

SURVEY LEGEND

ELECTRIC LINE	CONCRETE SURFACE	SWIMMING POOL	A.C. AIR CONDITIONING UNIT	WOOD FENCE
PIPELINE	COVERED AREA	DITCH	P.P. POWER POLE	CHAIN LINK FENCE
TELEPHONE LINE	ROCK OR GRAVEL	LAWN	STREETLIGHT	BARBED WIRE FENCE

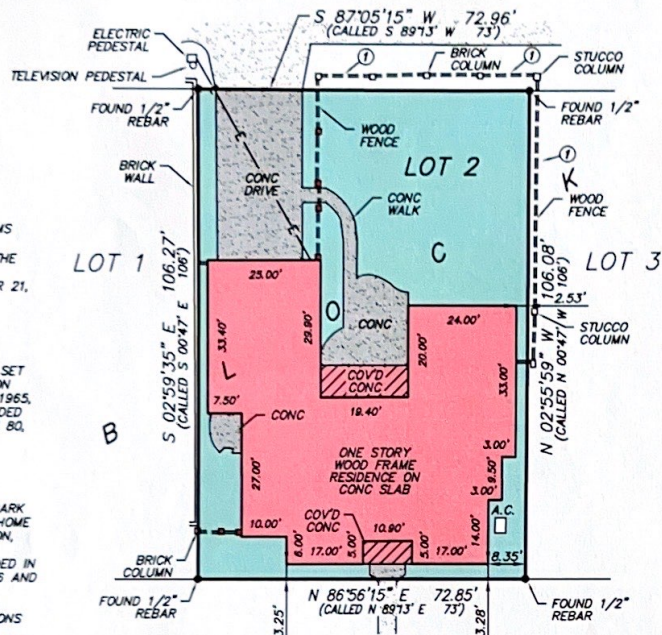
CLIENT: ALAN WANG AND JIEYING ZHANG

GF#: 27305-MR

PRIVATE DRIVE, PER PLAT



SCALE: 1" = 30'



THE FOLLOWING ITEMS ARE LISTED WITHIN SCHEDULE 'B' OF THE TITLE COMMITMENT ISSUED ON OCTOBER 21, 2019, AND ARE REFERENCED AS FOLLOWS:

ITEM 1.)  
 a. RESTRICTIONS AS SET FORTH IN DEDICATION RECORDED IN VOL. 1965, PAGE 76, AS AMENDED IN VOL. 2117, PAGE 80, J.C.D.R.; SEE INSTRUMENTS.

b. ALL FUTURE ASSESSMENTS AND CHARGES OF THE PARK ON THOMAS ROAD HOME OWNERS ASSOCIATION, AS SET FORTH IN DEDICATION RECORDED IN VOL. 1965, PAGE 76 AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOL. 2117, PAGE 80, J.C.D.R.; SEE INSTRUMENTS.

ITEM 10.g) EASEMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN VOLUME 1965, PAGE 76 J.C.D.R.; SEE INSTRUMENT.

SURVEYOR'S CERTIFICATE:

I do hereby certify to the best of my knowledge and belief that this is an accurate plat of a survey made on the ground, under my supervision, showing above ground improvements and visible encroachments, as of **OCTOBER 30, 2019**.  
 The above tract being located at **4425 THOMAS LANE, BEAUMONT, TEXAS 77706**  
 The tract being described as **LOT NUMBER TWO (2) IN BLOCK NUMBER SIX (6) OF THE PARK ON THOMAS ROAD, SECTION TWO, A PLANNED UNIT DEVELOPMENT TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN VOL. 1965, PAGE 76, SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN VOL. 2117, PAGE 80, BOTH IN THE DEED RECORDS OF JEFFERSON COUNTY, TEXAS, AND ACCORDING TO THE MAP OR PLAT OF SAID DEVELOPMENT OF RECORD IN VOL. 14, PAGE 1, MAP RECORDS OF JEFFERSON COUNTY, TEXAS**. In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. FAUST Engineering and Surveying, Inc. does not warrant or subscribe to the accuracy of said map.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

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 THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

*Alan Wang*  
  
**RICHARD F. FAUST**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782  
 ENGINEERING FIRM REGISTRATION NO. 4800  
 SURVEYING FIRM REGISTRATION NO. 100024-00

Date: OCTOBER 30, 2019  
 Census Tract: 3.08  
 FEMA Flood Zone: X  
 Community Panel NO.: 4854570035C  
 Panel Date: 8/06/02  
 Field Book No.: 19-10  
 Project No. 190565

SURVEYOR'S NOTES:  
 1. FENCES OVERLAPS PROPERTY LINE

**Faust**  
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