

NOTE:

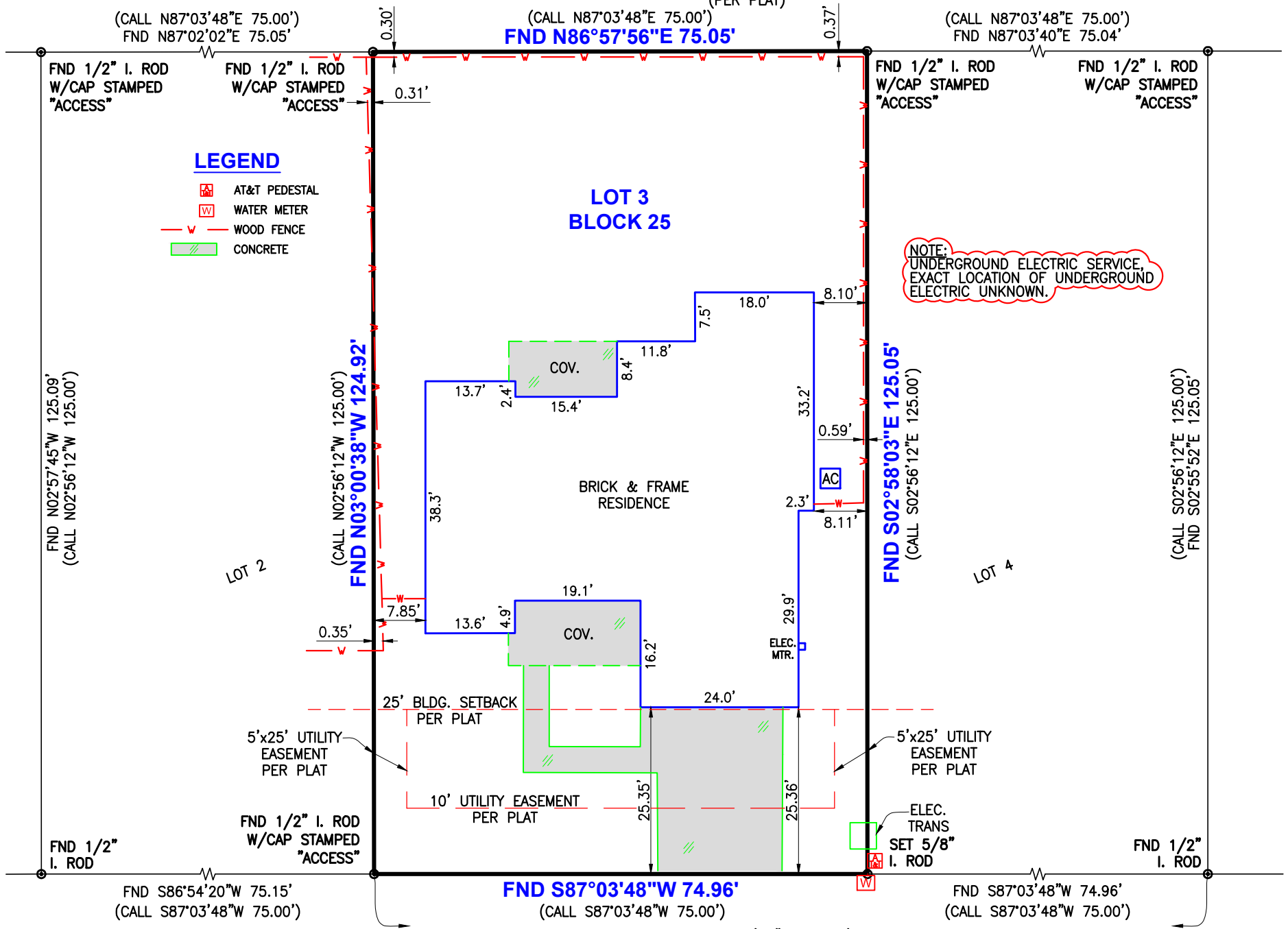
1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND 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 "WHITELEY".
4. THERE SHALL EXIST ON AND ACROSS EACH LOT A BLANKET 10' WIDE UNDERGROUND EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL SERVICE TO EACH RESIDENCE, PER PLAT.
5. THERE ARE NO PIPELINES VISIBLE ON THE SURFACE OF THE GROUND AND/OR VISIBLY MARKED.

NOTES ACCORDING TO SCHEDULE "B"

- 10b. Easements and Building setback line as shown on plat recorded in/under County Clerk's File No. 2021039621 of the Map/Plat Records, Jefferson County, Texas. (Property Subject to, Plotted Hereon)
- 10c. Pipeline right-of-way and easement executed by Anna D. Lanman, et al, originally in favor of J. M. Guffey Petroleum Company as set forth in Volume 67, Page 299, of the Deed Records of Jefferson County, Texas. (Vague, Unable to Plot)
- 10d. Pipeline right-of-way and easement executed by Lanman Company originally in favor of the Texas Pipe Line Company as set forth in Volume 180, page 621, of the Deed Records of Jefferson County, Texas. (Vague, Unable to Plot)
- 10e. Canal Right-of-way and easement executed by Ezra P. Prentice, et al, originally in favor of Lower Neches Valley Authority as set forth in instrument dated April 9, 1954, and recorded in/under Volume 948, Page 160, of the Deed Records of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10f. A One Hundred (100) foot utility easement executed by Lanman Company originally in favor of Gulf States Utilities Company as set forth in instruments dated April 21, 1958, and recorded in/under Volume 1112, Page 604 and Volume 1112, Page 608, of the Deed Records of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10g. A Fifty (50) foot utility easement executed by George A. Dishman, Jr., et al, originally in favor of Gulf States Utilities Company as set forth in instruments recorded in/under County Clerk's File No. 89005024, and County Clerk's File No. 8907382, of the Official Public Records of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10h. Water and Sanitary Sewer easement executed by A. Huston Properties, LLC, Eloi Development, LLC and Beaumont Metropolitan YMCA originally in favor of the City of Beaumont as set forth in instrument dated January 7, 2008, and recorded in/under County Clerk's File No. 2008001204, of the Official Public Records of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10i. A Ten (10) foot utility easement executed by A. Huston Properties, LLC, Eloi Development, LLC and Beaumont Metropolitan YMCA originally in favor of the City of Beaumont as set forth in instrument dated January 5, 2005, and recorded under County Clerk's File No. 2008009069, of the Official Public Records of Real Property of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10j. Gas facilities easement and a ten (10) foot utility easement executed by Beaumont Metropolitan YMCA originally in favor of Center Point Energy Resources Corp. d/b/a Center Point Energy Texas Gas Operations as set forth in instrument dated April 28, 2008, and recorded in/under County Clerk's File No. 2008018672, of the Official Public Records of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10k. Easement, Right of Way and/or Agreement granted to Entergy Texas, Inc., by instrument dated August 6, 2009, recorded in/under County Clerk's File No. 2009035690, of the Official Public Records of Jefferson County, Texas. (Does Not Affect Subject Tract)
- 10m. Easements as set out in restrictions recorded in/under County Clerk's File No. 2008033263, County Clerk's File No. 2010034098, and County Clerk's File No. 2018044027, of the Official Public Records of Jefferson County, Texas. (Property Subject to, Unable to Plot)

SCALE 1"=20'

90' DRAINAGE EASEMENT (PER PLAT)



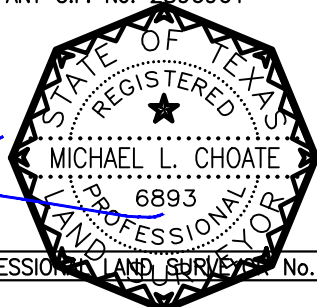
NOTE: UNDERGROUND ELECTRIC SERVICE, EXACT LOCATION OF UNDERGROUND ELECTRIC UNKNOWN.

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. 2396961

DATE SURVEYED: AUGUST 6, 2024



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



BELFLOWER STREET (50' ROW)

9210 BELFLOWER STREET BEAUMONT, TEXAS 77713 Lot 3, in Block 25, of THE MEADOWS SUBDIVISION, PHASE FOUR-WEST, an addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat thereof recorded in/under County Clerk's File No. 2021039621 of the Map/Plat Records of Jefferson County, Texas.

Owner: Debra Nolte & Joseph Nolte In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 480385 Panel No.: 0130 C Date of FIRM: 11-20-91

This property lies in Zone "C". Location on map determined by scale on map. Actual field elevation not determined. Whiteley Infrastructure Group does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "C" does not lie in the 100-year flood plain.

© 2024 Whiteley Infrastructure Group This document, as an instrument of professional service, is the property of Whiteley Infrastructure Group and is not to be used, reproduced, copied or distributed, in whole or part without the written authorization of Whiteley Infrastructure Group