

20' OPEN ALLEY
PER PLAT

(CALL S89°29'00"W 50.00')
FND S89°55'24"W 50.27'

FND 5/8"
I. ROD

FND 5/8"
I. ROD

0.78'

0.48'

LOT 4
BLOCK 19

SCALE 1"=20'

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.

(CALL S00°31'00"E 140.00')
FND S00°26'52"E 140.23'

FND N00°31'00"W 139.91'
(CALL N00°31'00"W 140.00')
REFERENCE BEARING PER PLAT

WOOD & FRAME
RESIDENCE

ELEC.
METER

COV.

LOT 4

LOT 3

FND 3/8"
I. ROD

FND 1/2"
I. ROD

FND N89°33'25"E 50.44'
(CALL N89°29'00"E 50.00')

VAN BUREN STREET
(CALLED VAN BUREN AVENUE PER PLAT)
(60' ROW)

SURVEYOR'S CERTIFICATION:

TO THE LEINHOLDERS 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 G.F. No. 243336

DATE SURVEYED: JULY 26, 2018



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

MARK W. WHITELEY
AND ASSOCIATES
INCORPORATED

P. O. BOX 5492
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CONSULTING ENGINEERS,
SURVEYORS, AND PLANNERS
T.B.P.L.S. FIRM NO. 10106700 ©

3250 EASTEX FRWY.
BEAUMONT, TEXAS 77703
(FAX) 409-892-1348

W:\2018\18-1188\18-1188.DWG\RMR

958 VAN BUREN STREET
BEAUMONT, TEXAS 77701

Lot Number Four (4), in Block Number Nineteen (19), of OAKWOOD ADDITION, to the City of Beaumont, Jefferson County, Texas, according to the map or plat thereof recorded in/under Volume 3, Page 156 of the Map/Plat Records of Jefferson County, Texas.

Owner: Juan Torres

Census: 17.00

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

Community No.: 485457

Panel No.: 0025 D

Date of FIRM: 8-6-02

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.

Zone "X" (white) are areas determined to be outside 500-year flood plain.

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FILE NO. 18-1188