

Subject to the General Notes shown hereon:

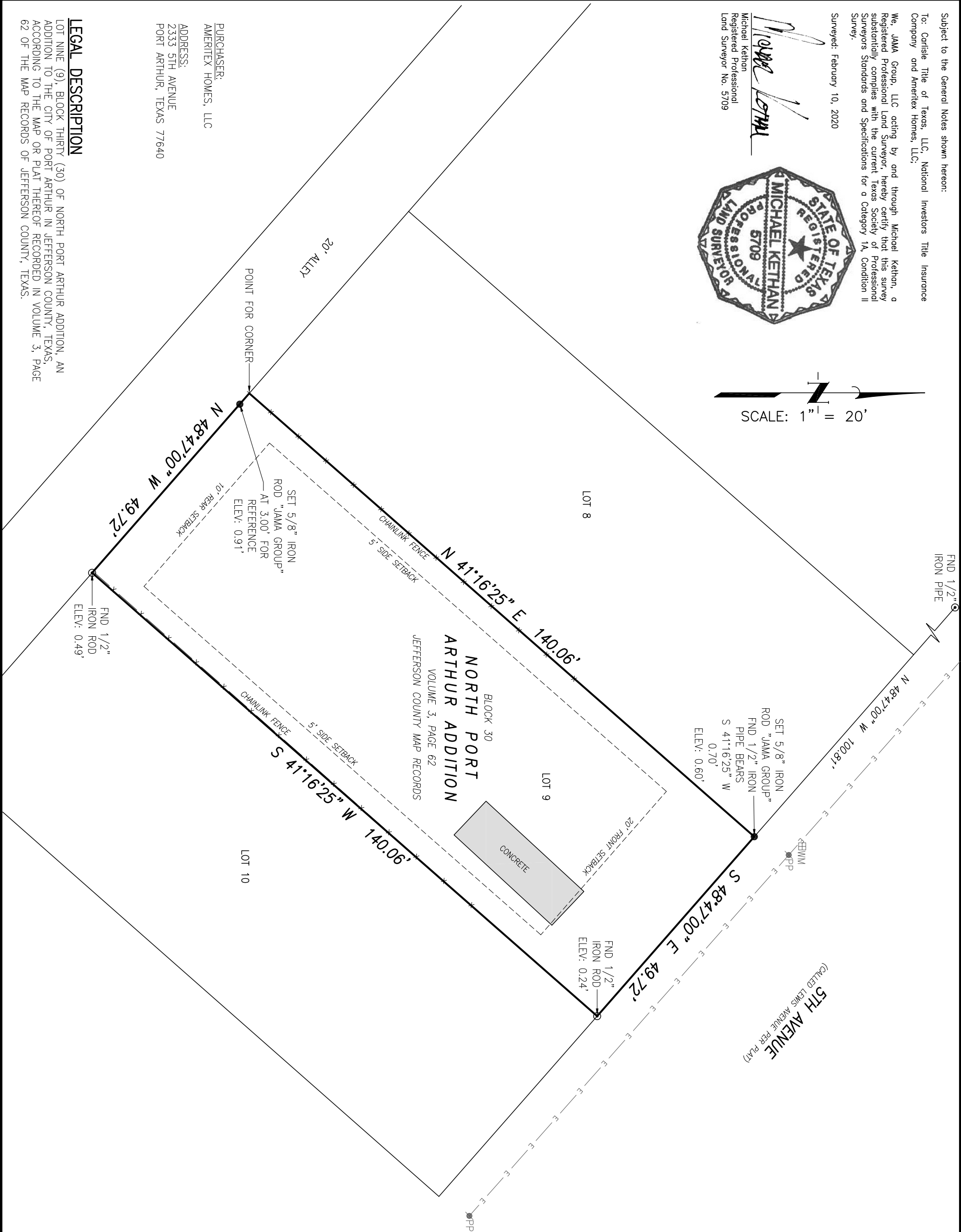
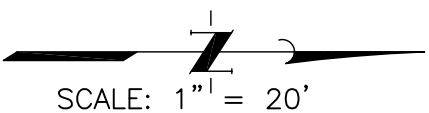
To: Carlisle Title of Texas, LLC, National Investors Title Insurance Company and Ameritex Homes, LLC;

We, JAMA Group, LLC acting by and through Michael Kethan, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: February 10, 2020



Michael Kethan
Registered Professional
Land Surveyor No. 5709



PURCHASER:
AMERITEX HOMES, LLC
ADDRESS:
2333 5TH AVENUE
PORT ARTHUR, TEXAS 77640

LEGAL DESCRIPTION

LOT NINE (9), BLOCK THIRTY (30) OF NORTH PORT ARTHUR ADDITION, AN ADDITION TO THE CITY OF PORT ARTHUR IN JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 62 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

NOTES:

- Reference a Commitment for title insurance issued by Carlisle Title of Texas, LLC, Gr No. GA-2026757, having an effective date of January 31, 2020 and an issue date of February 6, 2020. No further research for encumbrances or encumbrances was performed by JAMA Group, LLC.
- The bearings and distances recited herein are based on the northeast line of said Lot 9 of North Port Arthur Addition as South 48°47'00" East in document filed for record under Volume 3, Page 62 of the Jefferson County Map Records.
- According to Map No. 485499 0035 E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for City of Port Arthur, Jefferson County, Texas, dated April 17, 1984, the subject tract is situated within: Zone "B", defined as areas between the limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with overtopped depths of less than 1 foot or where the contributing drainage area is less than 1 square mile, or areas protected by the levee from base flood. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Location of the subject tract on said maps were determined by scale with actual field elevations not determined. JAMA Group, LLC does not warrant subscribe to the accuracy or scale of said maps.
- Research for Adjoiner Tracts was performed by JAMA Group, LLC.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the exclusive use by the parties listed thereon. This survey is not to be used for any subsequent transactions. Liability to third parties may not be transferred or assigned.
- Setbacks shown on subject property are per the City of Port Arthur Municipal Code.

LAND TITLE SURVEY
OF
LOT 9 IN BLOCK 30

OUT OF
NORTH PORT
ARTHUR ADDITION
JEFFERSON COUNTY, TEXAS
FEBRUARY 10, 2020



2915 Toccoo Road
Beaumont, Texas 77703
Office (409) 899-5050
TBPLS Firm #10130400