

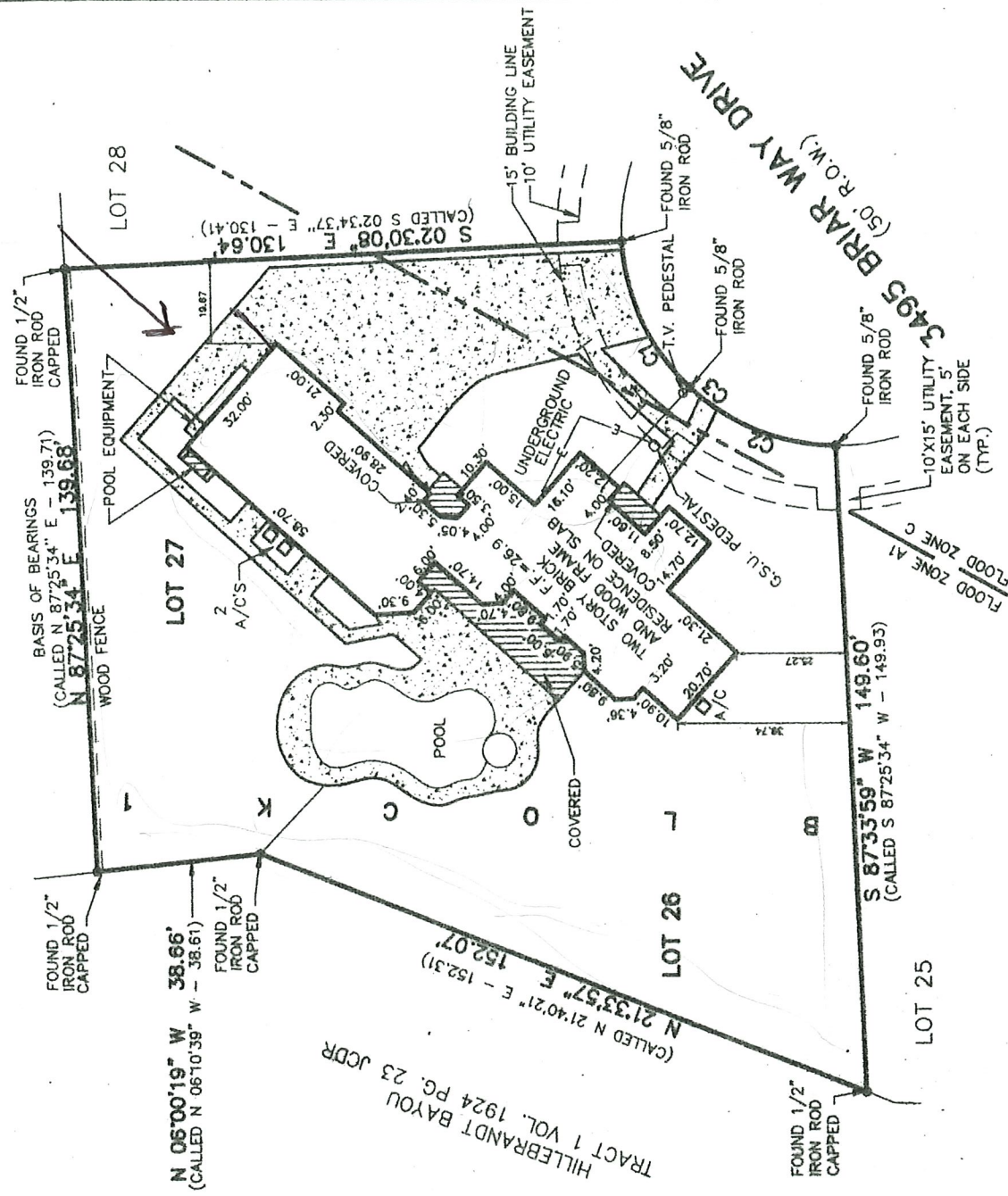
CLIENT: GARY A. OFFERMAN AND BETTY A. OFFERMAN

G.F. NO. 981684



BRIAR CREEK TOWNHOMES II  
(FIRST TRACT)  
VOLUME 14, PAGE 204 J.C.M.R.)

SCALE: 1" = 40'



CURVE RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00	43°57'44"	20.18	S 65°18'24" W	37.43
CALLED 50.00 44°03'24"					
C2	50.00	42°33'25"	37.14	S 22°02'51" W	36.29
CALLED 50.00 42°30'02"					
C3	50.00	86°31'08"	75.50	S 44°01'42" W	68.53
CALLED 50.00					

NOTE: 1) THERE SHALL EXIST ON AND ACROSS EACH LOT A BLANKET EASEMENT TO INSTALL, OPERATE, AND MAINTAIN ELECTRICAL SERVICE TO THE RESIDENCE SITUATED ON THAT LOT. (NOTE 1 ON PLAT)

DESCRIPTION OF SERVICES REQUESTED: LOCATE CORNERS AND SHOW IMPROVEMENTS

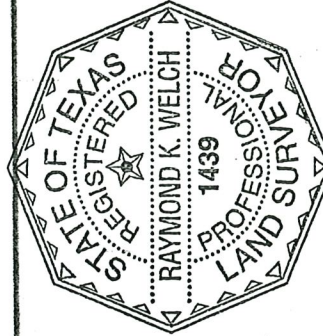
SURVEYOR'S CERTIFICATION: I, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS AN ACCURATE PLAT OF A SURVEY & REPORT MADE ON THE GROUND UNDER MY SUPERVISION, SHOWING ALL IMPROVEMENTS AND ANY VISIBLE ENCROACHMENTS, AS OF JANUARY 26, 1999

THE ABOVE TRACT BEING LOCATED AT 3495 BRIAR WAY DRIVE, BEAUMONT, TEXAS, 77706 AND BEING DESCRIBED AS LOT 26 AND 27, BLOCK 1 OF BRIAR CREEK SUBDIVISION III AS RECORDED IN VOLUME 15, PAGE 63 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NO. 485457-0035-B DATED 12-4-84. THIS PROPERTY LIES IN THE ZONE NOTED. LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED. UNLESS REQUESTED, FITTZ & SHIPMAN, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.

FLOOD ZONE (F.E.M.A.) C AND A1 CENSUS TRACT 3.01

*Raymond K. Welch*  
RAYMOND K. WELCH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1439



DATE: 01-28-99

FIELD BOOK NO.: 98-14

JOB NO.: 99547-023

# FITZ & SHIPMAN, INC.

CONSULTING ENGINEERS & LAND SURVEYORS  
440 18th STREET, SUITE A BEAUMONT, TEXAS  
(409)832-7238 FAX (409)832-7303

REVISION	DATE

AC



# CALCULATIONS ADDENDUM

File No OFFERMAN

Property Address <b>On Brianway</b>	County <b>Jefferson</b>	State <b>Texas</b>	Zip <b>77706</b>
City <b>Beaumont</b>			
Borrower <b>Garry Offerman</b>			
Lender/Client <b>First Bank &amp; Trust</b>	L/C Address <b>4000 Twin City Hwy, Groves, Texas 77619</b>		
Appraiser Name <b>ANDY D. CRANDALL</b>	Appr Address <b>2640 MCFADDIN</b>		

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	2576.63	2576.63
GLA2	Second Floor	1114.28	1114.28
P/P	Porch	60.72	
	Patio	438.57	
	Porch	65.92	565.21
GAR	Garage	1393.05	1393.05
<b>TOTAL LIVABLE (rounded)</b>			<b>3691</b>

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
	3.7 x	6.5	23.83
0.5 x	3.3 x	3.3	5.56
	3.3 x	19.6	65.28
	4.8 x	22.9	108.85
	5.1 x	12.8	65.24
	0.8 x	37.7	28.31
0.5 x	3.5 x	3.5	6.12
	6.2 x	36.5	225.69
	8.6 x	12.7	108.72
	4.0 x	13.7	54.67
	16.3 x	56.3	919.17
	10.3 x	15.0	155.00
0.5 x	0.0 x	0.0	0.17
	4.3 x	67.8	293.94
	2.5 x	57.2	142.92
	5.8 x	20.9	122.01
	4.0 x	6.8	27.33
	5.7 x	13.3	75.56
0.5 x	6.2 x	6.2	19.01
	6.2 x	14.4	88.90
	3.1 x	10.0	30.83
0.5 x	3.1 x	3.1	4.75
0.5 x	3.1 x	3.1	4.75
<b>Second Floor</b>			
	3.5 x	13.7	47.83
7 remaining calculations			1066.43
<b>31 Areas Total (rounded)</b>			<b>3691</b>

First Floor			GLA1
0.5 x	3.7 x	6.5 =	23.83
	3.3 x	3.3 =	5.56
	3.3 x	19.6 =	65.28
	4.8 x	22.9 =	108.85
	5.1 x	12.8 =	65.24
	0.8 x	37.7 =	28.31
0.5 x	3.5 x	3.5 =	6.12
	6.2 x	36.5 =	225.69
	8.6 x	12.7 =	108.72
	4.0 x	13.7 =	54.67
	16.3 x	56.3 =	919.17
	10.3 x	15.0 =	155.00
0.5 x	0.0 x	0.0 =	0.17
	4.3 x	67.8 =	293.94
	2.5 x	57.2 =	142.92
	5.8 x	20.9 =	122.01
	4.0 x	6.8 =	27.33
	5.7 x	13.3 =	75.56
5 remaining calculations =			148.26
<b>Area total (rounded) =</b>			<b>2577</b>

Porch			P/P
	1.6 x	12.7 =	20.06
	4.0 x	10.2 =	40.67

Garage			GAR
	20.0 x	44.2 =	883.33
	5.7 x	10.2 =	57.61
	9.7 x	40.5 =	391.50
	2.3 x	21.0 =	49.00
	3.2 x	3.7 =	11.61
<b>Area total (rounded) =</b>			<b>1393</b>

Patio			P/P
	0.5 x	0.0 x	0.0 =
	0.5 x	3.3 x	3.3 =
	6.0 x	17.8 =	107.00
	0.5 x	3.1 x	3.1 =
	3.1 x	21.6 =	66.55
	10.3 x	24.8 =	254.54
<b>Area total (rounded) =</b>			<b>439</b>

Area total (rounded) = 61

# CALCULATIONS ADDENDUM

File No OFFERMAN

Property Address <b>On Briarway</b>	County <b>Jefferson</b>	State <b>Texas</b>	Zip <b>77706</b>
City <b>Beaumont</b>			
Borrower <b>Garry Offerman</b>			
Lender/Client <b>First Bank &amp; Trust</b>	L/C Address <b>4000 Twin City Hwy, Groves, Texas 77619</b>		
Appraiser Name <b>ANDY D. CRANDALL</b>	Appr Address <b>2640 MCFADDIN</b>		

SUBJECT

Second Floor	GLA2		
3.5 x	13.7	=	47.83
3.8 x	8.0	=	30.00
2.6 x	34.9	=	90.14
0.5 x	0.0	=	0.25
8.2 x	12.8	=	104.55
25.7 x	31.2	=	803.03
0.5 x	0.0	=	0.13
5.8 x	6.7	=	38.33
Area total (rounded)		=	1114

Porch			P/P
0.5 x	3.5	x	3.5 =
	3.3	x	3.5 =
	5.8	x	8.3 =
Area total (rounded)		=	66

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS