

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.

NOTE: UNDERGROUND ELECTRIC SERVICE EXACT LOCATION OF UNDERGROUND ELECTRIC UNKNOWN

SCALE 1"=50'

JACKYE AIENA VOL. 1174, PG. 282 OPRHC

(CALL S00°29'10"E 272.00') FND S00°29'09"E 272.06'

FND I. ROD W/CAP STAMPED "J.H. MEANS"

FND I. ROD W/CAP STAMPED "J.H. MEANS"

FND S00°18'55"E 125.80' (CALL S00°29'10"E 126.00')

FND I. ROD W/CAP STAMPED "J.H. MEANS"

FND S00°37'57"E 146.26' (CALL S00°29'10"E 146.00')

50' DRAINAGE & UTILITY EASEMENT PER PLAT & VOL. 1799, PG. 1 OPRHC

LOTS 38 & 39

FND 2.6615 ACRES CALLED 2.661 ACRES

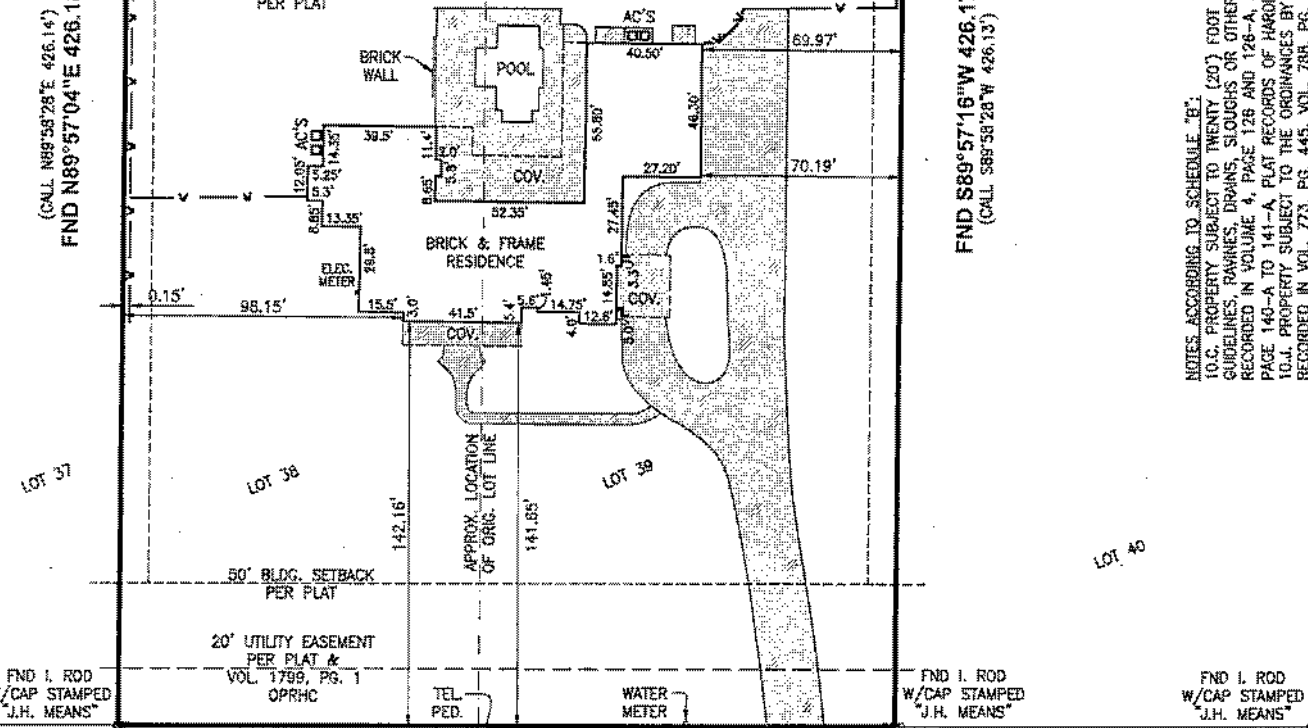
10' SIDE SETBACK PER PLAT 10' UTILITY EASEMENT PER PLAT

10' SIDE SETBACK PER PLAT 10' UTILITY EASEMENT PER PLAT

(CALL N89°58'28"E 426.14') FND N89°57'04"E 426.18'

FND S89°57'16"W 426.17' (CALL S89°58'28"W 426.13')

NOTES: ACCORDING TO SCHEDULE "B", 10.C. PROPERTY SUBJECT TO TWENTY (20') FOOT WIDE DRAINAGE EASEMENT ALONG ANY AND ALL GULCHES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAIN COURSES ACCORDING TO PLAT RECORDED IN VOLUME 4, PAGE 126 AND 126-A, AND IN AMENDED PLAT RECORDED IN VOLUME 4, PAGE 140-A TO 141-A, PLAT RECORDS OF HARDIN COUNTY, TEXAS. (UNABLE TO PLOT) 10.J. PROPERTY SUBJECT TO THE ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN VOL. 773, PG. 445, VOL. 788, PG. 353 & VOL. 848, PG. 45, DEED RECORDS, & VOL. 1123, PG. 868, OFFICIAL PUBLIC RECORDS, AND UNDER COUNTY CLERK'S FILE NO. 2013-35726 AND UNDER COUNTY CLERK'S FILE NO. 2016-69154, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS. (UNABLE TO PLOT)



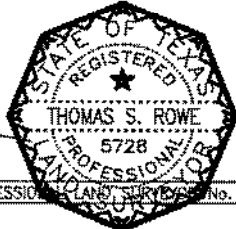
SURVEYOR'S CERTIFICATION:

TO THE LEIHHOLDERS 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. 17199031604

DATE SURVEYED: NOVEMBER 6, 2017

Handwritten signature of Thomas S. Rowe



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

MARK W. WHITELEY AND ASSOCIATES INCORPORATED

CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS T.E.P.L.S. FIRM NO. 10106700 ©

P. O. BOX 5492 BEAUMONT, TEXAS 77728-5492 409-892-0421

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

W:\2017\17-1548\17-1548.DWG\RM

TALPA TRAIL (CALLED PARK ROAD PER PLAT) (60' ROW)

240 TALPA TRAIL LUMBERTON, TEXAS 77657

Being Lots Thirty-eight (38) and Thirty-nine (39), Oak Ridge Park Subdivision, a subdivision located in Hardin County, Texas, according to the map or plat recorded in Volume 4, Page 126 and 126A, and amended plat recorded in Volume 4, Page 140-A to 141-A, Plat Records of Hardin County, Texas.

Owner: Jeremy M Huff and Amy R Huff

Census: 305.02

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

Community No.: 480284

Panel No.: 0530 F

Date of FIRM: 10-6-10

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 the 0.2% annual chance flood plain.

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FILE NO. 17-1548

Mark W. Whiteley and Associates, Inc.

P.O. Box 5492

Beaumont, Texas 77726-5492

Phone # 409-892-0421

Fax # 409-892-1346

Invoice

Date	Invoice #
11/7/2017	27035

Bill To
Jeremy M Huff & Amy R Huff C/O Stewart Title - Lumberton 141 N. LHS Drive, Suite 215 Lumberton, Texas 77657

P.O. No.	Terms	Project
		17-1548 / 240 Talpa Trail - ...

Hours/Qty.	Description	Rate	Amount
	Land Survey Services Provided:	897.55	897.55T
	Jeremy M. Huff and Amy R. Huff 240 Talpa Trail Lumberton, Texas 77657 GF # 17199031604	8.25%	74.05
		Total	\$971.60

MWW&A, Inc. Approval: