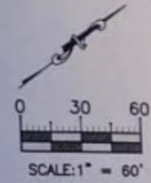


CLIENT: TERESA FIGUEROA

GF#: MC19-00200SC

BLOCK 2  
D. S. SMITH SUB-DIVISION # 2  
VOL. 7, PG. 81, M.R.J.C.



1.244 ACRES OF LAND  
PART OF TRACT 3-A  
REPLAT OF PART OF  
WARREN ADDITION NO. 2  
JEFFERSON COUNTY, TEXAS

(CALLED 3.9342 ACRES)  
GROVES UNITED  
PENTECOSTAL CHURCH  
F.C. 101-45-0441  
O.P.R.J.C.

(CALLED 0.0765 ACRE)  
SIDNEY BADON, JR.  
F# 2009008537  
O.P.R.J.C.

DAN RUSSELL DAVIS &  
PAULA JANEL DAVIS  
F.C. 103-02-2398  
O.P.R.J.C.

POINT FOR CORNER  
OCCUPIED BY FENCE POST  
N 36°26'33" E 130.01'  
(CALLED N 40°54'20" E 130.00')

FOUND 3/4"  
STEEL PIPE

N 53°21'02" W 416.31'  
(CALLED N 48°53'15" W 416.51')

S 53°21'02" E 416.98'  
(CALLED S 48°53'15" E 417.08')

POINT OF  
BEGINNING  
FOUND 1/2"  
STEEL ROD  
N: 13924005.27  
E: 3582884.52

NORTHWEST R.O.W. LINE

FOUND 1/2" STEEL ROD  
CAPPED "LOCKE"  
S 36°44'06" W 130.01'  
(CALLED S 41°09'17" W 130.00')

GARNER STREET  
( 40' PUBLIC R.O.W. )

LEGEND

6' GOAT WIRE FENCE  
8' WOOD FENCE

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS  
SURVEYOR'S CERTIFICATION:

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIRST AMERICAN TITLE GUARANTY COMPANY.  
The undersigned does hereby certify that this survey was this day 11/5/2019 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying.

This survey is certified for this transaction only, and is not transferable to additional institutions or subsequent owners.  
The above tract being located at (VACANT) GARNER STREET, GROVES, TEXAS 77619

and being described as 1.2435 ACRES OF LAND, PART OF TRACT 3-A, REPLAT OF PART OF TRACT 3 OF A REPLAT OF PART OF LOTS 12 & 13 WARREN ADDITION NO. 2 as recorded in Volume 17, Page(s) 2 of the MAP Records of JEFFERSON County, Texas. In accordance with the Flood Insurance Rate Map of the Federal Emergency Management Agency, map reference shown, the subject tract lies in the flood zone noted. Location on map was determined by scale. Actual field elevation not determined, unless requested. SOUTEX SURVEYORS, Inc. does not warrant nor subscribe to the accuracy or scale of said map.

METES & BOUNDS DESCRIPTION OF  
EVEN DATE TO ACCOMPANY THIS PLAT

RANDALL ALVEY CREEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678

TITLE COMMITMENT  
EFFECTIVE: 10/22/19

SURVEYORS NOTES

- 6' GOAT WIRE FENCE BY OTHERS IS OVER PROPERTY LINE 0.6' (LEFT SIDE)
- BEARINGS, COORDINATES, DISTANCES, AND ACREAGE ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, U.S. SURVEY FEET, AND ARE REFERENCED TO SMARTNET, NORTH AMERICA
- THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.

FEMA Flood Zone: AH(E14)

Community Panel No.:  
485475-0005-E

Panel Date: 01/06/1983

Project No. 19-1038

Drawn By: EA



**SOUTEX**  
SURVEYORS & ENGINEERS

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