SCALE 1"=20'

WESTFIELD TERRACE ADDITION
UNIT 7
VOL. 9, PG. 140
MRJC

WESTFIELD TERRACE ADDITION
UNIT 6
VOL. 9, PG. 118
MRJC

BLOCK 11
LOT 20

BLOCK 11
LOT 4

(CALL SOUTH 70.00')
FND S00°08'19"W 69.88'

2.77'
FND 5/8"
I. ROD

2.68'
2.35'
CALCULATED
CORNER

OHE
CLF
MH

6.95'
6.57'
16.1'
10.1'
10.1'
16.1'
2.82'
1.89'
①
WOOD &
FRAME BLDG.
ON BLOCKS

7.5' UTILITY EASEMENT
PER PLAT

CHAIN LINK
FENCE ON
PROPERTY
LINE

LOT 2
BLOCK 11

25' REAR SETBACK
VOL. 1296, PG. 541
OPRJC

5' SIDE SETBACK
VOL. 1296, PG. 541
DRJC

CHAIN
LINK
FENCE
ON
PROPERTY
LINE

COV.
COV.
ELEC.
MTR.
53.7'
BRICK & FRAME
RESIDENCE
AC
28.3'
45.45'
40.4'
9.65'
17.15'
6.48'
13.3'
25.76'
25.77'
COV.

25' BLDG. SETBACK
PER PLAT

5' SIDE SETBACK
VOL. 1296, PG. 541
DRJC
3.11'

LOT 1
LOT 3

BRAEBURN LANE
(60' ROW)

OVERHILL LANE
(60' ROW)

(CALL EAST 100.00')
FND N89°45'00"E 120.24'

FND S89°45'00"W 120.00'
(CALL WEST 100.00')

FND 5/8"
I. ROD
FND 1/2"
I. ROD

FND 1/2"
I. ROD
FND 1/2"
I. ROD

FND N00°02'39"E 85.36'
(CALL NORTH 85.18')

FND N00°03'40"W 69.88'
(CALL NORTH 70.00')

FND N00°00'21"E 84.95'
(CALL NORTH 85.00')

FND N00°00'00"E 240.18'
(CALL NORTH 240.18')
REFERENCE BEARING PER PLAT

FERNDALE LANE
(60' ROW)

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".

PROTRUSION NOTE:
① WOOD & FRAME BLDG. PROTRUDES FROM 0.55' TO 0.83' ONTO A 7.5' UTILITY EASEMENT.

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 19-413393-WE

DATE SURVEYED: MAY 1, 2019

STATE OF TEXAS
REGISTERED
THOMAS S. ROWE
5728
PROFESSIONAL
LAND SURVEYOR

THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728

135 FERNDALE LANE
BEAUMONT, TEXAS 77707

Lot 2, Block 11, WESTFIELD TERRACE UNIT 4, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 10, Page 127, Map/Plat Records of Jefferson County, Texas.

Owner: Mitchell L. Harris

Census: 3.04

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

Community No.: 485457
Panel No.: 0050 D
Date of FIRM: 10-15-10

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark W. Whiteley and 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.

MARK W. WHITELEY
AND ASSOCIATES
INCORPORATED

CONSULTING ENGINEERS,
SURVEYORS, AND PLANNERS
T.B.P.L.S. FIRM NO. 10106700 ©

P. O. BOX 5492
BEAUMONT, TEXAS 77726-5492
409-892-0421

3250 EASTEX FRWY.
BEAUMONT, TEXAS 77703
(FAX) 409-892-1346

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FILE No. 19-580