



TRACT 5-A

TRACT 5-B

STERLING RIDGE PHASE II  
SECTION II  
P# 2012002954, O.P.R.J.C.

LOWER NECHES VALLEY AUTHORITY  
100' WIDE RIGHT OF WAY  
VOL. 32, PG. 287, D.R.J.C.

HOLMES ROAD  
( 60' WIDE PUBLIC R.O.W. )  
P# 2022012855, O.P.R.J.C.  
P# 2008030762, O.P.R.J.C.

- ENCROACHMENT NOTES**
1. 6' WOOD FENCE BY OTHERS IS OVER PROPERTY LINE 0.3' (LEFT FRONT)
  2. 6' WOOD FENCE BY OTHERS IS OVER PROPERTY LINE 0.1' (LEFT REAR)
- AIRPORT ZONING REGULATIONS**  
VOL. 787, PG. 488, D.R.J.C.
- RESTRICTIONS**  
P# 2022012855, O.P.R.J.C.

**SURVEYOR NOTES**

1. 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.
2. BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, US SURVEY FEET, REFERENCED TO SMARTNET1 NORTH AMERICA.
3. TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.

**DESCRIPTION OF SERVICES:** LOCATE CORNERS AND SHOW IMPROVEMENTS

**SURVEYOR'S CERTIFICATION:**  
TO THE LANDHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIRST NATIONAL TITLE INSURANCE COMPANY  
The undersigned does hereby certify that this survey was this day 02/24/2022 made on the ground of the property legally described herein 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.

*Randall Alvey Creel*  
RANDALL ALVEY CREEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678



FEMA Flood Zone: C  
Community Panel NO.:  
480385-0285-C  
Panel Date: 11/20/1991

**LEGEND**

— 6' WOOD FENCE

△ = POINT FOR CORNER

○ = FOUND SET 1/2" STEEL ROD CAPPED "SOUTEX"

TITLE COMMITMENT  
EFFECTIVE: 04/10/2022

GF#: 22-651514-PA

TRACT 5-A REPLAT OF PART OF LOT 5, BLOCK 18, RANGE "J" PORT ARTHUR LAND COMPANY SUBDIVISION P# 2022012855, OFFICIAL PUBLIC RECORDS JEFFERSON COUNTY, TEXAS.		PROJECT NO. 22-0281
VICTORIA MARIE BAKER AND PHILIP BAKER 8415 HOLMES ROAD NEDERLAND, TEXAS 77627		SCALE 1" = 30'
SOUTEX SURVEYORS & ENGINEERS T.A.P.E. FIRM #5750 • T.X.L.S. FIRM #10123800		DATE 04/18/2022
3757 Doctor Drive Port Arthur, Texas 77642 Tel. 409 985 2004 Fax. 409 985 0005 www.soutexsurvey.com		DRAWN BY EA
		CHECKED BY RAC
		APPROVED BY RAC

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