

- ⊕ = 1-Call Utility Marker (AT&T)
- ⊗ = Water Valve
- ⊗ = Fire Hydrant
- ⊕ = Utility Pole
- ⊗MH = San. Sew. Manhole

Flood Zone: X
 FIRM No. 485457 0025 D
 Dated: 08/06/2002



SCALE: 1" = 20'

15 ft. Alley

24" Oak Tree

Surveyor's Notes:

(1) This survey was completed to reflect the title commitment issued by Fidelity National Title Insurance Company on March 30, 2021, with GF No. 21-67877-32.

(2) All bearings are grid, based on the Texas Coordinate System of 1983 (NAD83), South Central Zone.

(3) According to the City of Beaumont's interactive GIS map, this property is located in Zoning District RM-H (Residential Multiple Family Dwelling - Highest Density District). Building Setbacks are shown based on the surveyor's interpretation of Beaumont's Code of Ordinances and should be confirmed with the City before construction takes place.

(4) Elevations are based on the North American Vertical Datum of 1988 (NAVD88), calculated using GEOID18.

S 03°11'39" E 50.35'

S 03°11'39" E 50.35'

Approx. Drip Line

Wood Fence

Set Capped Rod ("ACCESS")

Found Capped Rod ("MWW")

25' Building Setback

5' (single-sty.) Building Setback

5' (single-sty.) Building Setback

10" Oak Tree

Lot 4, Block 40
 0.161 Ac.

A Texas811 (1 Call) Locate Request was placed under ticket no. 2159505354 on 04/05/2021.

N 86°33'40" W 140.03'

N 86°24'53" E 140.09'

6.2' 24.0'
 41.3'
 One Story Residence on a Concrete Slab

8" Hackberry Tree

13.4'
 10.6'
 10.1'
 5.9'

Lot 5

Lot 5

Edge of Conc.
 Scribed "X"
 0.4' Into Conc. Drive

Set Capped Rod ("ACCESS")

Found Capped Rod ("MWW")

S 03°15'39" E 49.99'

N 03°15'39" W 44.99'

S 03°15'39" E 50.00'

Sabine Pass Ave.

(A Public Roadway)

PREPARED EXCLUSIVELY FOR:

Hacienda Services, Inc.

⊗MH Road & Elev: 19.9'

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief. Survey Dated: December 2, 2021.

The subject tract being located at: 2731 Sabine Pass Ave., Beaumont, Texas 77701 and being described as: Lot 4, Block 40, Arlington Addition to Beaumont recorded in Volume: 01 Page: 70 of the Map Records of Jefferson County, Texas



Scott N. Brackin

Scott N. Brackin
 Registered Professional Land Surveyor No. 6650

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 File: 2021241 Firm No. 10136400 Technician: AME