

REGINA LANE
(50' ROW)

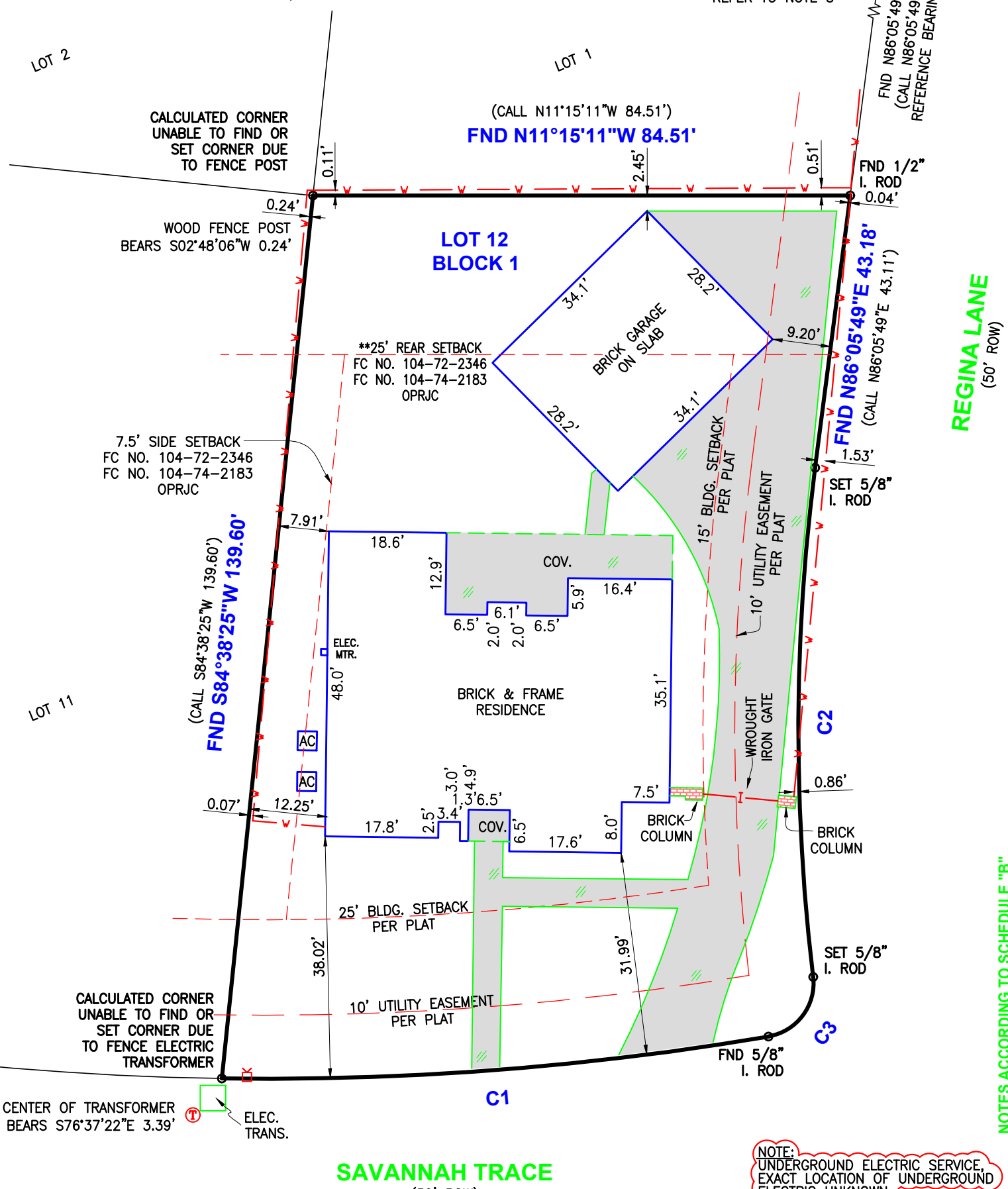
SCALE 1"=20'

- NOTE:
1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".
 4. THERE SHALL EXIST ON AND ACROSS EACH LOT A BLANKET 10' WIDE UNDERGROUND EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL SERVICE TO EACH RESIDENCE PER PLAT NOTES.
 5. **NO BUILDING (EXCEPT FOR A DETACHED GARAGE CONNECTED TO A DWELLING BY A BREEZEWAY OR OTHER ACCESSORY BUILDING, IF SUCH OTHER ACCESSORY BUILDING IS APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE) WILL BE LOCATED NEARER THAN TWENTY-FIVE (25') TO THE REAR LOT LINE. (PER FC NO. 104-72-2346 & 104-74-2183, OFFICIAL PUBLIC RECORDS JEFFERSON COUNTY, TEXAS.

LEGEND

- TELEPHONE PEDESTAL
- CABLE TV BOX
- WOOD FENCE
- WROUGHT IRON FENCE
- BRICK
- CONCRETE
- ** REFER TO NOTE 5

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
FND C1	475.00'	86.35'	S15°37'52"E	86.23'	10°24'56"
CALL C1	475.00'	86.36'	S15°39'43"E	86.24'	10°24'59"
FND C2	323.31'	80.29'	N78°57'42"E	80.08'	14°13'41"
CALL C2	323.31'	80.29'	N78°58'58"E	80.08'	14°13'42"
FND C3	8.50'	12.95'	S64°20'59"E	11.73'	87°15'37"
CALL C3	8.50'	12.95'	S64°30'03"E	11.73'	87°15'41"



REGINA LANE
(50' ROW)

SAVANNAH TRACE
(50' ROW)

NOTES ACCORDING TO SCHEDULE "B"
10h. The terms, provisions, easements, covenants, restrictions and lien for assessments as shown in Declaration recorded in County Clerk's Film Code Nos. 104-72-2346 and 104-74-2183, both of the Real Property Records, Jefferson County, Texas; when taken with all Amendments and/or Supplements thereto. (Property Subject to, Unable to Plot)

NOTE:
UNDERGROUND ELECTRIC SERVICE,
EXACT LOCATION OF UNDERGROUND
ELECTRIC UNKNOWN.

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, MICHAEL L. CHOATE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 22-663418-WE

DATE SURVEYED: MARCH 21, 2022



MICHAEL L. CHOATE - REGISTERED PROFESSIONAL LAND SURVEYOR No. 6893

2095 SAVANNAH TRACE
BEAUMONT, TEXAS 77706

Lot 12, Block 1, ASHTON, PHASE 3, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 15, Page 77, Map/Plat Records of Jefferson County, Texas.

Owner: Russell Paul Armstrong & Tamara Lynn Armstrong
In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 485457
Panel No.: 0035 C
Date of FIRM: 8-6-02

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark Whiteley & Associates does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "X" (white) are areas determined to be outside 500-year flood plain.

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MARK WHITELEY & ASSOCIATES, LLC
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