

CERTIFICATION OF OWNERSHIP

The State of Texas
County of Jefferson
I, Justin Lewis, Owner of the property subdivided in the above and foregoing map of 7.014 Acres of land, Part of the Sophia Dean Survey, Abstract No. 16, Jefferson County, Texas.

Do hereby make subdivision of said property and dedicate to the public use, easements shown thereon forever; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the lands so dedicated.

Witness our hands in Jefferson County, Texas this _____ day of _____, 2023

By: _____
Justin Lewis

The State of Texas
County of Jefferson

Before me, the undersigned authority, on this day personally appeared Justin Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

Given under my hand and Seal of Office,
This _____ day of _____, 2023

Notary Public, State of Texas

State of Texas
County of Jefferson

Approved by the Commissioners Court of Jefferson County, Texas on the _____ day of _____, A.D. 2023, authorizing the filing for record of this plat. Jefferson County assumes no obligations for the maintenance of streets, roads, drainage or any other improvements.

Commissioner Precinct No. 1
Jefferson County, Texas

Commissioner Precinct No. 2
Jefferson County, Texas

Commissioner Precinct No. 3
Jefferson County, Texas

Commissioner Precinct No. 4
Jefferson County, Texas

County Judge
Jefferson County, Texas

State of Texas
County of Jefferson

I, Michelle Falgout, Jefferson County Engineer, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office as adopted by the Commissioner's Court of Jefferson County, Texas.

County Engineer

State of Texas
County of Jefferson

I, Roxanne Acosta-Hellberg, County Clerk of Jefferson County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, 2023, at _____ o'clock _____ m., and duly recorded on the _____ day of _____, 2023, at _____ o'clock _____ m., in the Official Public Records of Jefferson County, Texas, in Clerk's File No. _____

County Clerk, Jefferson County, Texas

Deputy County Clerk, Jefferson County, Texas

CALLED 13.998 ACRES
ROBERT WEED
CF NO. 2019033786
OPRJIC

CALLED 10.28 ACRES
CHRISTINE ANN MANNI
CF NO. 2022029396
OPRJIC

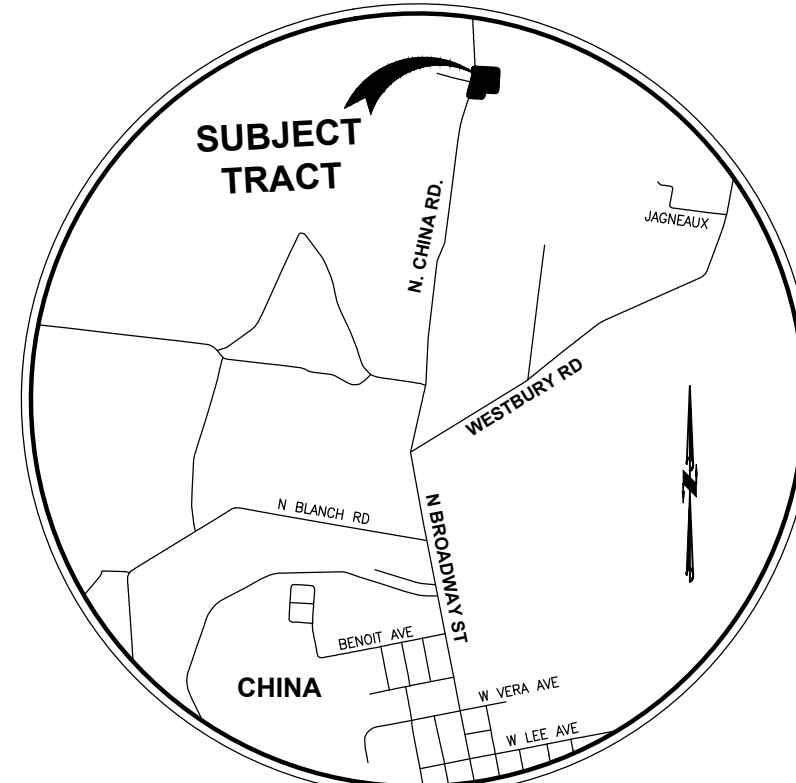
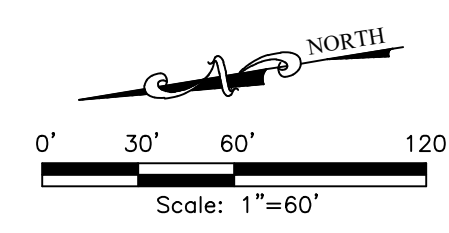
REMANINDER OF
CALLED 81.080 ACRES
JUSTIN LEWIS
CF NO. 2023000932
OPRJIC

REMANINDER OF
CALLED 1.467 ACRE
LAWRENCE ALDEN SAGER, JR., et ux
VOL. 1986, PG. 330
DRJC

REFERENCE BEARING PER CL. NO. 2023000932, OPRJC
(CALL N21°02'47"E 150.34')
(CALL S79°59'18"E 2143.03')

CALLLED 7.530 ACRES
ALDEN SAGER, JR.,
& CLAUDIA SAGER
VOL. 1898, PG. 78
DRJC

CALLLED 1.467 ACRE
BROAD VISION, LLC
CF NO. 202106512
OPRJIC



Legal Description: 7.014 Acre Tract or Parcel of Land
Sophia Dean Survey, Abstract No. 16
Jefferson County, Texas

BEING a 7.014 acre tract or parcel of land situated in the Sophia Dean Survey, Abstract No. 16, Jefferson County, Texas, and being out of and a part of that certain called 47 acre tract of land, identified as 1st Tract, as described in "Deed" from W.D. McQueen to B.E. Quinn as recorded in Volume 164, Page 36, Deed Records, Jefferson County, Texas, and furthermore, being out of and a part of that certain called 81.080 acre tract of land as described in a "Warranty Deed with Mineral Reservations" from B.E. Quinn III, Pamela Roines Quinn, Patrick J. Quinn, Richard H. Quinn, and Robert G. Quinn to Justin Lewis as recorded in Clerk's File No. 2023000932, Official Public Records of Real Property, Jefferson County, Texas, said 7.014 acre tract of land being more particularly described as follows:

NOTE: All bearings are based on the North line of the said 81.080 acre Lewis tract being described as SOUTH 79°59'18" EAST in the above referenced Clerk's File No. 2023000932, Official Public Records of Real Property, Jefferson County, Texas. All set 5/8" iron rods are set with red caps stamped "Whiteley".

BEGINNING at a 1/2" iron rod found for the Northwest corner of the tract herein described, said corner being the Southwest corner of that certain called 7.530 acre tract of land as described in a "Warranty Deed" from Verdun W. Sager, Jr. to Alden Sager, Jr. and Claudia Sager as recorded in Volume 1898, Page 78, Deed Records, Jefferson County, Texas, and being in the East right of way line of North China Road, said corner also being in the North line of the said Sophia Dean Survey, Abstract No. 16, and the South line of the P.J. Chiles Survey, Abstract No. 550, Jefferson County, Texas, and furthermore, said corner also being the Northeast corner of the said 81.080 acre Lewis tract;

THENCE SOUTH 79°59'18" EAST, along and with the boundary between the tract herein described and the South line of the said 7.530 acre Sager tract, same being the North line of said Sophia Dean Survey, Abstract No. 16, and the South line of the said P.J. Chiles Survey, Abstract No. 550, for a distance of 533.48 feet to a 5/8" iron rod set for corner, said corner being an exterior ell corner of the tract herein described, from which, a 1/2" iron rod found inside a 1" iron pipe found for the Southeast corner of the said 7.530 acre Sager tract, the Southwest corner of that certain called 13.998 acre tract of land as described in a "Warranty Deed with Vendor's Lien in Favor of Third Party" from Dennis Acricola joined pro-forma by spouse, Shirley Acricola, to Robert Weed as recorded in Clerk's File No. 2019033786, Official Public Records of Real Property, Jefferson County, Texas, and the Northeast corner of the said 81.080 acre Lewis tract, bears SOUTH 79°59'18" EAST a distance of 1,609.55 feet;

THENCE SOUTH 10°00'42" WEST, over and across the said 81.080 acre Lewis tract, for a distance of 479.08 feet to a 5/8" iron rod set for corner, said corner being an exterior ell corner of the tract herein described;

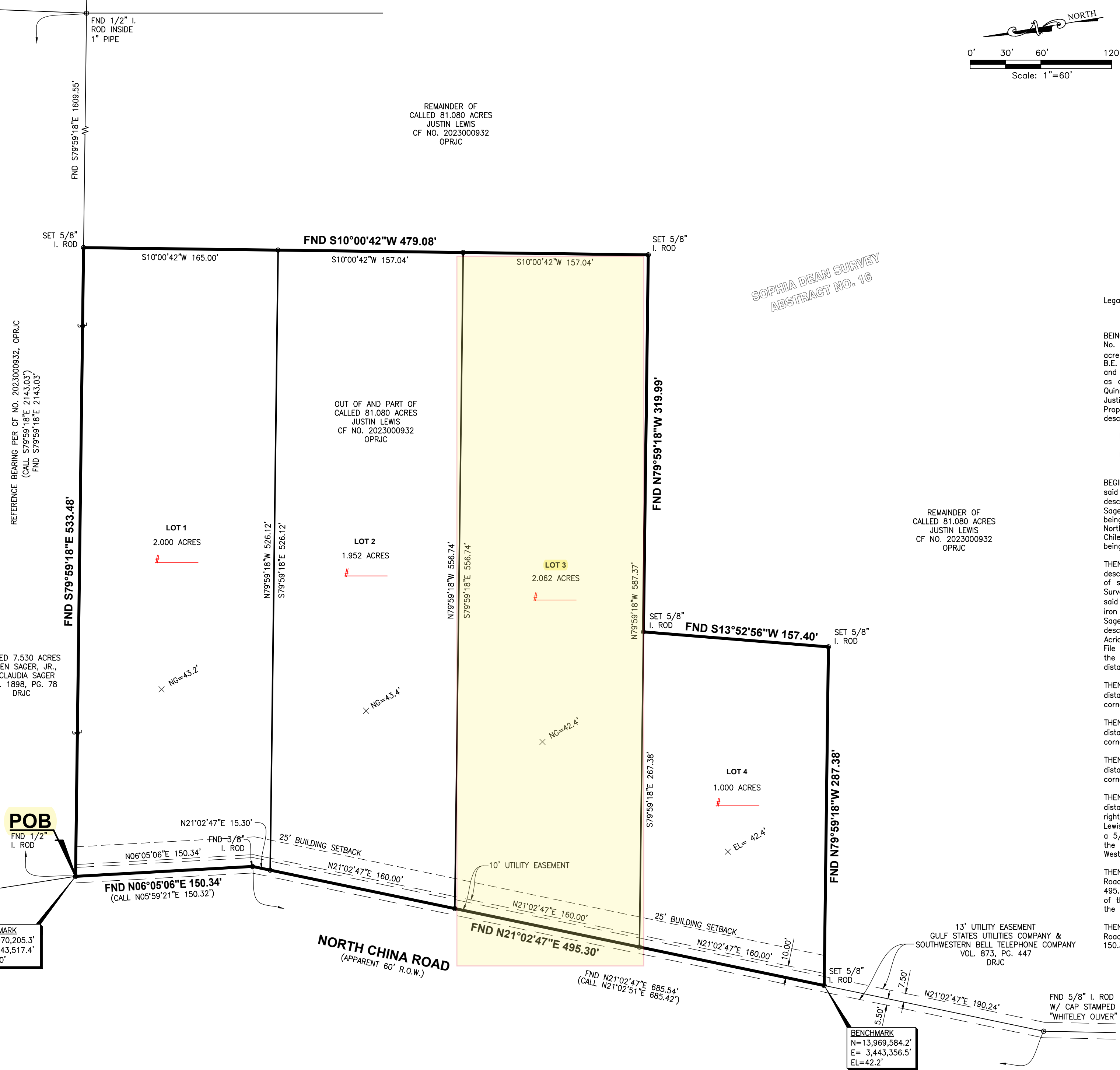
THENCE NORTH 79°59'18" WEST, over and across the said 81.080 acre Lewis tract, for a distance of 157.40 feet to a 5/8" iron rod set for corner, said corner being an interior ell corner of the tract herein described;

THENCE SOUTH 13°52'56" WEST, over and across the said 81.080 acre Lewis tract, for a distance of 157.40 feet to a 5/8" iron rod set for corner, said corner being an exterior ell corner of the tract herein described;

THENCE NORTH 79°59'18" WEST, over and across the said 81.080 acre Lewis tract, for a distance of 287.38 feet to a 5/8" iron rod set for corner, said corner being in the East right of way line of North China Road, same being the West line of the said 81.080 acre Lewis tract, said corner also bears NORTH 21°02'47" EAST a distance of 190.24 feet from a 5/8" iron rod with red cap stamped "Whiteley Oliver" found for an interior angle point of the East right of way line of North China Road, same being an exterior angle point of the West line of the said 81.080 acre Lewis tract;

THENCE NORTH 21°02'47" EAST, along and with the East right of way line of North China Road, same being the West line of the said 81.080 acre Lewis tract, for a distance of 495.30 feet to a 3/8" iron rod found for corner, said corner being an exterior angle point of the East right of way line of North China Road, same being an interior angle point of the West line of the said 81.080 acre Lewis tract;

THENCE NORTH 06°05'06" EAST, along and with the East right of way line of North China Road, same being the West line of the said 81.080 acre Lewis tract, for a distance of 150.34 feet to the POINT OF BEGINNING, and containing 7.014 acres of land, more or less.



ON SITE SEWAGE FACILITY (OSSF)

TYPE OF FACILITY	USAGE RATE - GALLONS PER DAY (Without water saving devices)	Required Clear Area for OSSF (in Square Feet)	Usage Rate - Gallons per Day (Without water saving devices)	Required Clear Area for OSSF (in Square Feet)
SINGLE FAMILY (1-2 BEDROOMS) LESS THAN 1500 SQ. FT.	225	6428	180	5143
SINGLE FAMILY (3 BEDROOMS) LESS THAN 2500 SQ. FT.	300	8571	240	6857
SINGLE FAMILY (4 BEDROOMS) LESS THAN 3500 SQ. FT.	375	10714	300	8571
SINGLE FAMILY (5 BEDROOMS) LESS THAN 4500 SQ. FT.	450	12857	360	10286
SINGLE FAMILY (6 BEDROOMS) LESS THAN 5500 SQ. FT.	525	15000	420	12000

- NOTES**
- PLAT IS DRAWN FOR PROPERTY CONVEYANCE ONLY. IMPROVEMENTS VISIBLE OR OTHERWISE, ARE NOT SHOWN ON THIS PLAT.
 - COORDINATES SHOWN ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 - ALL ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DATUM, AND ARE BASED ON MONUMENT PID: THM017, HAVING AN ELEVATION OF 29.29' AS REFERENCED TO GEOID18.
 - PHYSICAL ADDRESS OF PROPERTY IS N. CHINA ROAD, BEAUMONT, TEXAS
 - THIS SUBDIVISION LIES OUTSIDE OF THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.
 - THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE HARDIN-JEFFERSON INDEPENDENT SCHOOL DISTRICT.
 - PLATTED PARCEL(S) OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" (WHITE) AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, COMMUNITY PANEL #480385-0125 C, DATED AUGUST 6, 2002. FEMA FLOOD ZONE "X-WHITE" ARE AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
 - ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY: ENTERGY TEXAS, INC.
 - GAS UTILITY SERVICE WILL BE PROVIDED BY: CENTERPOINT ENERGY
 - WATER UTILITY SERVICE WILL BE PROVIDED BY: PRIVATE WELL
 - SEWER UTILITY SERVICE WILL BE PROVIDED BY: ON-SITE WASTE WATER SYSTEM

RECORDED: ON THIS _____ DAY OF _____, A.D. 2023.
AT _____ M. JEFFERSON COUNTY, TEXAS

DEPUTY _____

COUNTY CLERK - ROXANNE ACOSTA-HELLBERG

CLERK'S FILE NO: _____
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS

DEDICATION: FILE NO. _____
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS

DECLARATION & RESTRICTIONS: FILE NO. _____
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:
THAT I, MICHAEL L. CHOATE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL CORNERS WERE FOUND OR SET AS NOTED AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY BY ME AND IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JEFFERSON COUNTY.

PRELIMINARY:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL L. CHOATE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6893

THE STATE OF TEXAS
COUNTY OF JEFFERSON

SUBSCRIBED AND SWORN TO BEFORE ME BY MICHAEL L. CHOATE AND GIVEN UNDER MY AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

7.014 ACRES 4 LOTS

MINOR PLAT OF NASHLAND ESTATES
A SUBDIVISION OUT OF AND PART OF SOPHIA DEAN SURVEY, ABSTRACT NO. 16 JEFFERSON COUNTY, TEXAS



MARCH 2023

JOB NO. 23-094