**

**FND S13°17'14"W 197.62'**  
(CALL S13°37'42"W 197.62')

**SHIPLEY DRIVE**  
(60' ROW)

**CAPITAL DRIVE**  
(60' ROW)

**PROTRUSION NOTE:**  
① METAL BUILDING ON BLOCKS PROTRUDES ONTO A 20' UTILITY EASEMENT.

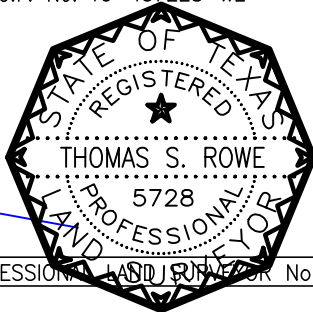
**NOTE:**  
UNDERGROUND ELECTRIC SERVICE, EXACT LOCATION OF UNDERGROUND ELECTRIC UNKNOWN.

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. 19-457228-WE

DATE SURVEYED: DECEMBER 24, 2019

*Thomas S. Rowe*



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

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

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13370 CAPITAL DRIVE  
BEAUMONT, TEXAS 77713

Lot 2, Block 7, RIVER OAKS ESTATES, an Addition in Jefferson County, Texas, according to the Map or Plat recorded in Volume 10, Page 50, Map/Plat Records of Jefferson County, Texas.

Owner: Nitya Housing PropCo(l), LLC  
Census: 114.00

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

Community No.: 480878  
Panel No.: 0005 C  
Date of FIRM: 09-04-87

This property lies in Zone "X" (white) & "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 "X" (white) are areas determined to be outside 500-year flood plain.

Zone "AE" are areas with base flood elevations determined.

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**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".

FILE No. 19-1729