

SCALE 1"=30'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
FND C1	32.50'	51.05'	S45°00'00"W	45.96'	90°00'00"
CALL C1	32.50'	50.94'	S44°54'43"W	46.03'	-

NOTES ACCORDING TO SCHEDULE "B"

10b. Grant of utility easements along the north and west property lines, as set forth by instrument recorded in/under County Clerk's File No. 8705209 (Film Code No. 101-74-1215) of the Real Property Records of Jefferson County, Texas. (Plotted Hereon)

LEGEND

- TELEPHONE POLE
- WATER METER
- LIGHT POLE
- GRATE INLET
- GUY ANCHOR
- PIPE RAIL FENCE
- OVERHEAD ELECTRIC
- ORIGINAL TRACT LINE
- CONCRETE
- ASPHALT

2910 COLLEGE STREET
BEAUMONT, TEXAS 77701

Lots Five (5) and Six (6), in Block Thirty-Seven (37), of CARTWRIGHT TERRACE ADDITION to the City of Beaumont, Jefferson County, Texas, according to the map or plat thereof recorded in/under Volume 3, Page 147 of the Map/Plat Records of Jefferson County, Texas; SAVE AND EXCEPT therefrom the following described tract:

BEING A 1,660.0 square-foot tract of land out of said Lot 6, Block 37 of Cartwright Terrace Addition described by metes and bounds as follows, to-wit:

START at the Southeast corner of Lot 6, Block 37 of said subdivision;

THENCE West, 140.00 feet along the former North line of College Street to a point for corner;

THENCE North, 10.00 feet along the West line of said Lot 6 to a point for corner;

THENCE North 89° 48' 47" East, 107.50 feet along the present North line of College Street to a point for a curve;

THENCE deflecting to the left along the arc of a curve with a radius of 32.50 feet for a distance of 50.94 feet to a point for corner in the former West line of Fourth Street, (chord of said curve bears North 44° 54' 43" East, 46.03 feet);

THENCE South 42.95 feet along the former West line of Fourth Street to the PLACE OF BEGINNING of the herein described tract of land.

Owner: Peers Holdings, Ltd.
Census: 12.00

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

Community No.: 485457
Panel No.: 0020 C
Date of FIRM: 8-6-02

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.

PROTRUSION NOTE:
① CONCRETE PARKING LOT PROTRUDES ONTO ADJOINERS PROPERTY.

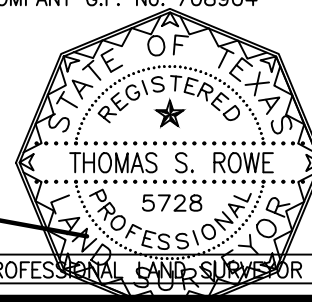
SURVEYOR'S CERTIFICATION:

TO THE LEINHOLDERS 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. 708904

DATE SURVEYED: MAY 06, 2020

Thomas S. Rowe

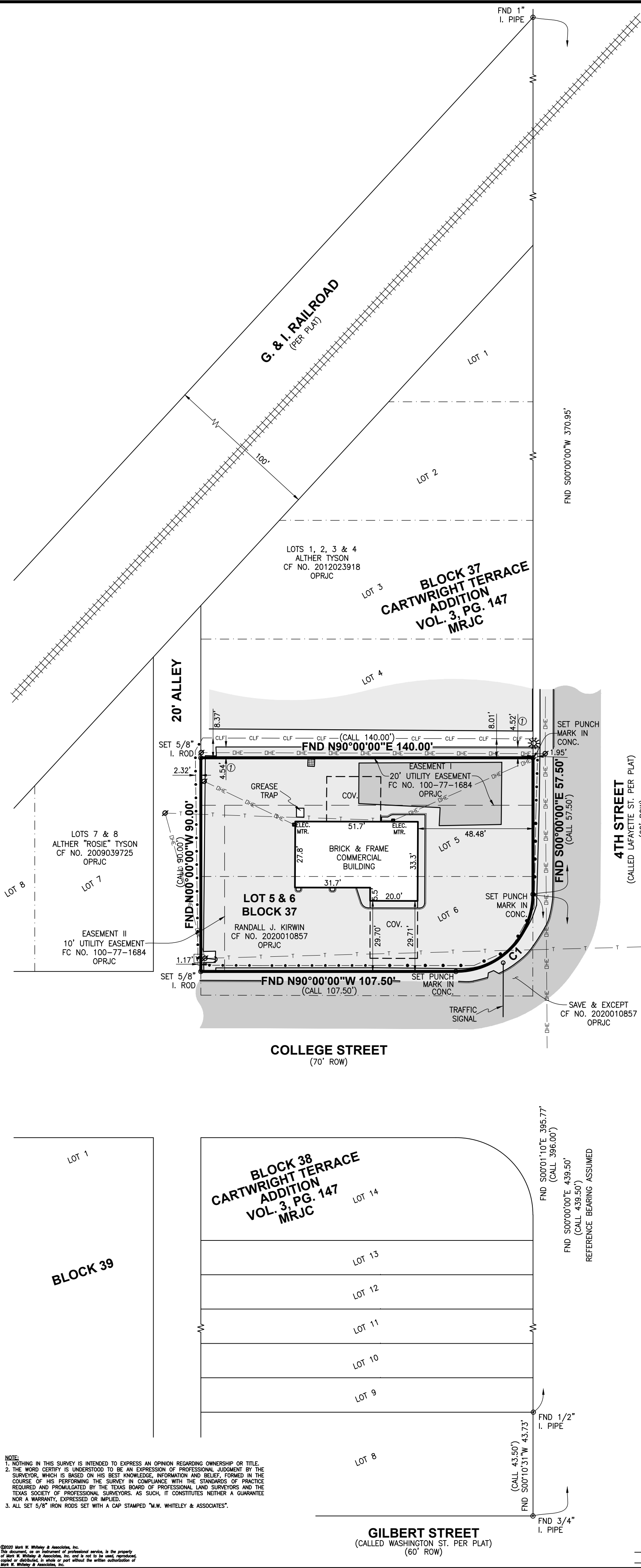


THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728

MWA
MARK WHITELEY & ASSOCIATES
CIVIL ENGINEERING | LAND SURVEYING | PIPELINE INTEGRITY
TEXAS SURVEYING FIRM NO. 10106700
TEXAS ENGINEERING FIRM NO. F-2633
3250 EASTEX FWY, BEAUMONT, TEXAS 77703
409-892-0421 | MWASSOC.COM

PEERS HOLDINGS, INC.

DR BY: KLK	CK BY: TSR	APP BY: TSR
VER: ACAD 2019	SCALE: 1"=30'	SHEET NO: 1 OF 1
DATE: MAY 8, 2020		
JOB NO. 20-569	W:\2020\20-569\20-569.DWG	REV. 0



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".

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