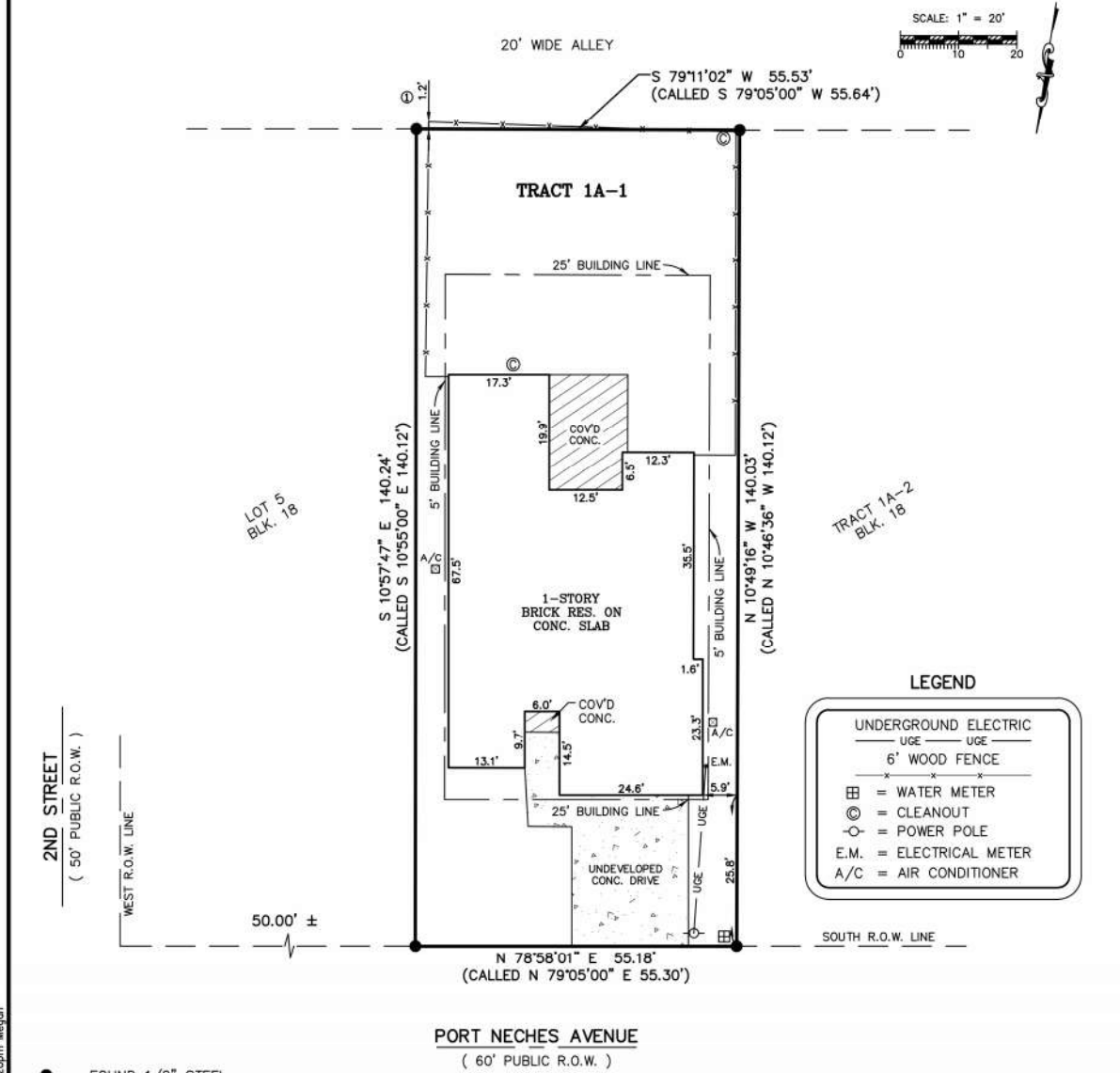


CLIENT: CHRISTOPHER BRITTAIN

GF#: 28620-KC



● = FOUND 1/2" STEEL ROD CAPPED "SOUTEX"

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS

SURVEYOR'S CERTIFICATION:

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIRST AMERICAN TITLE GUARANTY COMPANY.

The undersigned does hereby certify that this survey was this day 5/11/2020 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.

The above tract being located at 2315 PORT NECHES AVENUE, PORT NECHES, TEXAS 77651

and being described as TRACT 1A-1, REPLAT OF ALL OF TRACTS 1A & 1B, BLOCK 18, MAGNOLIA ADDITION as recorded in File No. 2018018418 of the OFFICIAL PUBLIC Records of JEFFERSON County, Texas. 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.

Randall A. Creel

RANDALL ALVEY CREEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678

TITLE COMMITMENT
EFFECTIVE: 5/4/2020

FEMA Flood Zone: C

Community Panel No.:
485500-0010-D

Panel Date: 1/6/1983

Project No. 20-0413

Drawn By: MMG

SURVEYORS NOTES

- 6' WOOD FENCE IS 1.2' OVER P.L.
- BEARINGS AND DISTANCES ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.



SOUTEX
SURVEYORS & ENGINEERS

T.B.P.E. FIRM #5755
T.X.L.S. FIRM #10123800 ©RIGHTS RESERVED

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