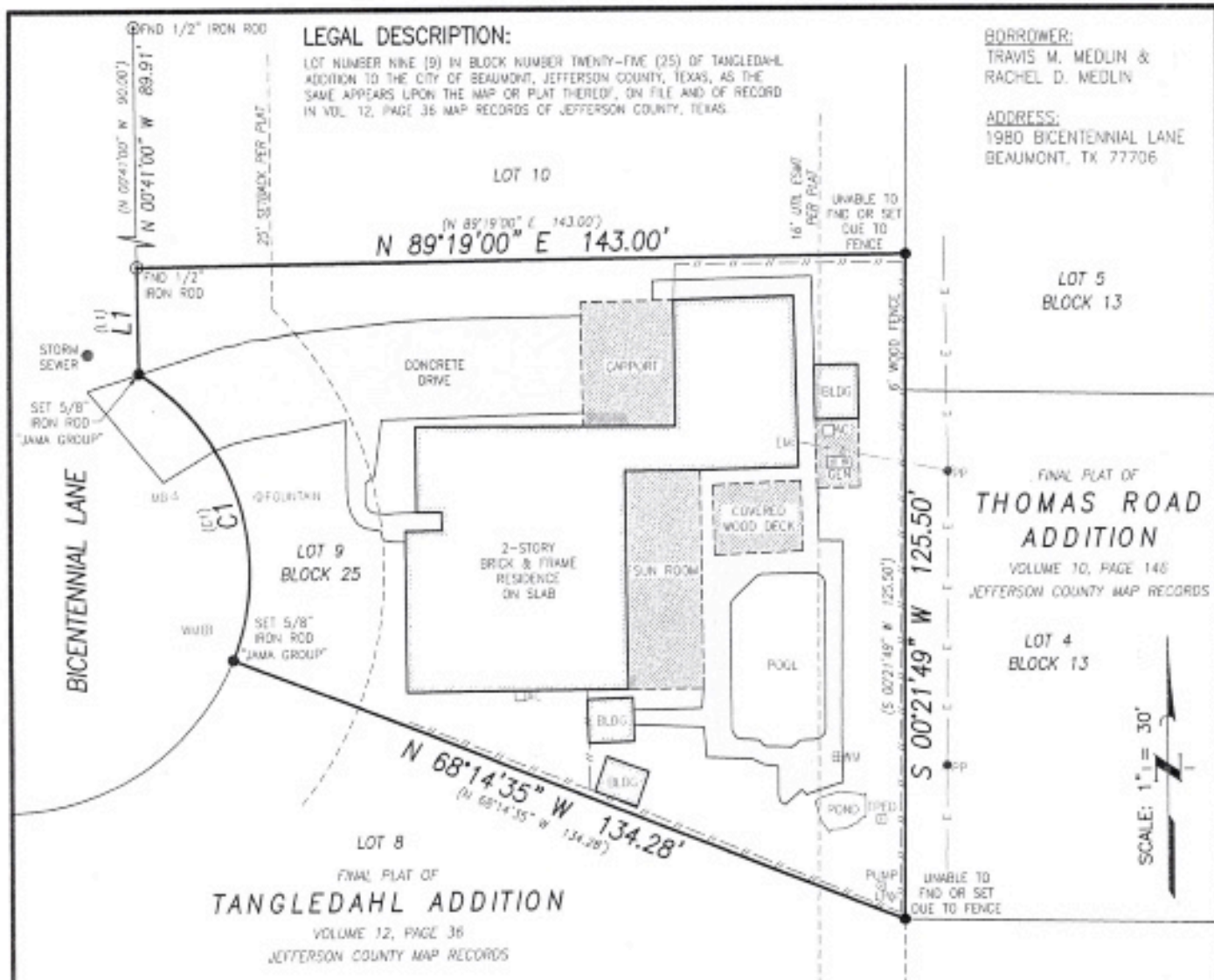


LEGAL DESCRIPTION:

LOT NUMBER NINE (9) IN BLOCK NUMBER TWENTY-FIVE (25) OF TANGLEDAHL ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, AS THE SAME APPEARS UPON THE MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN VOL. 12, PAGE 36 MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

BORROWER:
TRAVIS M. MEDLIN &
RACHEL D. MEDLIN

ADDRESS:
1980 BICENTENNIAL LANE
BEAUMONT, TX 77706



FINAL PLAT OF
TANGLEDAHL ADDITION
VOLUME 12, PAGE 36
JEFFERSON COUNTY MAP RECORDS

FINAL PLAT OF
THOMAS ROAD ADDITION
VOLUME 10, PAGE 146
JEFFERSON COUNTY MAP RECORDS



NOTES:

- Reference a Commitment for title insurance issued by Texas Regional Title, LLC, of No. 25,994-MM, having an effective date of February 12, 2019 and a first revision date of February 20, 2019. No further research for encumbrances or easements was performed by JAMA Group, LLC.
- Bearings shown hereon are referenced to the west line of Lot 9, Block 25 of Tangledahl Addition as filed for record under Volume 12, Page 36 of the Jefferson County Map Records.
- According to Map No. 485457 0035 C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for City of Beaumont, Jefferson County, Texas, dated August 6, 2002, the subject tract is situated within Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain. 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, nor subscribe to the accuracy or scale of said maps.
- Research for Adjoining 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.
- Per Item No. 1 of Schedule B Exceptions, property is subject to restrictions recorded in Vol. 1958, Pg. 405 of the Jefferson County Deed Records. **BLANKET IN COVERAGE**
- Per Item No. 10F of Schedule B Exceptions, property is subject to a 16' utility easement along the rear lot line as recorded in Vol. 12, Page 36 of the Jefferson County Plat Records. **AS SHOWN HEREON**
- Per Item No. 10G of Schedule B Exceptions, property is subject to a 25' building setback line along the front lot line as recorded in Vol. 12, Page 36 of the Jefferson County Plat Records. **AS SHOWN HEREON**
- Per Item No. 10K of Schedule B Exceptions, property lies within the boundaries of Jefferson County Drainage District No. 6 recorded in C.F. No. 2015030298, Jefferson County Official Public Records. **BLANKET IN COVERAGE**

LINE	BEARING	DISTANCE
L1	N 00°41'00" W	19.59
(L1)	N 00°41'00" W	19.59

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	45.00'	61.85'	57.10'	N 17°34'48" W	76°45'06"
(CT)	45.00'	61.81'	57.06'	*****	76°41'30"

Subject to the General Notes shown hereon:

To: Texas Regional Title, LLC, Fidelity National Title Insurance Company, Travis M. Medlin and Rachel D. Medlin;

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 1 Survey.

Surveyed: February 21, 2019

Michael Kethan
Michael Kethan
Registered Professional Land Surveyor No. 5709



LAND TITLE SURVEY
OF
LOT 9, BLOCK 25
OUT OF
TANGLEDAHL ADDITION

JEFFERSON COUNTY, TEXAS
FEBRUARY 21, 2019



JAMA GROUP LLC
7485 Phelan Boulevard
Beaumont, Texas 77706
Office (409) 899-5050
TBPLS Firm #10130400

(Handwritten signatures and initials)