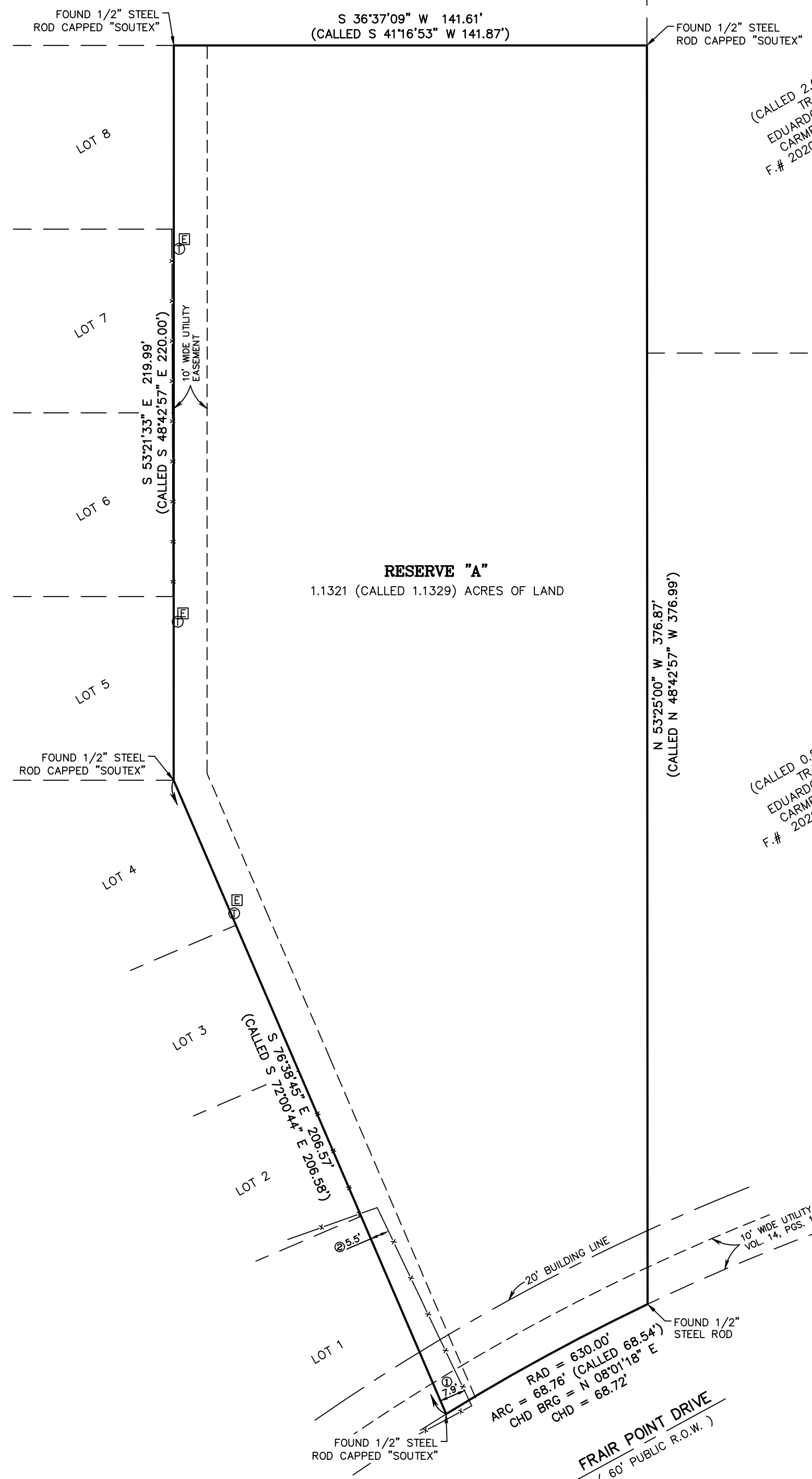


(CALLED 0.9008 ACRE)
 TONY NGUYEN
 F.# 2007014917
 O.P.R.J.C.

(CALLED 2.001 ACRES)
 TRACT I
 EDUARDO GRACIAN &
 CARMEN BARRAGAN
 F.# 2020001646, O.P.R.J.C.

(CALLED 0.8803 ACRE)
 TRACT II
 EDUARDO GRACIAN &
 CARMEN BARRAGAN
 F.# 2020001646, O.P.R.J.C.



RESTRICTIONS:
 F.# 2008035928, O.P.R.J.C.
 VOL. 2328, PG. 214, D.R.J.C.

SURVEYOR NOTES

- 7' WOOD FENCE BY OTHER IS OVER PROPERTY LINE 7.9' (FRONT LEFT)
- 7' WOOD FENCE BY OTHER IS OVER PROPERTY LINE 5.5' (LEFT SIDE)
- 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
- BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE - US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
- SUBJECT TO BLANKET ELECTRICAL SERVICE EASEMENT IN FAVOR OF GULF STATES UTILITIES COMPANY, F.C. 100-20-2531, O.P.R.J.C.

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS

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 04/24/2020 made on the ground of the property legally described hereon 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 A. Creel
 RANDALL ALVEY CREEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678



FEMA Flood Zone: AH(EL4)
 Community Panel NO.: 485499-0010-E
 Panel Date: 04/17/1984

LEGEND

	7' WOOD FENCE
	TELEPHONE PED.
	ELEC. TRANSFORMER

TITLE COMMITMENT
 EFFECTIVE: 03/22/2020

GF#: 698739

RESERVE "A" - 1.1321 (CALLED 1.1329) ACRES OF LAND REPLAT OF PART OF RESERVE "C" STONEGATE MANOR, SECTION FOUR F.# 2008035928, OFFICIAL PUBLIC RECORDS JEFFERSON COUNTY, TEXAS		PROJECT NO. 20-0363
JBA HOME CONSTRUCTION, LLC (VACANT) FRAIR POINT DRIVE PORT ARTHUR, TEXAS 77642		SCALE 1" = 30'
 T.B.P.E. FIRM #5755 * T.X.L.S. FIRM #10123800		PRINT DATE 04/28/2020
3737 Doctors Drive Port Arthur, Texas 77642 Tel. 409.983.2004 Fax. 409.983.2005 soutexsurveyors.com		DRAWN BY EA
		CHECKED BY RAC
		APPROVED BY RAC