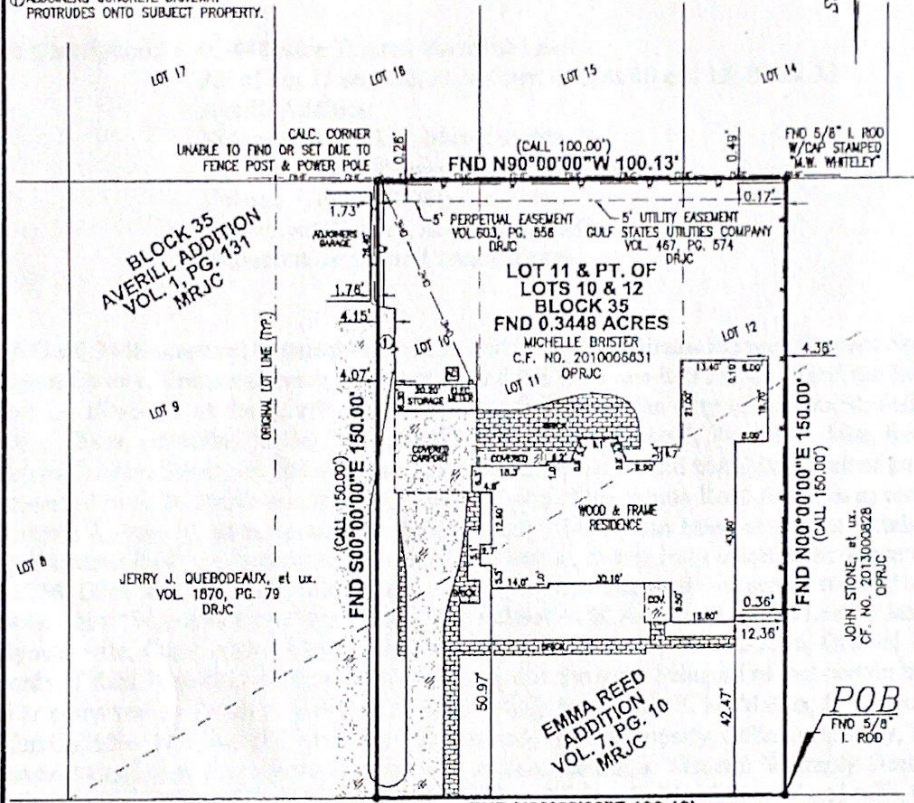


**NOTE:**

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 COVENANTS AND RESTRICTIONS SHOWN IN VOL. 603, PG. 556, DRJC, WERE TERMINATED ON JANUARY 1, 1970.

**PROTRUSION NOTE:**

1. ADJOINERS CONCRETE DRIVEWAY PROTRUDES ONTO SUBJECT PROPERTY.



SCALE 1"=30'

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

FND N90°00'00"E 100.13'  
(CALL 100.00')  
REFERENCE BEARING ASSUMED  
GLADYS AVENUE

**SURVEYOR'S CERTIFICATION:**  
TO THE LEIHHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE GUARANTY COMPANY:  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS, ON THE SURFACE OF THE GROUND EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, ALL RECORDED EASEMENTS SHOWN AND NOTED PER STEWART TITLE GUARANTY COMPANY C.F. No. 15245031736

DATE SURVEYED: APRIL 19, 2016

2485 GLADYS AVENUE  
BEAUMONT, TEXAS 77702

0.3448 Acre Tract or Parcel of Land  
All of Lot 11 and Out of and Part of Lots 10 and 12, Block 35  
Averbill Addition  
Volume 1, Page 131, Map Records  
Out of and Part of Emma Reed Addition  
Volume 7, Page 10, Map Records  
A. Williams Survey, Abstract No. 385  
Beaumont, Jefferson County, Texas.

Owner: Levi H. Knott and Kaleigh C. Knott  
Census: 11.00

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

Community No.: 485457  
Panel No.: 0020 C  
Date of FIRM: 8-8-02

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.

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. 10104700 ©

THOMAS S. ROWE  
STATE OF TEXAS REGISTERED LAND SURVEYOR  
P.O. BOX 5492  
BEAUMONT, TEXAS 77706-5492  
409-892-0421

3850 EASTEX Fwy.  
BEAUMONT, TEXAS 77703  
(FAX) 409-892-1548

Zone "X" (white) are areas determined to be outside 500-year flood plain.  
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FILE NO. 16-511

Handwritten signature: (X) Gladys Avenue

W:\2016\16-511\16-511.DWG\RMR



**EXHIBIT "A"**

Legal Description: 0.3448 Acre Tract or Parcel of Land  
All of Lot 11 and Out of and Part of Lots 10 and 12, Block 35  
Averill Addition  
Volume 1, Page 131, Map Records  
Out of and Part of Emma Reed Addition  
Volume 7, Page 10, Map Records  
A. Williams Survey, Abstract No. 385  
Beaumont, Jefferson County, Texas

**BEING** a 0.3448 acre tract or parcel of land situated in the A. Williams Survey, Abstract No. 385, Jefferson County, Texas and being all of Lot 11 and the West one-half of Lot 10 and the East 1/2 of Lot 12, Block 35 of the Averill Addition, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Volume 1, Page 131, Map Records, Jefferson County, Texas and also being out of and part of that certain triangular piece of property as conveyed to A. B. Marks and shown on the final plat of the Emma Reed Addition as recorded in Volume 7, Page 10, Map Records, Jefferson County, Texas, also being all of that certain tract of land as described in a deed from A. B. Marks to Russell Dunn, Jr. as recorded in Volume 603, Page 556, Deed Records, Jefferson County, Texas, the same being all that certain tract of land as described in a "Warranty Deed" from Ralph A. Leaf and wife, Kathleen Lamont Leaf to James L. Holly and wife, Carolyn Ann Holly as recorded in Film Code No. 100-42-2386, Official Public Records of Real Property, Jefferson County, Texas, and the same being all of that certain tract of land as conveyed by James L. Holly and Carolyn Holly to Johnnie E. McMahan, IV as recorded in Film Code No. 105-22-0151, Official Public Records of Real Property, Jefferson County, Texas, the same being all of that certain tract of land as described in a "General Warranty Deed with Vendor's Lien in Favor of Third Party" as conveyed by Johnnie E. McMahan, IV and wife, Carrie E. McMahan to Christopher Shaun Smith as recorded in Clerk's File No. 2007003171, Official Public Records of Real Property, Jefferson County, Texas and being all of that certain tract of land as described in a "General Warranty Deed" from Christopher Shaun Smith to Michelle Brister as recorded in Clerk's File No. 2010006631, Official Public Records of Real Property, Jefferson County, Texas, said 0.3448 acre tract being more particularly described as follows:

*NOTE: All bearings are based on the assumed bearing of NORTH 90°00'00" EAST for the South right-of-way line of Gladys Avenue.*

**BEGINNING** at a 5/8" iron rod found for the Northwest corner of the tract herein described, said corner also being the Northeast corner of that certain tract of land as described in a "Warranty Deed With Vendor's Lien" from Pamela Radford, as Administrator of the Estate of Virginia Radford, deceased, to John Stone and wife, Michele Stone as recorded in Clerk's File No. 2013000828, Official Public Records of Real Property, Jefferson County, Texas, and said corner also being in the South right-of-way line of Gladys Avenue (based on a width of 60 feet);

**EXHIBIT "A"**

Page 1 of 2

MARK W. WHITELEY & ASSOCIATES, INC.



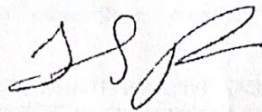
**THENCE** NORTH 90°00'00" EAST, along and with the South right-of-way line of Gladys Avenue, for a distance of 100.13 feet to a scribed "X" found in concrete for corner, said corner also being the Northwest corner of that certain tract of land as described in a deed from Joel C. Casals and wife, Mary B. Casals to Jerry J. Quebodeaux and wife, Cecile M. T. Quebodeaux as recorded in Volume 1870, Page 79, Deed Records, Jefferson County, Texas;

**THENCE** SOUTH 00°00'00" EAST, for the boundary between the tract herein described and the said Quebodeaux tract, for a distance of 150.00 feet to a point for corner (unable to find or set due to fence post and power pole), said corner being the Southwest corner of the said Quebodeaux tract and in the common line between Lots 10 and 16, Block 35 of the said Averill Addition;

**THENCE** NORTH 90°00'00" WEST, for the boundary between Lots 10, 11, 12 and 14, 15 and 16, Block 35 of the said Averill Addition, for a distance of 100.13 feet to a 5/8" iron rod with cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Southeast corner of the said Stone tract;

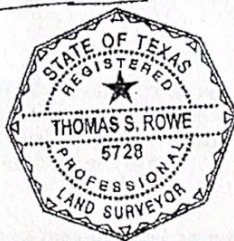
**THENCE** NORTH 00°00'00" EAST, for the boundary between the tract herein described and the said Stone tract, for a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.3448 ACRES, more or less.

Surveyed on April 19, 2016. This legal description is being submitted along with a plat based on this survey (see EXHIBIT "B").



Thomas S. Rowe, RPLS No. 5728

TBPLS Firm No.: 10106700



W:\2016\16-511\16-511m&h.docx

EXHIBIT "A"

Page 2 of 2

MARK W. WHITELEY & ASSOCIATES, INC.



**NOTARY RECORD**

File No.: 252564

Date of Notarization:

Legal Description:

BEING a 0.3448 acre tract or parcel of land situated in the A. Williams Survey, Abstract No. 385, Jefferson County, Texas and being all of Lot 11 and the West one-half of Lot 10 and the East 1/2 of Lot 12, Block 35 of the Averill Addition, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Volume 1, Page 131, Map Records, Jefferson County, Texas and also being out of and part of that certain triangular piece of property as conveyed to A. B. Marks and shown on the final plat of the Emma Reed Addition as recorded in Volume 7, Page 10, Map Records, Jefferson County, Texas, also being all of that certain tract of land as described in a deed from A. B. Marks to Russell Dunn, Jr. as recorded in Volume 603, Page 556, Deed Records, Jefferson County, Texas, the same being all that certain tract of land as described in a "Warranty Deed" from Ralph A. Leaf and wife, Kathleen Lamont Leaf to James L. Holly and wife, Carolyn Ann Holly as recorded in Film Code No. 100-42-2386, Official Public Records of Real Property, Jefferson County, Texas, and the same being all of that certain tract of land as conveyed by James L. Holly and Carolyn Holly to Johnnie E. McMahan, IV as recorded in Film Code No. 105-22-0151, Official Public Records of Real Property, Jefferson County, Texas, the same being all of that certain tract of land as described in a "General Warranty Deed with Vendor's Lien in Favor of Third Party" as conveyed by Johnnie E. McMahan, IV and wife, Carrie E. McMahan to Christopher Shaun Smith as recorded in Clerk's File No. 2007003171, Official Public Records of Real Property, Jefferson County, Texas and being all of that certain tract of land as described in a "General Warranty Deed" from Christopher Shaun Smith to Michelle Brister as recorded in Clerk's File No. 2010006631, Official Public Records of Real Property, Jefferson County, Texas, said 0.3448 acre tract being more particularly described as follows:

NOTE: All bearings are based on the assumed bearing of NORTH 90°00'00" EAST for the South right-of-way line of Gladys Avenue.

BEGINNING at a 5/8" iron rod found for the Northwest corner of the tract herein described, said corner also being the Northeast corner of that certain tract of land as described in a "Warranty Deed With Vendor's Lien" from Pamela Radford, as Administrator of the Estate of Virginia Radford, deceased, to John Stone and wife, Michele Stone as recorded in Clerk's File No. 2013000828, Official Public Records of Real Property, Jefferson County, Texas, and said corner also being in the South right-of-way line of Gladys Avenue (based on a width of 60 feet);

THENCE NORTH 90°00'00" EAST, along and with the South right-of-way line of Gladys Avenue, for a distance of 100.13 feet to a scribed "X" found in concrete for corner, said corner also being the Northwest corner of that certain tract of land as described in a deed from Joel C. Casals and wife, Mary B. Casals to Jerry J. Quebodeaux and wife, Cecile M. T. Quebodeaux as recorded in Volume 1870, Page 79, Deed Records, Jefferson County, Texas;

THENCE SOUTH 00°00'00" EAST, for the boundary between the tract herein described and the said Quebodeaux tract, for a distance of 150.00 feet to a point for corner (unable to find or set due to fence post and power pole), said corner being the Southwest corner of the said Quebodeaux tract and in the common line between Lots 10 and 16, Block 35 of the said Averill Addition;

THENCE NORTH 90°00'00" WEST, for the boundary between Lots 10, 11, 12 and 14, 15 and 16, Block 35 of the said Averill Addition, for a distance of 100.13 feet to a 5/8" iron rod with cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Southeast corner of the said Stone tract;

THENCE NORTH 00°00'00" EAST, for the boundary between the tract herein described and the said Stone tract, for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.3448 ACRES, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Additional Pertinent  
Information-Notary Fee: \_\_\_\_\_



## SURVEY ACCEPTANCE LETTER

File No.: 252564

Date: \_\_\_\_\_, 2018

Re: BEING a 0.3448 acre tract or parcel of land situated in the A. Williams Survey, Abstract No. 385, Jefferson County, Texas and being all of Lot 11 and the West one-half of Lot 10 and the East 1/2 of Lot 12, Block 35 of the Averill Addition, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Volume 1, Page 131, Map Records, Jefferson County, Texas and also being out of and part of that certain triangular piece of property as conveyed to A. B. Marks and shown on the final plat of the Emma Reed Addition as recorded in Volume 7, Page 10, Map Records, Jefferson County, Texas, also being all of that certain tract of land as described in a deed from A. B. Marks to Russell Dunn, Jr. as recorded in Volume 603, Page 556, Deed Records, Jefferson County, Texas, the same being all that certain tract of land as described in a "Warranty Deed" from Ralph A. Leaf and wife, Kathleen Lamont Leaf to James L. Holly and wife, Carolyn Ann Holly as recorded in Film Code No. 100-42-2386, Official Public Records of Real Property, Jefferson County, Texas, and the same being all of that certain tract of land as conveyed by James L. Holly and Carolyn Holly to Johnnie E. McMahan, IV as recorded in Film Code No. 105-22-0151, Official Public Records of Real Property, Jefferson County, Texas, the same being all of that certain tract of land as described in a "General Warranty Deed with Vendor's Lien in Favor of Third Party" as conveyed by Johnnie E. McMahan, IV and wife, Carrie E. McMahan to Christopher Shaun Smith as recorded in Clerk's File No. 2007003171, Official Public Records of Real Property, Jefferson County, Texas and being all of that certain tract of land as described in a "General Warranty Deed" from Christopher Shaun Smith to Michelle Brister as recorded in Clerk's File No. 2010006631, Official Public Records of Real Property, Jefferson County, Texas, said 0.3448 acre tract being more particularly described as follows:

NOTE: All bearings are based on the assumed bearing of NORTH 90°00'00" EAST for the South right-of-way line of Gladys Avenue.

BEGINNING at a 5/8" iron rod found for the Northwest corner of the tract herein described, said corner also being the Northeast corner of that certain tract of land as described in a "Warranty Deed With Vendor's Lien" from Pamela Radford, as Administrator of the Estate of Virginia Radford, deceased, to John Stone and wife, Michele Stone as recorded in Clerk's File No. 2013000828, Official Public Records of Real Property, Jefferson County, Texas, and said corner also being in the South right-of-way line of Gladys Avenue (based on a width of 60 feet);

THENCE NORTH 90°00'00" EAST, along and with the South right-of-way line of Gladys Avenue, for a distance of 100.13 feet to a scribed "X" found in concrete for corner, said corner also being the Northwest corner of that certain tract of land as described in a deed from Joel C. Casals and wife, Mary B. Casals to Jerry J. Quebodeaux and wife, Cecile M. T. Quebodeaux as recorded in Volume 1870, Page 79, Deed Records, Jefferson County, Texas;

THENCE SOUTH 00°00'00" EAST, for the boundary between the tract herein described and the said Quebodeaux tract, for a distance of 150.00 feet to a point for corner (unable to find or set due to fence post and power pole), said corner being the Southwest corner of the said Quebodeaux tract and in the common line between Lots 10 and 16, Block 35 of the said Averill Addition;



THENCE NORTH 90°00'00" WEST, for the boundary between Lots 10, 11, 12 and 14, 15 and 16, Block 35 of the said Averill Addition, for a distance of 100.13 feet to a 5/8" iron rod with cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Southeast corner of the said Stone tract;

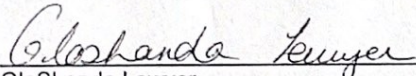
THENCE NORTH 00°00'00" EAST, for the boundary between the tract herein described and the said Stone tract, for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.3448 ACRES, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated \_\_\_\_\_, made by \_\_\_\_\_, Registered Public Surveyor No. \_\_\_\_\_, and I/We am/are aware of the following:

[Enter Data]

I/We hereby have no objections to these matters, and hereby indemnify and hold Stewart Title Company harmless with regard to same from any liability arising from the above mentioned items.

  
\_\_\_\_\_  
GloShanda Lawyer