

REPLAT OF
BLOCKS 1, 2, 3 & 5, FLORENCE ADDITION
VOL. 7, PG. 22
MRJC

SCALE 1"=20'




CALCULATED CORNER
UNABLE TO FIND OR
SET CORNER DUE
TO FALLEN FENCE

(CALL 50.00')
FND N90°00'00"W 49.96'

CALCULATED
CORNER

FND 1/2" I. ROD
BEARS S15°06'04"E 0.37'

LEGEND

-  POWER POLE
-  CHAIN LINK FENCE
-  OVERHEAD ELECTRIC

LOT 12
BLOCK 14

ROTHWELL STREET
(CALLED ELIZABETH ST. PER PLAT)
(50' ROW)

(CALL 143.30')
FND S00°00'00"E 143.30'

FND N00°00'00"W 143.30'
(CALL 143.30')

UNIMPROVED

LOT 11

LOT 10

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".

FND 5/8" I. ROD
BEARS N80°26'55"W 0.25'

FND 1/2"
I. ROD

FND 1/2" I. ROD IN ROOTS
BEARS N33°50'46"W 0.34'

SET 5/8"
I. ROD

FND 1/2"
I. ROD

FND N90°00'00"E 49.96'
(CALL 50.00')

FND N90°00'00"W 49.96'
(CALL 50.00')

FND N90°00'00"E 99.92'
(CALL 100.00')

REFERENCE BEARING ASSUMED

ADAMS STREET
(CALLED ADAMS AVE. PER PLAT)
(60' ROW)

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. 1760147

DATE SURVEYED: JULY 27, 2022

490 ADAMS STREET
BEAUMONT, TEXAS 77705

Lot 12, in Block 14, of Hackett Addition, an addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat thereof recorded in/under Volume 1, Page 140, Map/Plat Records, Jefferson County, Texas.

Owner: Chris Jarmon

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

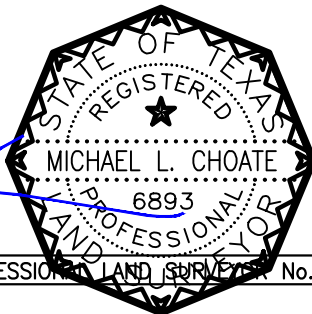
Community No.: 485457
Panel No.: 0010 D
Date of FIRM: 8-6-02

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



MARK WHITELEY & ASSOCIATES, LLC
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