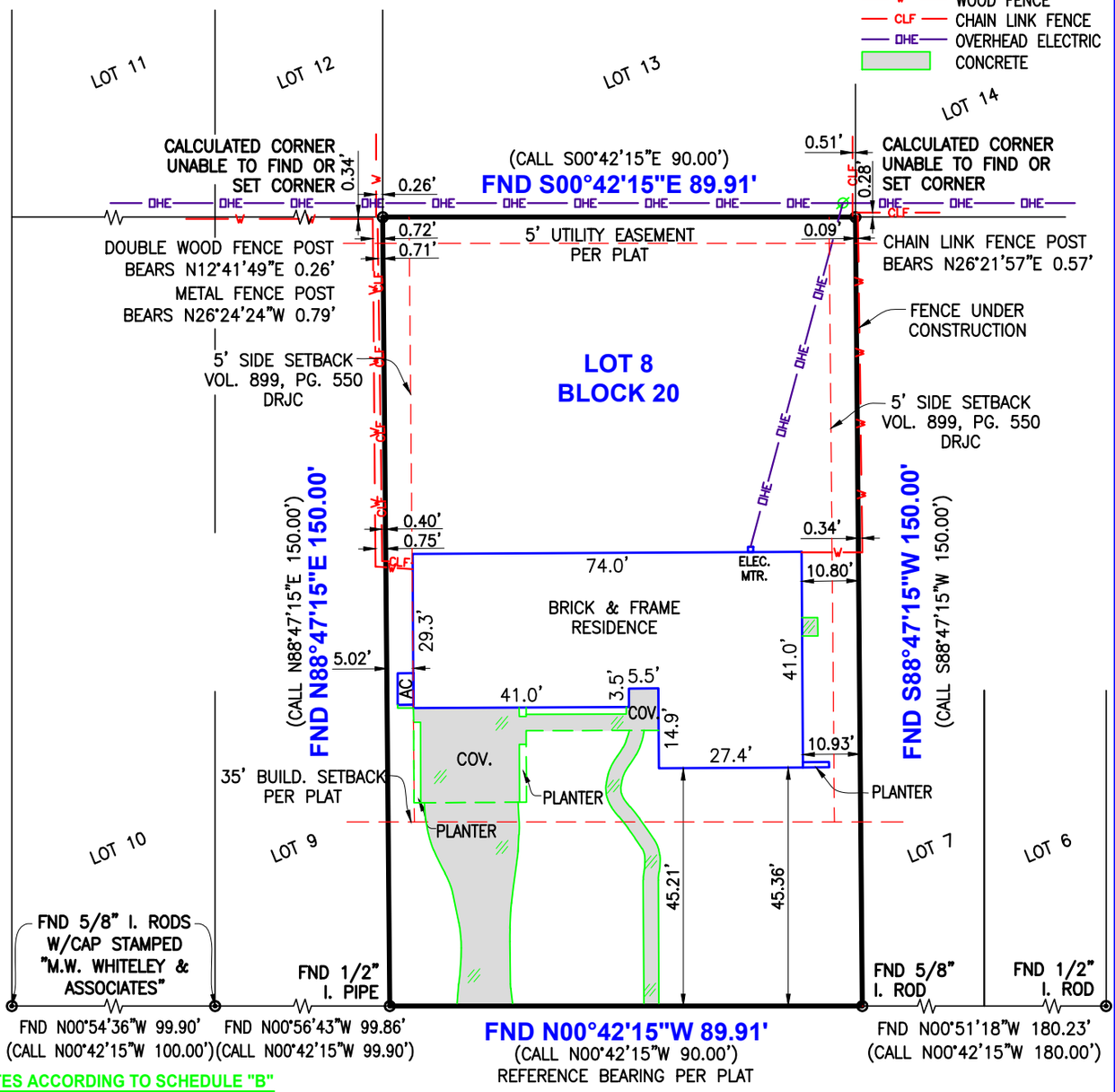
NOTE:

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'

LEGEND

- ⌀ POWER POLE
- W WOOD FENCE
- CLF CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC
- CONCRETE



NOTES ACCORDING TO SCHEDULE "B"

10i. AFFIDAVITS REFERENCING UNLOCATED PIPELINES GRANTED TO BEAUMONT NATURAL GAS COMPANY, RECORDED IN VOLUME 728, PAGE 592 AND VOLUME 964, PAGE 622, BOTH OF THE DEED RECORDS OF JEFFERSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)

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. 20-552559-WE

DATE SURVEYED: JANUARY 8, 2021

STATE OF TEXAS
REGISTERED
THOMAS S. ROWE
5728
PROFESSIONAL
LAND SURVEYOR

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

1090 20TH STREET
BEAUMONT, TEXAS 77706

Lot 8, Block 20, CALDER PLACE ADDITION, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 8, Page 146, Map/Plat Records of Jefferson County, Texas.

Owner: Nitya Housing PropCo (I), LLC

Census: 4.00

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

Community No.: 485457
Panel No.: 0035 C
Date of FIRM: 08-06-02

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark Whiteley & 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, LLC
CIVIL ENGINEERING | LAND SURVEYING | PIPELINE SERVICES
TEXAS SURVEYING FIRM NO. 10106700 | TEXAS ENGINEERING FIRM NO. F-2633
3250 EASTEX FWY, BEAUMONT, TEXAS 77703
409-892-0421 | MWWASSOC.COM

FILE No. 21-040

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