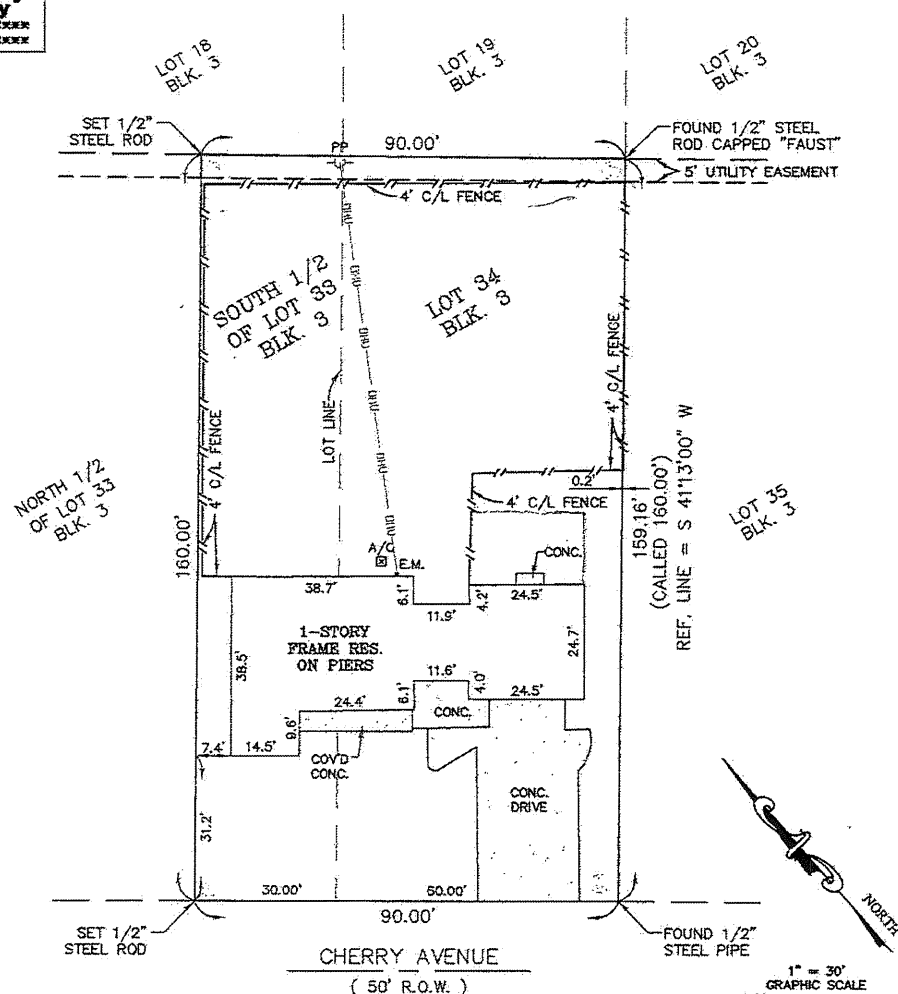


Boundary Survey
 1180138-BT39
 08-04-1391



∠ = INTERIOR ANGLE

LT	CORNER ANGLE
A	89°51'17"
B	89°36'43"
C	90°23'19"
D	90°08'41"

NOTE:
 ALL SET STEEL RODS ARE MARKED WITH "SOUTEX" IDENTIFICATION CAPS

ADDRESS
3130 Cherry Avenue
 Groves, Texas 77619

LEGAL DESCRIPTION: (AS FURNISHED)
 South 1/2 of Lot 33, & all of Lot 34, Block 3, MELROSE ADDITION, according to the map or plat thereof recorded in Volume 7, Page 84, of the Map Records of Jefferson County, Texas.

RLS #:	1180138-BT39
CLIENT #:	08-04-1391
FIELD DATE:	4/29/08
DRAFTER:	R. DINSORE
APPROVED:	A.M.L.
SCALE:	1" = 30'

BASIS OF BEARINGS: South line of Lot 34 = S 41°13'00" W
 LIST OF POSSIBLE ENCROACHMENTS: 1. 4' of fence is over P.L. 0.2' (right side)

 SOUTEX SURVEYORS INC. <small>© RIGHTS RESERVED</small>	 First American Title Insurance Company		
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SURVEYOR INFORMATION:
 SURVEYOR FILE NUMBER: 08-0415
 The Certified Registered Professional Land Surveyor signing this survey alone certifies the accuracy and efficiency of the survey and the location of the boundaries shown.

CERTIFIED TO: (AS FURNISHED)
 Beaumont Title Company
 MCT Credit Union
 Scott Darbonne & Aurelena Darbonne

NOTES
 1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3. IDENTIFICATIONS: VOL. 7, PG. 84, MAP 12.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND
 O.U.: OVER-HEAD UTILITY LINE
 P.L.: PLATED
 P.O.C.: POINT OF CURVATURE
 P.O.B.: POINT OF BEGINNING
 P.O.C.: POINT OF COMMENCEMENT
 P.P.: POWER POLE
 P.R.P.: POINT OF REVERSE CURVATURE
 P.M.: PERMANENT REFERENCE MONUMENT
 R.W.: RIGHT OF WAY
 S.W.: SIDEWALK
 C.L.P.: CHAIN LINK FENCE
 W.F.: WOOD FENCE

FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "S", AREA OF ANNUAL FLOODING, PER F.I.R.M. PANEL NUMBER 48424001E, LAST REVISION DATE 10/01/07. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FLOOD AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES, INC.
 FOR ALL CONTACT INQUIRIES: RLS, INC. info@rls.com (409)711-1100 Form 6.71X

SURVEYOR'S CERTIFICATE
 I, Anthony E. Lezer, Texas Registered Professional Land Surveyor No. 5418, do hereby certify that the survey plat herein is a true and accurate representation of the property herein described, and do further state that this survey accurately depicts the subsurface improvements as sold properly by any such improvements except as shown herein.

ANTHONY E. LEZER
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NAME: *Anthony E. Lezer* DATED: 5/2/08 FOR THE FIRM

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: *Stephan Phillip Raw* Date: *7/29/2020*