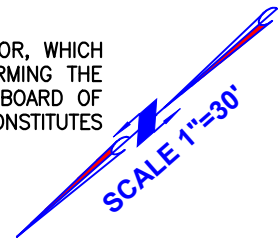


NOTE:

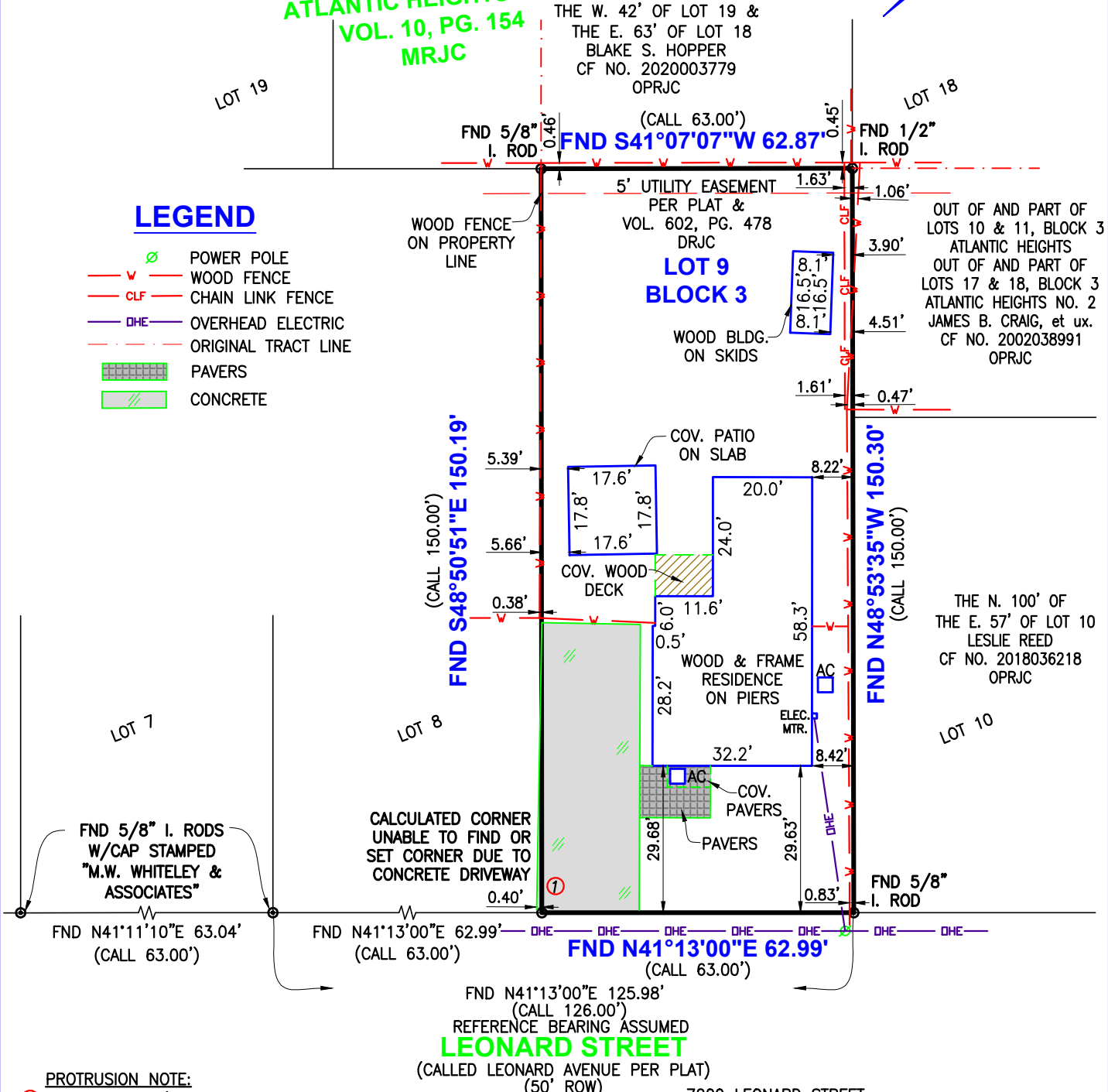
1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN 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".



**ATLANTIC HEIGHTS NO. 2
VOL. 10, PG. 154
MRJC**

LEGEND

- POWER POLE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- ORIGINAL TRACT LINE
- PAVERS
- CONCRETE



PROTRUSION NOTE:

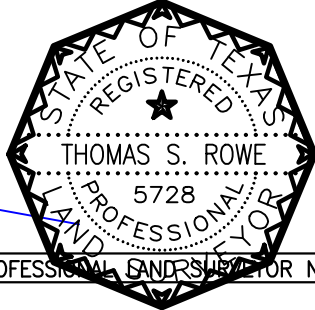
- ① SUBJECT TRACT'S CONCRETE DRIVE PROTRUDES FROM 0.00' TO 0.40' ONTO ADJOINER'S TRACT.

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. 21-561139-WE

DATE SURVEYED: FEBRUARY 4, 2021

Thomas S. Rowe



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

LEONARD STREET
(CALLED LEONARD AVENUE PER PLAT)
(50' ROW)

7200 LEONARD STREET
GROVES, TEXAS 77619

Lot 9, Block 3, ATLANTIC HEIGHTS, an Addition to the City of Groves, Jefferson County, Texas, according to the Map or Plat recorded in Volume 6, Page 169, Map/Plat Records of Jefferson County, Texas.

Owner: Nitya Housing PropCo (I), LLC
Census: 106.00

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

Community No.: 485475
Panel No.: 0005 E
Date of FIRM: 01-06-83

This property lies in Zone "B".
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 "B" are areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flooding.

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MARK WHITELEY & ASSOCIATES, LLC
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TEXAS SURVEYING FIRM NO. 10106700 | TEXAS ENGINEERING FIRM NO. F-2633
3250 EASTEX FWY, BEAUMONT, TEXAS 77703
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