

NOTES:

1. U.G.E. TO EM: UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS Inc. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY. CALL 811 BEFORE YOU DIG.

2. THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 4854570035C DATED 08/06/2002. THE DRAINAGE DISTRICT No. 6 CANAL LIES IN FLOOD ZONE AE.

3. DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), GRID SCALE FACTOR: 1.000070000000.

TRACT 2:

1. THERE EXISTS AN EASEMENT AND RIGHT OF WAY TO JEFFERSON COUNTY DRAINAGE DISTRICT No. 6 FOR DRAINAGE IMPROVEMENTS, STRUCTURES, CANALS, DITCHES, AND LATERALS FOR THE PURPOSE OF DRAINAGE OF THE HEREIN AFTER DESCRIBED LANDS AND OTHERS AS PROVIDED BY LAW, WHICH SAID EASEMENT AND RIGHT OF WAY IS OVER AND ACROSS TRACT OF LAND DESCRIBED IN VOL. 757, PAGE 245, D.R.J.C.

LEGEND:

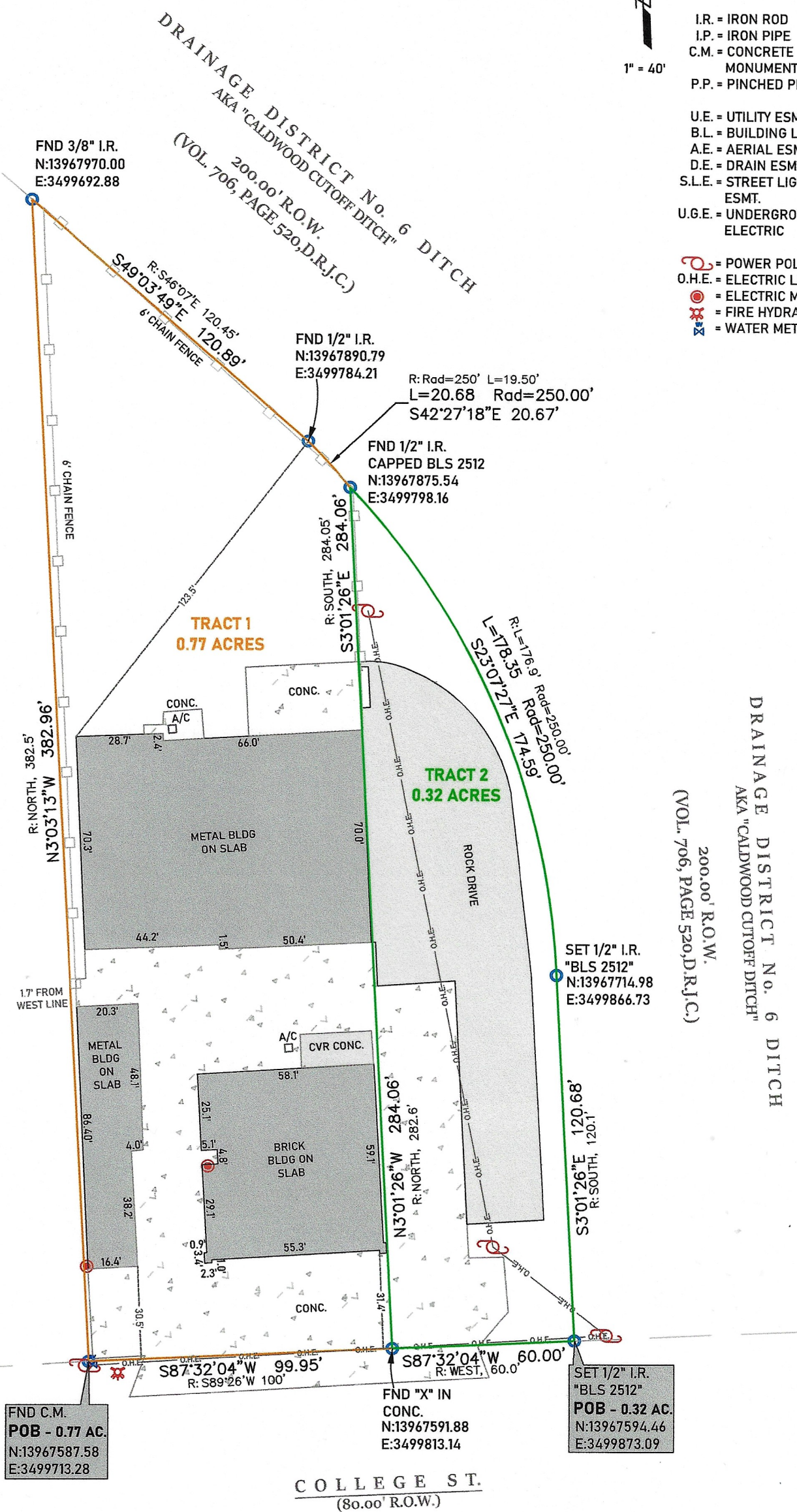
M = MEASURE
R = RECORD

I.R. = IRON ROD
I.P. = IRON PIPE
C.M. = CONCRETE
MONUMENT
P.P. = PINCHED PIPE

U.E. = UTILITY ESMT.
B.L. = BUILDING LINE
A.E. = AERIAL ESMT.
D.E. = DRAIN ESMT.
S.L.E. = STREET LIGHT
ESMT.
U.G.E. = UNDERGROUND
ELECTRIC

⊕ = POWER POLE
⊖ = ELECTRIC LINE
⊙ = ELECTRIC METER
⊕ = FIRE HYDRANT
⊕ = WATER METER

1" = 40'



0.99 ACRES
FILE No. 2006049189
O.P.R.J.C.

SURVEYED FOR:
LARRY POE

5700 COLLEGE STREET
BEAUMONT, TX 77707

TRACT 1:
BEING ALL OF THE SAME CALLED
0.767 ACRE TRACT, FILE No. 2016002543, O.P.R.J.C.
M: 0.77 ACRES

TRACT 2:
BEING ALL OF THE SAME CALLED
0.318 ACRE TRACT, VOL. 757, PAGE 245, D.R.J.C.
M: 0.32 ACRES

I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 0.77 ACRE, "TRACT 1", AND A 0.32 ACRE, "TRACT 2" IN THE CHARLES WILLIAMS LEAGUE, JEFFERSON COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



B-LINE SURVEYORS, INC.
409-790-7147

LAND SURVEYING - ELEVATION CERTIFICATES
940 REDWOOD ST. KOUNTZE, TX 77625
(409) 201-7928 carlcoflen.bls@gmail.com
FIRM REGISTRATION NO.: 10109900

DRAWN BY:	ANB	DATE:	06/18/2025
CHECKED BY:	JDMC	G. F. NO.:	N/A
JOB NO.:	25-397 (ref. 24-605)	BK/Pg:	N/A



J.D. McCLenan
Registered Professional Land Surveyor
Texas Registration Number 2512