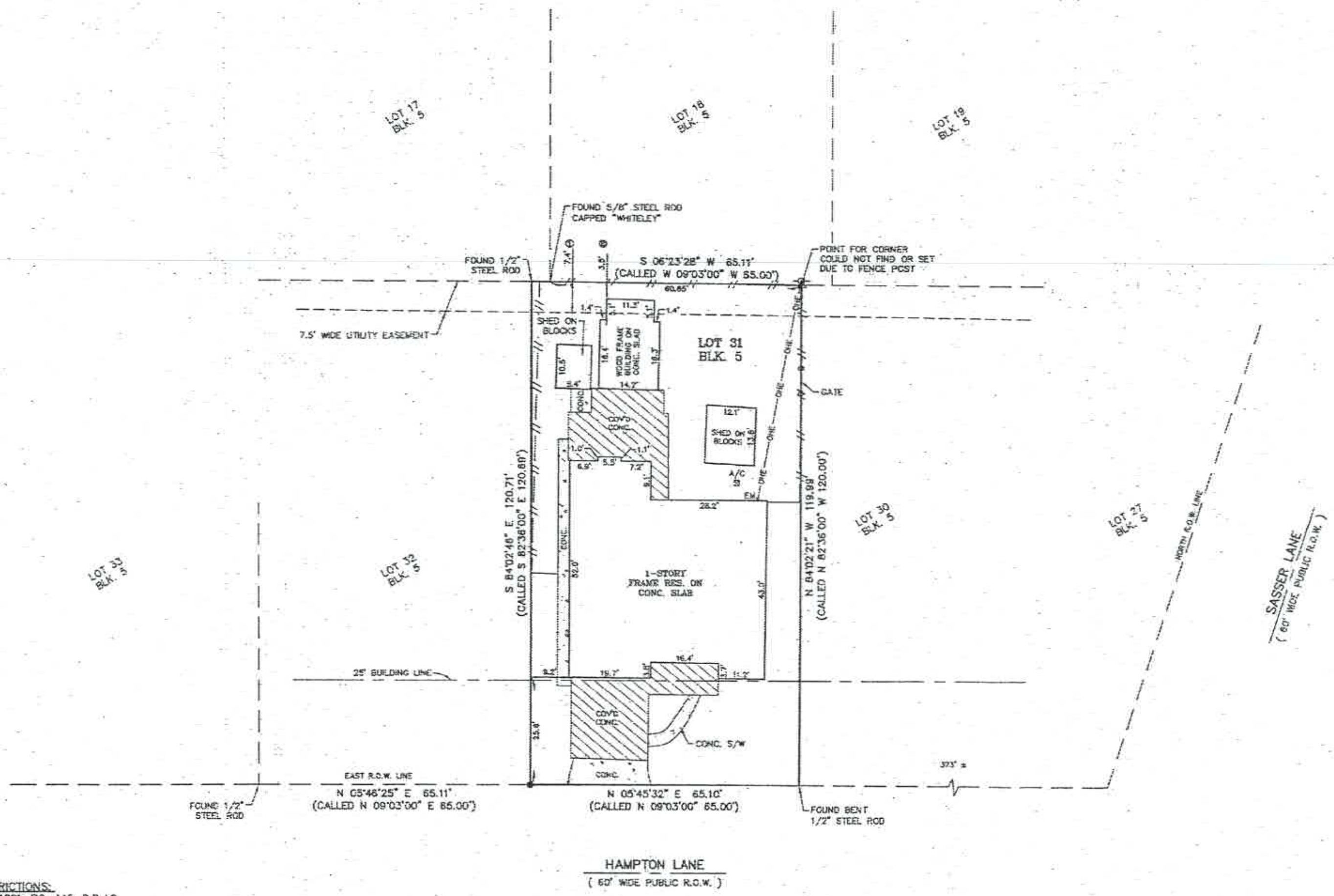
\\SOUTEX\SoutexServer\Data\1 SoutexProjects\2022\22-0223 Rowland\DWG\22-0223-TITLE.dwg Mar 29, 2022-2:33pm Jsoulin

SCALE: 1"=20' (0 10 20)



LEGEND

- OHE — OVERHEAD ELECTRIC
- —//— 4' CHAINLINK FENCE
- -O- = POWER POLE
- E.M. = ELECTRICAL METER
- A/C = AIR CONDITIONER
- ● = SET 1/2" STEEL ROD CAPPED "SOUTEX"
- △ = POINT FOR CORNER

RESTRICTIONS:
VOL. 1281, PG. 445, D.R.J.C.
VOL. 1334, PG. 61, D.R.J.C.
VOL. 1340, PG. 35, D.R.J.C.
VOL. 1339, PG. 631, D.R.J.C.

D.R.J.C. = DEED RECORDS, JEFFERSON COUNTY

SURVEYOR NOTES

1. 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
2. BEARINGS AND DISTANCES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE. US SURVEY FEET. REFERENCED TO SMARTNET, NORTH AMERICA.
3. TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.

GENERAL NOTES

1. 4' CHAINLINK FENCE IS INTO 7.5' WIDE UTILITY EASEMENT 7.4' (REAR)
2. WOOD FRAME BUILDING ON CONC. SLAB IS INTO 7.5' WIDE UTILITY EASEMENT 3.5' (REAR)

FEMA Flood Zone: B

Community Panel NO.: 485500-0010-D

Panel Date: 01/06/1983

G.F. #: 1607096

TITLE COMMITMENT EFFECTIVE: 03/03/2022

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS

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 03/29/2022 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.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

STATE OF TEXAS · REGISTERED · ANTHONY M. LEGER · 5481 · PROFESSIONAL LAND SURVEYOR

SOUTEX SURVEYORS & ENGINEERS
T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #10123800

3737 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.983.2004
Fax. 409.983.2005
soutexsurveyors.com

SHEET TITLE
LOT 31, BLOCK 5
KEITH ESTATES, SECTION A, UNIT TWO ADDITION
VOLUME 10, PAGE 120, MAP RECORDS
JEFFERSON COUNTY, TEXAS

PROJECT
GRANT M ROWLAND
2637 HAMPTON LANE
PORT NECHES, TEXAS 77651

PROJ. NO: 22-0223
SCALE: 1" = 20'
PRINT DATE: 3/29/2022
DRAWN BY: JO
CHECKED BY: AML
APPROVED BY: AML
SHEET 1 OF 1