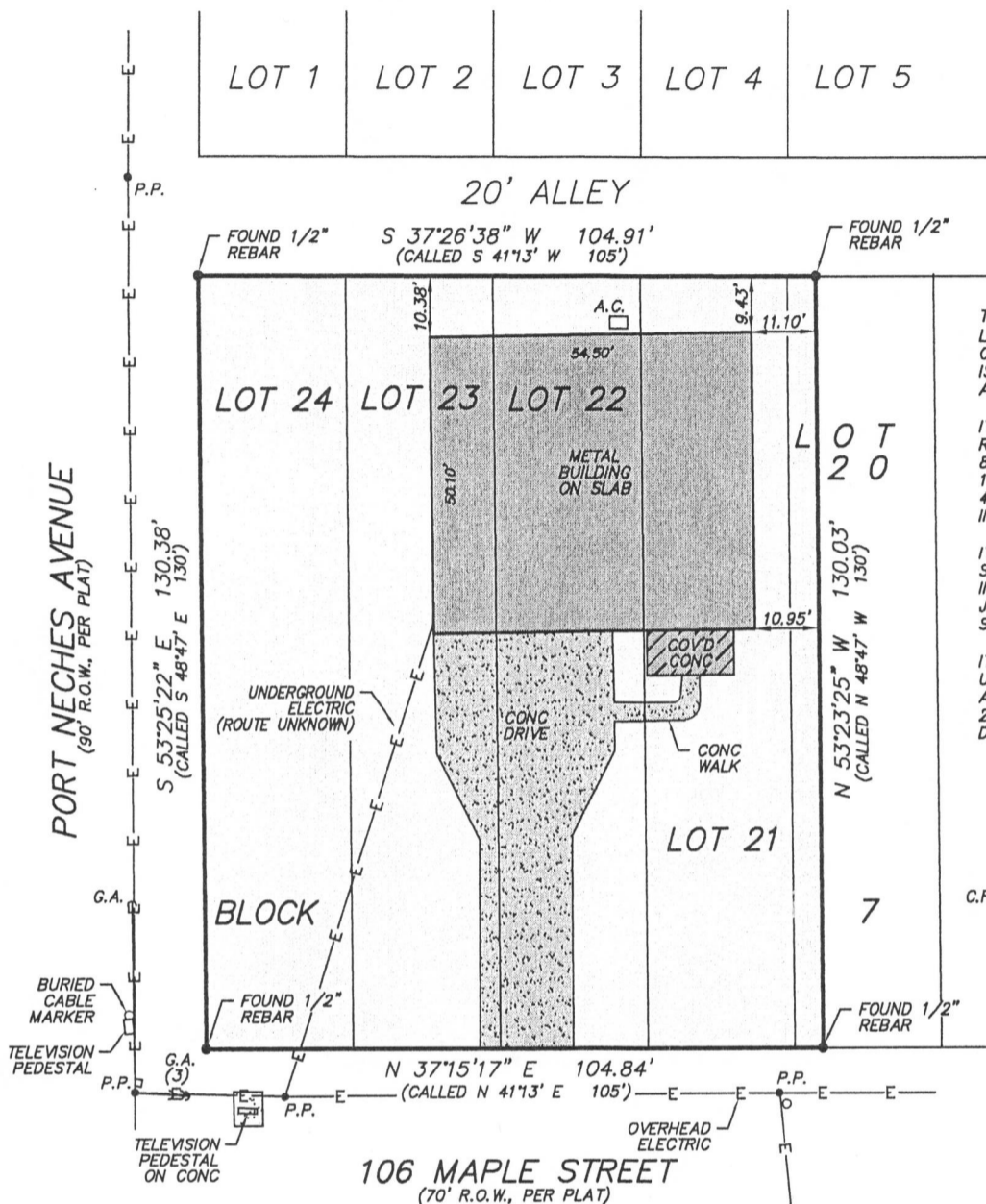


SURVEY LEGEND

- E—E—E— ELECTRIC LINE
- PL—PL— PIPELINE
- T—T— TELEPHONE LINE
- CONCRETE SURFACE
- COVERED AREA
- ROCK OR GRAVEL
- SWIMMING POOL
- DITCH
- LAWN
- A.C. AIR CONDITIONING UNIT
- P.P. POWER POLE
- ⊗ STREETLIGHT
- == == == WOOD FENCE
- //— CHAIN LINK FENCE
- X— BARBED WIRE FENCE

CLIENT: JOHN MCELYEA

GF#: 1751591-SL



THE FOLLOWING ITEMS ARE LISTED WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED ON JULY 1, 2022, AND ARE REFERENCED AS FOLLOWS:

ITEM 1) RESTRICTIONS AS RECORDED IN VOLUME 1, PAGE 88, J.C.M.R., VOLUME 63, PAGE 179, AND VOLUME 83, PAGE 447, J.C.D.R.; SEE INSTRUMENTS.

ITEM 10.b) ALL MATTERS SHOWN ON PLAT AS RECORDED IN VOLUME 1, PAGE 88, J.C.M.R.; THERE ARE NONE SHOWN ON THIS PLAT.

ITEM 10.d) GULF STATES UTILITIES COMPANY EASEMENT AS RECORDED IN VOLUME 2227, PAGE 334 J.C.D.R.; DOES NOT AFFECT THIS TRACT.

NOW OR FORMERLY BENJAMIN & BRANDY MADISON FULLERTON C.F. NO. 2017028208 J.C.R.P.R.

SURVEYOR'S CERTIFICATE:

TO THE LIEN HOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE INSURANCE COMPANY :

The undersigned does hereby certify that this survey was 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 rights-of-way, except as shown hereon, and that the property has access to and from a dedicated roadway as of **JULY 11, 2022**.

The above tract being located at **106 MAPLE STREET, PORT NECHES, TEXAS 77651**

The tract being described as **THE NORTH FIVE FEET OF LOT NO. TWENTY (N. 5' OF 20) AND ALL OF LOTS NUMBERED TWENTY-ONE, TWENTY-TWO, TWENTY-THREE AND TWENTY-FOUR (21, 22, 23 & 24), IN BLOCK NO. SEVEN (7), OF PORT NECHES ADDITION** as recorded in **VOLUME 1, PAGE 88, OF THE 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.

Richard F. Faust

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

SURVEYOR'S NOTES:

Date: JULY 11, 2022
Census Tract: 108
FEMA Flood Zone: C
Community Panel NO.: 485500-0010 D
Panel Date: 1/6/83
Field Book No.: 22-4
Project No. 22310
Previous Project No. -

Faust

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