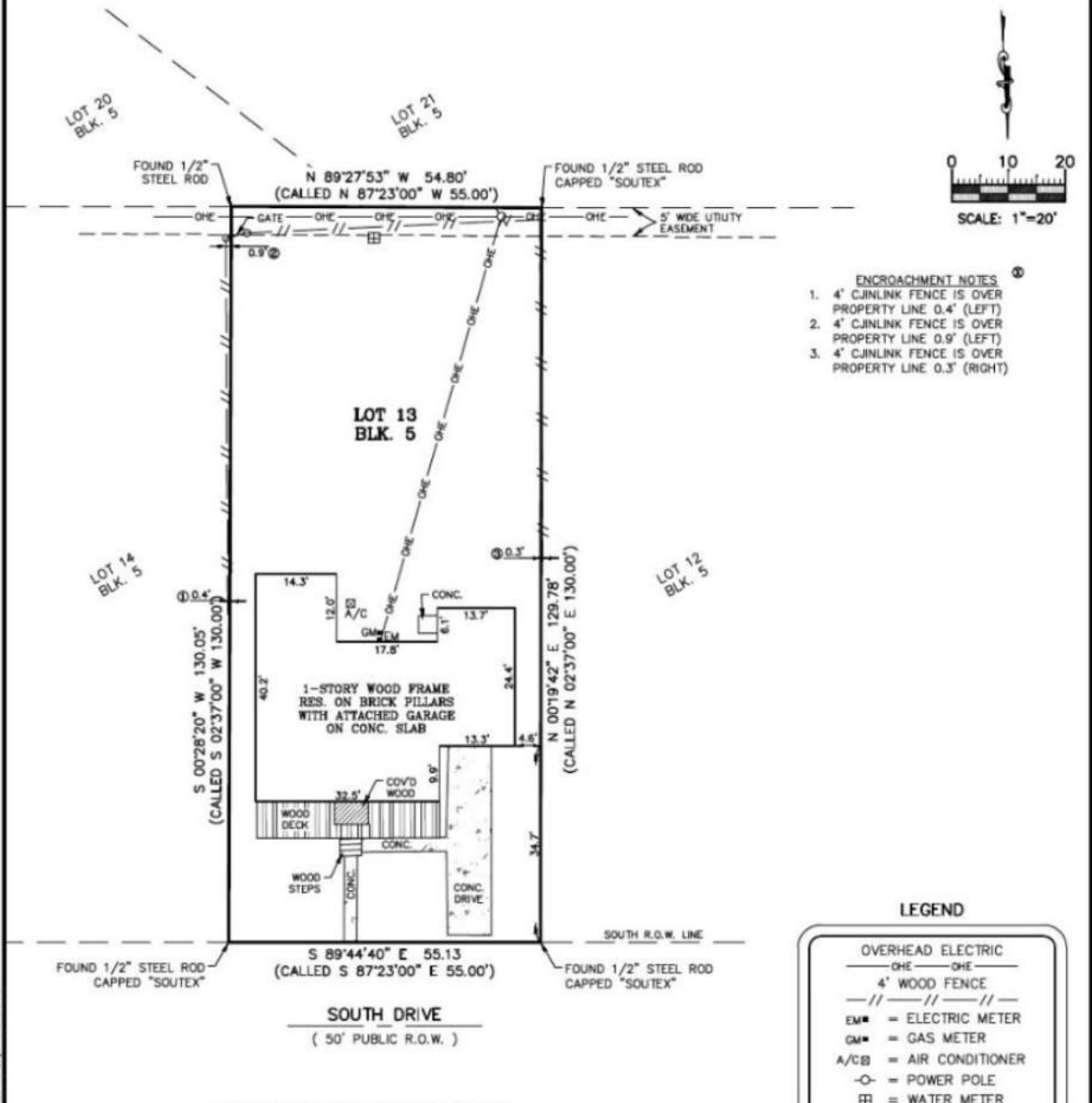


CLIENT: JADEN FEUGE

GF#: 25-845387-TW



ENCROACHMENT NOTES

- 4" CJLINK FENCE IS OVER PROPERTY LINE 0.4' (LEFT)
- 4" CJLINK FENCE IS OVER PROPERTY LINE 0.9' (LEFT)
- 4" CJLINK FENCE IS OVER PROPERTY LINE 0.3' (RIGHT)

LEGEND

- OVERHEAD ELECTRIC
- 4" WOOD FENCE
- EM = ELECTRIC METER
- GM = GAS METER
- A/CB = AIR CONDITIONER
- ⊖ = POWER POLE
- ⊞ = WATER METER

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 NATIONAL TITLE INSURANCE COMPANY
 The undersigned does hereby certify that this survey was this day 3/17/2025 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 Engineers and Land Surveyors. This survey is certified for this transaction only, and is not transferable to additional institutions or subsequent owners.

The above tract being located at 3125 SOUTH DRIVE, GROVES, TEXAS 77619
 and being described as LOT 13, BLOCK 5, EAST PORT ARTHUR ADDITION
 as recorded in Volume 7, Page(s) 80 of the MAP 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.

RESTRICTIONS:
 VOL. 7, PG. 80, M.R.J.C.
 VOL. 688, PG. 39, D.R.J.C.

Randall Alvey Creel
 RANDALL ALVEY CREEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678

TITLE COMMITMENT
 EFFECTIVE: 2/2/2025

FEMA Flood Zone: B
 Community Panel NO.: 485475-Q005-F
 Panel Date: 1/6/1983
 Project No. 25-0122
 Drawn By: K CREEL

SURVEYORS NOTES

- BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
- TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.

SOUTEX
 SURVEYORS & ENGINEERS

3737 Doctors Drive
 Port Arthur, Texas 77642
 Tel. 409.985.2004
 Fax. 409.985.2000
 soutexsurveyors.com



\\Sources\Survey\Draw\2025\25-0122 Feuge\DWG\25-0122-KC.dwg Nov 20, 2025-3:26pm KatoCreel