

CLIENT: Stephanie Downs and Charles B. Thibodeaux

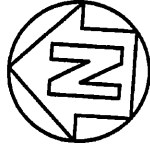
G.F. NO. 20363-DD

Jefferson County Drainage District No. 6
CCF No. 200201156 OPRJCT
(Called 19.236 Acres-Tract 1)

S 01°32'51" E 265.26'

Found
Capped
Iron Rod

Found
Capped
Iron Rod



0 50 100
SCALE

Lot 17

Subject Property
Lot 16
Block 5

Lot 15

X. Stephanie Downs
X. Charles B. Thibodeaux

N 85°55'31" E 810.70'

S 85°55'31" W 799.02'

Schedule B letter of even
date accompanies this plat.

40' Building Setback Line

Found
Capped
Iron Rod

10' Drainage & Utility
Easement

Found
Capped
Iron Rod

N 04°04'14" W 265.00'

Ridgeleigh Drive

DESCRIPTION OF SERVICES REQUESTED: Mortgage Loan Survey

SURVEYOR'S CERTIFICATION:

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 ALL IMPROVEMENTS AND ANY VISIBLE ENCROACHMENTS, AS OF July 6, 2016.

THE ABOVE TRACT BEING LOCATED AT 12630 Ridgeleigh Drive, Beaumont, Texas 77705

AND BEING DESCRIBED AS Lot 16, Block 5 of Ridgecrest Subdivision Unit 4

AS RECORDED IN County Clerk's File No. 2016017335 together with Ratification of Plat recorded under

County Clerk's File No. 2016019284, both in the Official Public Records of Jefferson County, Texas.

IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NO. 480385 0270 C

DATED 8-6-02. THIS PROPERTY LIES IN THE ZONE NOTED. LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED. UNLESS REQUESTED. FITZ & SHIPMAN, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.

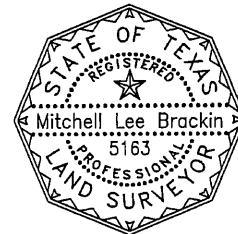
FLOOD ZONE (F.E.M.A.) AE

T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186

M.L.B.

MITCHELL LEE BRACKIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5163

REVISION	DATE
Name Update	7-11-16



DATE: 7-6-16
FIELD BOOK NO.: 16-3
JOB NO.: 16006.0010

Fitz & Shipman
INC.

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT BEAUMONT, TEXAS
(409)832-7238 FAX (409)832-7303 KLT