

**LEGEND**

- POWER POLE
- TELECOM PEDESTAL
- OVERHEAD TELEPHONE
- ORIGINAL TRACT LINE
- CONCRETE

**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".

SCALE 1"=30'

85 WOODLAWN STREET  
VIDOR, TEXAS 77662

0.6763 Acre Tract or Parcel of Land  
Out of and Part of Blocks 30 and 31  
Maplecrest Addition Amended Plat No. 1  
Volume 4, Page 79, Map Records  
T. & N.O.R.R. Survey, Section No. 39, Abstract No. 202  
C.W. Theriot Survey, Abstract No. 444  
Vidor, Orange County, Texas

Owner: Nitya Housing PropCo(I), LLC  
Census: 218.00

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

Community No.: 480514  
Panel No.: 0005 B  
Date of FIRM: 1-6-83

This property lies in Zone "C".  
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 "C" does not lie in the 100- year flood  
plain.

**EXHIBIT "B"**  
REFER TO EXHIBIT "A"  
FOR LEGAL DESCRIPTION

**WOODLAWN STREET**  
(CALLED WOODLAWN DRIVE PER PLAT)  
(60' ROW)

**C.W. THERIOT SURVEY**  
**ABSTRACT NO. 444**

CALLED 1.80 ACRES  
JAMES H. MADDEN, et ux  
CF NO. 310801  
OPROC

**BLOCK 30**

REFERENCE BEARING PER CF NO. 414175, OPROC  
(CALL S89°40'00"E 267.66')  
**FND S89°40'00"E 267.59'**

FND 1/2" I. PIPE  
FND S31°03'59"E 9.62'

NORTH LINE  
T. & N.O. RAILROAD SURVEY  
SECT. NO. 39  
ABSTRACT NO. 202

**MAPLECREST ADDITION**  
**VOL. 4, PG. 79**  
**MROC**

CALLED 0.992 ACRE  
BRIAN EVERETT BROWN  
CF NO. 405297  
OPROC

**FND 0.6763 ACRES**

CALLED 0.6761 ACRE  
GARY MILLER & DIANE MILLER  
CF NO. 414175  
OPROC

**T. & N.O. RAILROAD SURVEY**  
**SECTION NO. 39**  
**ABSTRACT NO. 202**

**BLOCK 31**

5' SIDE SETBACK  
VOL. 137, PG. 479  
DRJC

25' BLDG. SETBACK  
VOL. 137, PG. 479  
DRJC

**FND N89°40'00"W 324.98'**  
(CALL N89°40'00"W 324.98')

CALCULATED CORNER  
UNABLE TO FIND OR  
SET CORNER DUE  
TO THICK CANE

(CALL N00°20'00"W 200.00')  
FND N00°30'02"E 199.84'

JAMES T. HOPPER, JR.  
CF NO. 452832  
OPROC

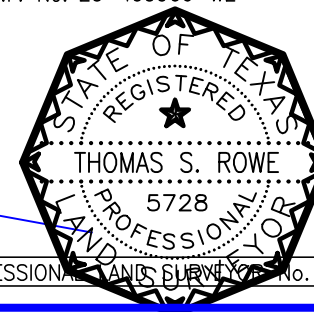
JAMES W. SMITH &  
AMANDA MARIE FORD  
CF NO. 472360  
OPROC

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. 20-499966-WE

DATE SURVEYED: JULY 7, 2020

*Thomas S. Rowe*



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

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