



SCALE 1"=20'

**LEGEND**

- ☉ TELEPHONE POLE
- WOOD FENCE
- - - CLF CHAIN LINK FENCE
- - - I WROUGHT IRON FENCE
- - - DHE OVERHEAD ELECTRIC
- - - ORIGINAL TRACT LINE
- ▭ CONCRETE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
FND C1	469.20'	192.55'	N14°49'05"W	191.20'	23°30'46"
CALL C1	-	-	-	191.20'	-
FND C2	469.20'	133.25'	N34°42'38"W	132.80'	16°16'19"
CALL C2	-	-	-	132.20'	-

**MARK W. WHITELEY AND ASSOCIATES INCORPORATED**  
 CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS®  
 T.B.P.L.S. FIRM NO. 10106700  
 TEXAS REG. ENG. FIRM NO. P-2633  
 P. O. BOX 5492 3250 EASTEX FRWY.  
 BEAUMONT, TEXAS 77726-5492 BEAUMONT, TEXAS 77703  
 409-892-0421 (FAX) 409-892-1346

**BENJAMIN BROUSSARD & MAITE BROUSSARD**  
**BOUNDARY SURVEY**  
 OF  
**LOTS 1 & 2, BLOCK 3**  
**CALDWOOD ADDITION**  
**VOL. 5, PAGE 14, MAP RECORDS**  
**JEFFERSON COUNTY, TEXAS**

DR BY: KLK	CK BY: TSR	APP BY: TSR
VER: ACAD 2019	SCALE: 1"=20'	SHEET NO: 1 OF 1
DATE: APR. 15, 2020		
JOB NO. 20-372	W:\2020\20-372\20-372.DWG	REV. 0

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**NOTES ACCORDING TO SCHEDULE "B"**  
 10c. Utility easements set out in Volume 338, Page 126 and Volume 361, Page 543, both of the Deed Records of Jefferson County, Texas. (Property Subject to, Unable to Plot)

**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 SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

185 & 195 CENTRAL CALDWOOD DRIVE  
 BEAUMONT, TEXAS 77707  
 Lots 1 & 2, Block 3, CALDWOOD, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 5, Page 14, Map/Plat Records of Jefferson County, Texas.

Owner: Benjamin Broussard & Maite Broussard  
 Census: 13.01  
 In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.  
 Community No.: 485457  
 Panel No.: 0035 C  
 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.

TO THE OWNERS OF THE PREMISES SURVEYED AS OF THE DATE OF THE SURVEY:  
 I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 20-481884-WE  
 DATE SURVEYED: APRIL 13, 2016  
 THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5728

