

SURVEY LEGEND

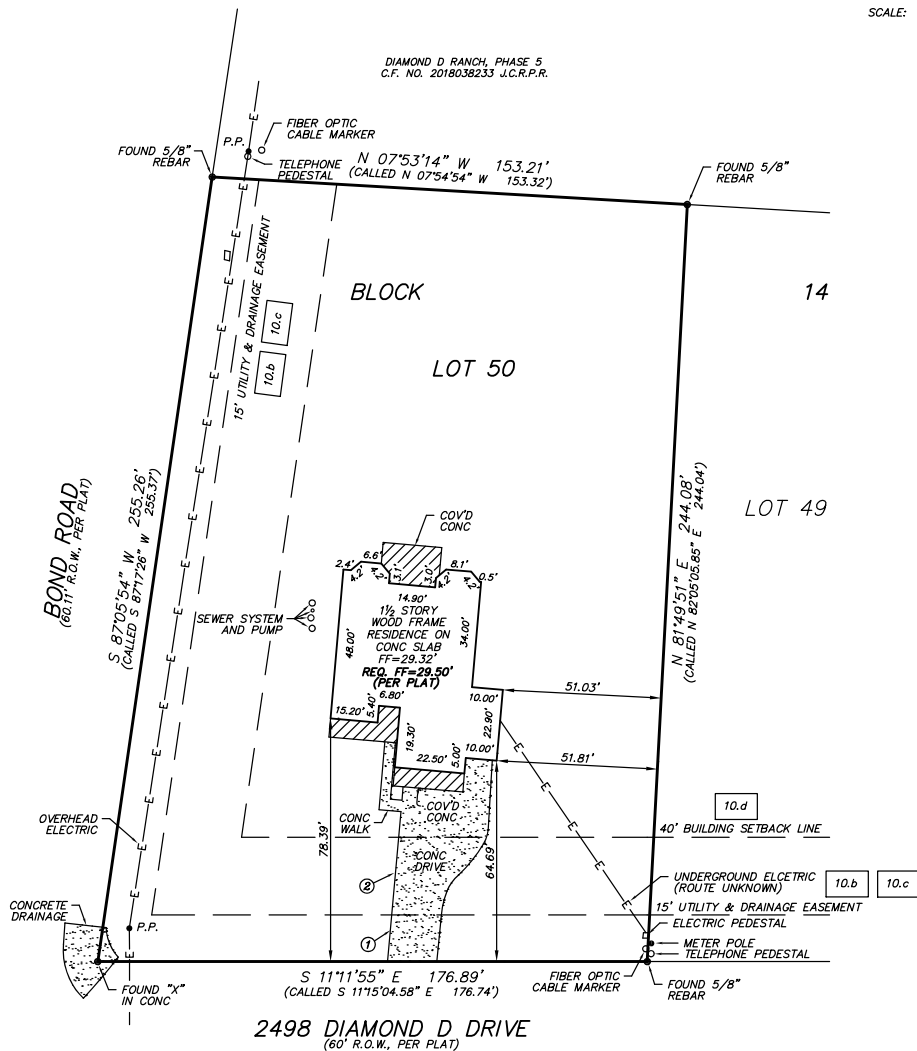
—E—E— ELECTRIC LINE	CONCRETE SURFACE	SWIMMING POOL	A.C. AIR CONDITIONING UNIT	== == WOOD FENCE
—PL—PL— PIPELINE	COVERED AREA	DITCH	• P.P. POWER POLE	—//— CHAIN LINK FENCE
—T—T— TELEPHONE LINE	ROCK OR GRAVEL	LAWN	STREETLIGHT	—X— BARBED WIRE FENCE



SCALE: 1" = 40'

CLIENT: RYAN EAGAN

GF#: 1177161-JH



SURVEYOR'S CERTIFICATE:

TO THE LIEN HOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE INSURANCE COMPANY :

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that the property has access to and from a dedicated roadway as of **NOVEMBER 24, 2021**.
 The above tract being located at: **2498 DIAMOND D DRIVE, BEAUMONT, TEXAS 77713**
 The tract being described as: **LOT NUMBER FIFTY (50), IN BLOCK NUMBER FOURTEEN (14), OF DOGUET'S DIAMOND D RANCH, PHASE 3B as recorded in COUNTY CLERK'S FILE NO. 2018035099 OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS**. In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. FAUST Engineering and Surveying, Inc. does not warrant or subscribe to the accuracy of said map.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

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THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Richard F. Faust
 RICHARD F. FAUST
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
 ENGINEERING FIRM REGISTRATION NO. 4800
 SURVEYING FIRM REGISTRATION NO. 100024-00

THE FOLLOWING ITEMS ARE LISTED WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED ON MARCH 29, 2021, AND ARE REFERENCED AS FOLLOWS:

ITEM 1) RESTRICTIONS AS RECORDED IN C.C.F.# 2018035099, 2021001135, 2008031891, 2009003539, 2013026655, AND 2018036228, J.C.O.P.R.; SEE INSTRUMENTS.

ITEM 10.b) 15' UTILITY EASEMENT AS RECORDED IN C.C.F.# 2018035099, J.C.O.P.R. AND CORRECTION OF PLAT IN C.C.F.# 2021001135, J.C.O.P.R.; IS SHOWN ON THIS PLAT.

ITEM 10.c) 15' DRAINAGE EASEMENT AS RECORDED IN C.C.F.# 2018035099, J.C.O.P.R. AND CORRECTION OF PLAT IN C.C.F.# 2021001135, J.C.O.P.R.; IS SHOWN ON THIS PLAT.

ITEM 10.d) 40' BUILDING SETBACK LINE AS RECORDED IN C.C.F.# 2018035099, J.C.O.P.R. AND CORRECTION OF PLAT IN C.C.F.# 2021001135, J.C.O.P.R.; IS SHOWN ON THIS PLAT.

ITEM 10.e) RIGHT OF WAY EASEMENT TO MEEKER MUNICIPAL WATER DISTRICT AS RECORDED IN C.C.F.# 2020007158, J.C.O.P.R.; NOT LOCATABLE BY INSTRUMENT.

SURVEYOR'S NOTES:

1. CONCRETE DRIVE OVERLAPS 15' DRAINAGE AND UTILITY EASEMENT
2. CONCRETE DRIVE OVERLAPS 40' BUILDING SETBACK LINE

Date: NOVEMBER 29, 2021
 Census Tract: 114
 FEMA Flood Zone: X
 Community Panel NO.: 4803850120 C
 Panel Date: 8/06/02
 Field Book No.: 21-9
 Project No. 21619
 Previous Project No. -

Faust
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