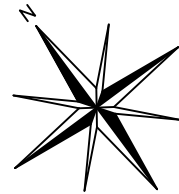


—E—E—ELECTRIC LINE	CONCRETE SURFACE	SWIMMING POOL	A.C. AIR CONDITIONING UNIT	WOOD FENCE
—PL—PL—PIPELINE	COVERED AREA	DITCH	P.P. POWER POLE	CHAIN LINK FENCE
—T—T—TELEPHONE LINE	ROCK OR GRAVEL	LAWN	STREETLIGHT	BARBED WIRE FENCE

GF#: 2848221-KS



SCALE 1"= 30'

THE FOLLOWING ITEMS ARE LISTED
WITHIN SCHEDULE "B" OF THE TITLE
COMMITMENT ISSUED ON FEBRUARY
27, 2026 AND ARE REFERENCED AS
FOLLOWS:

ITEM 1.) RESTRICTIONS AS RECORDED
IN/UNDER VOLUME 10, PAGE 30,
J.C.M/P/O.R. AND VOLUME 1108,
PAGE 313, VOLUME 1108, PAGE 342,
VOLUME 1109, PAGE 246 J.C.D.R.;
SEE INSTRUMENTS

ITEM 10.b) ALL EASEMENTS, BUILDING
LINES, AND CONDITIONS, COVENANTS,
AND RESTRICTIONS AS SHOWN ON
PLAT RECORDED IN/UNDER VOLUME
10, PAGE 30, J.C.M/P/O.R. ;
SHOWN ON PLAT.

TO THE LIEN HOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE INSURANCE COMPANY:

The undersigned does hereby certify that this survey was 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, over-lapping of improvements, easements or rights-of-way, except as shown hereon, and that the property has access to and from a dedicated roadway as of **MARCH 4, 2026.**

The above tract being located at **219 SOUTH 2ND STREET, NEDERLAND, TEXAS 77627**
The tract being described as **LOT 9, IN BLOCK 1, OF ANDERSON ESTATES TO NEDERLAND, AN ADDITION IN JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 10, PAGE 30 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS.** In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. FAUST Engineering and Surveying, Inc. does not warrant or subscribe to the accuracy of said map.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED
ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

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THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Richard F Faust

RICHARD F. FAUST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
ENGINEERING FIRM REGISTRATION NO. 4800 SURVEYING
FIRM REGISTRATION NO. 100024-00

Date: MARCH 4, 2026

Census Tract: 110.02

FEMA Flood Zone: C

Community Panel NO.:
4854920005D

Panel Date: 6/3/1991

Field Book No.: 2026-1

Project No. 26067

1. CONC. DRIVE OVERLAPS 20' BUILDING SETBACK LINE
2. WOOD BUILDING AND FENCE OVERLAP 7.5' EASEMENT AND PROPERTY LINE
3. FENCES OVERLAP 1.5' EASEMENT & 3.0' EASEMENT

Faust

ENGINEERING AND SURVEYING, INC.

5550 EASTEX, FWY, SUITE D * BEAUMONT, TEXAS 77708
(409) 813-3410 * FAX (409) 813-3484

