

# SURVEY



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File #: 1602394

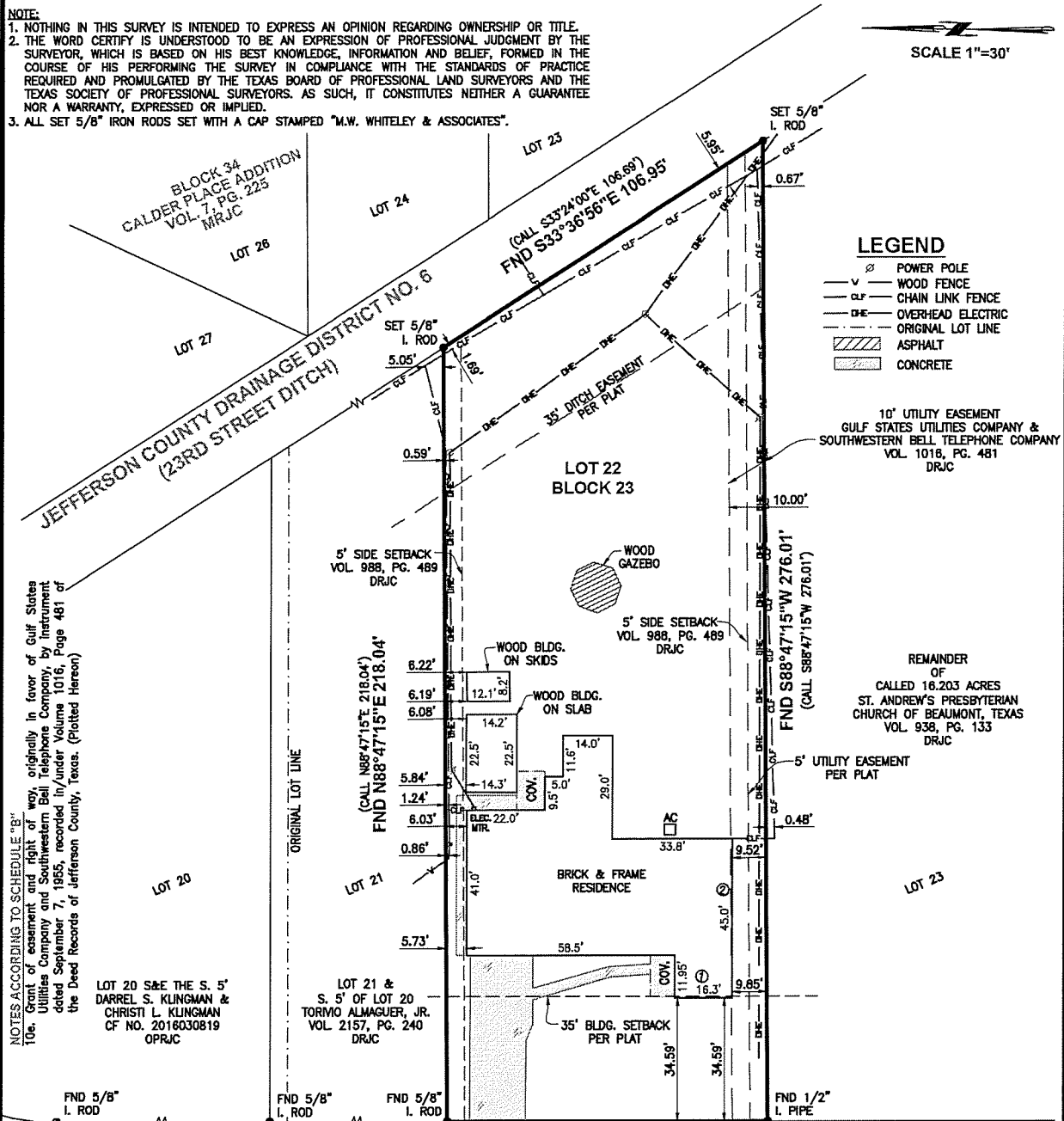
Property Address: 1450 N 23rd Street, Beaumont, TX 77706

Document: Survey

**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".

SCALE 1"=30'



NOTES ACCORDING TO SCHEDULE "B" 106. Grant of easement and right of way, originally in favor of Gulf States Utilities Company and Southwestern Bell Telephone Company, by instrument dated September 7, 1955, recorded in/under Volume 1016, Page 481 of the Deed Records of Jefferson County, Texas. (Plotted Hereon)

LOT 20 S&E THE S. 5' DARREL S. KLINGMAN & CHRISTI L. KLINGMAN CF NO. 2018030819 OPRJC

LOT 21 & S. 5' OF LOT 20 TORMIO ALMAGUER, JR. VOL. 2157, PG. 240 DRJC

10' UTILITY EASEMENT GULF STATES UTILITIES COMPANY & SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 1018, PG. 481 DRJC

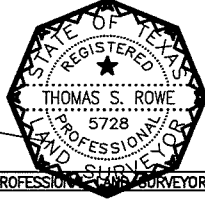
REMAINDER OF CALLED 16.203 ACRES ST. ANDREW'S PRESBYTERIAN CHURCH OF BEAUMONT, TEXAS VOL. 938, PG. 133 DRJC

**SURVEYOR'S CERTIFICATION:**

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE GUARANTY COMPANY:  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY 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 RIGHT-OF-WAYS, ON THE SURFACE OF THE GROUND EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. ALL RECORDED EASEMENTS SHOWN AND NOTED PER STEWART TITLE GUARANTY COMPANY G.F. No. 1802394

DATE SURVEYED: MARCH 12, 2022

*Thomas S. Rowe*  
 THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728



**MWA**  
 MARK WHITELEY & ASSOCIATES, LLC  
 CIVIL ENGINEERING | LAND SURVEYING | PIPELINE SERVICES  
 TEXAS SURVEYING FIRM NO. 10109700 | TEXAS ENGINEERING FIRM NO. F-2633  
 655 LANGHAM, UNIT 14, BEAUMONT, TEXAS 77707  
 409-892-0421 | MWWWASSOC.COM

FND N00°40'15"W 99.44' (CALL N00°47'35"W 99.28')  
 FND N00°32'17"W 84.92' (CALL N00°47'35"W 85.00')  
 FND N00°47'35"W 90.30' (CALL N00°47'35"W 90.00')  
 REFERENCE BEARING PER PLAT  
 N. 23RD STREET  
 (CALLED 23RD STREET PER PLAT)  
 (60' ROW)

**PROTRUSION NOTE:**  
 ① RESIDENCE PROTRUDES 0.41' ONTO A 35' BLDG. SETBACK.  
 ② RESIDENCE PROTRUDES FROM 0.15' TO 0.48' ONTO A 10' UTILITY EASEMENT.

1450 N. 23RD STREET  
 BEAUMONT, TEXAS 77706  
 Lot Twenty-two (22), in Block Twenty-three (23), of CALDER PLACE, an addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat thereof recorded in/under Volume 7, Page 202 of the Map Records of Jefferson County, Texas.  
 Owner: Eduardo Gutierrez & Leticia Gutierrez  
 In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.  
 Community No.: 485457  
 Panel No.: 0035 C  
 Date of FIRM: B-6-02  
 This property lies in Zone "X" (shaded). 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" (shaded) are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.  
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*EAG*

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