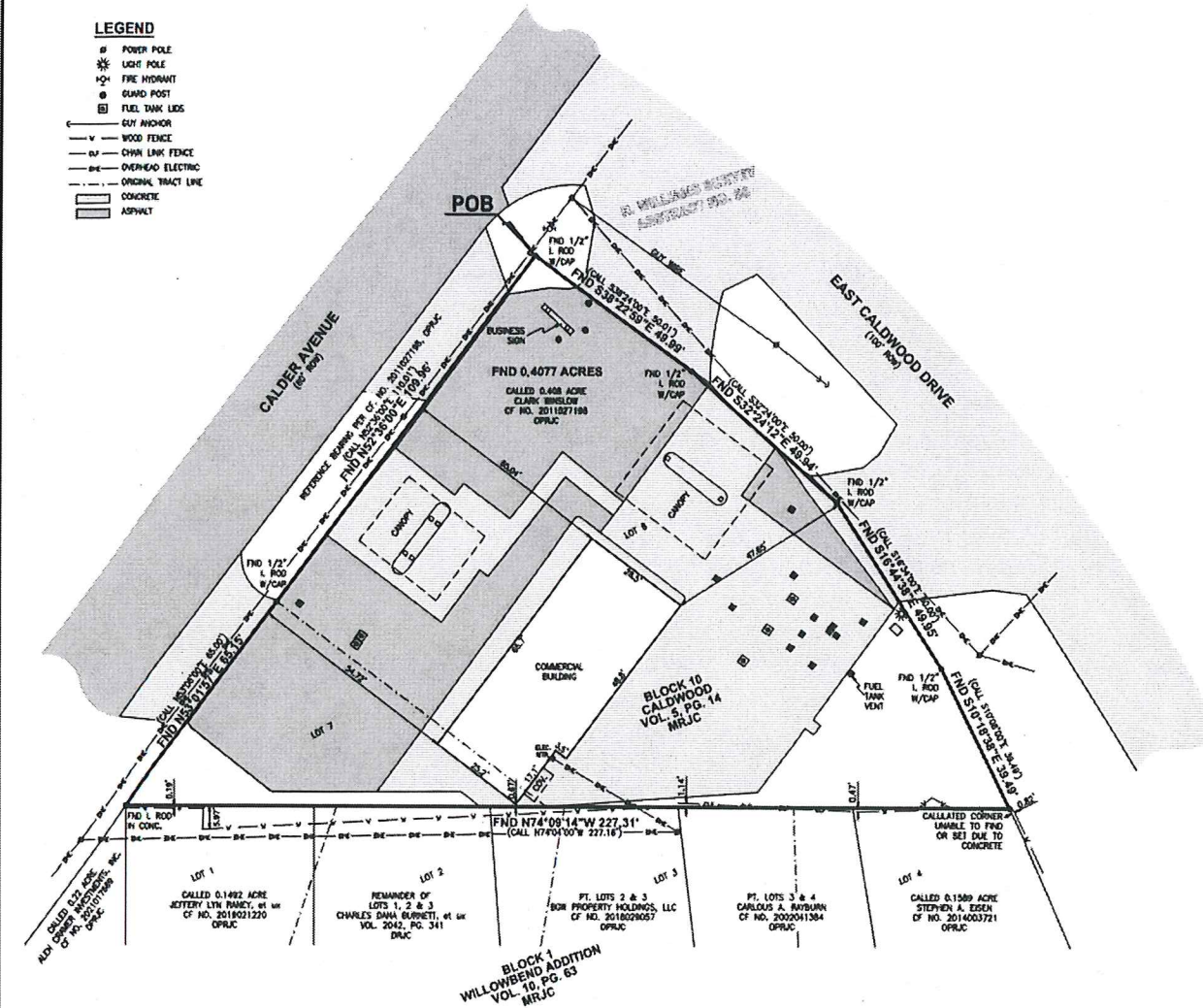


LEGEND

- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ GUARD POST
- ⊙ FUEL TANK LIDS
- GUY ANCHOR
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- ORIGINAL TRACT LINE
- CONCRETE
- ASPHALT



NOTES ACCORDING TO SCHEDULE "B"

104. Liability statement of unspecified location in Deed executed by Tyrrell Combust Realty company in favor of Charles H. Williams as recorded in Vol. 325, page 540, Deed Records of Jefferson County, Texas. (Affects Lot 7) (Property Subject to, Unable to Plot)

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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5600 CALDER AVENUE
BEAUMONT, TEXAS 77705

0.4077 Acre Tract or Parcel of land
Out of and Part of Lots 7 and 8, Block 10

Collected
Volume 5, Page 14, Map Records
H. Williams Survey, Abstract No. 56
Beaumont, Jefferson County, Texas

Owner: Jackson Fairway, LLC
In accordance with the Flood Hazard
Boundary Map, Department of Housing
and Urban Development.

Community No: 483457
Panel No: 0035 C
Date of FRM: 8-6-02

This property lies in Zone "X" (shaded).
Location on map determined by aerial 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" (shaded) area areas determined to be
outside 500-year flood plain.

Legal Description: 0.4077 Acre Tract or Parcel of land
Out of and Part of Lots 7 and 8, Block 10
Collected
Volume 5, Page 14, Map Records
H. Williams Survey, Abstract No. 56
Beaumont, Jefferson County, Texas

BEING a 0.4077 acre tract or parcel of land situated in the H. Williams Survey, Abstract No. 56, Jefferson County, Texas and being out of and part of Lots 7 and 8, Block 10 of Caldwell, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Volume 5, Page 14, Map Records, Jefferson County, Texas and being all of that certain called 0.408 acre tract of land as described in a "General Warranty Deed With Vendor's Lien Released by Grantor" from Winslow Automotive, LLC to Hensley Properties, LLC, as recorded in Clerk's File No. 2005038807, Official Public Records of Real Property, Jefferson County, Texas and furthermore being all of that certain called 0.408 acre tract of land as described in a "Refined Correction Subdivided Trustee's Deed" from Hensley Properties, LLC to Clark Winslow as recorded in Clerk's File No. 2011027188, Official Public Records of Real Property, Jefferson County, Texas, said 0.4077 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Southeastern right-of-way line of Calder Avenue as NORTH 52°36'00" EAST as recorded in the above referenced Clerk's File No. 2011027188, Official Public Records of Real Property, Jefferson County, Texas

BEGINNING at a 1/2" iron rod with a cap found for the most Northerly corner of the tract herein described, said corner also being the intersection of the Southeastern right-of-way line of Calder Avenue and the Western right-of-way line of East Caldwell Drive and said corner being the most Northerly corner of the said Lot 8;

THENCE SOUTH 38°22'58" EAST, along and with the Western right-of-way line of East Caldwell Drive and the Eastern line of the said Lot 8, for a distance of 49.99 feet to a 1/2" iron rod with a cap found for corner;

THENCE SOUTH 32°41'12" EAST, continuing along and with the Western right-of-way line of East Caldwell Drive and the Eastern line of the said Lot 8, for a distance of 49.94 feet to a 1/2" iron rod with a cap found for corner;

THENCE SOUTH 18°44'38" EAST, continuing along and with the Western right-of-way line of East Caldwell Drive and the Eastern line of the said Lot 8, for a distance of 49.95 feet to a 1/2" iron rod with a cap found for corner;

THENCE SOUTH 10°18'38" EAST, continuing along and with the Western right-of-way line of East Caldwell Drive and the Eastern line of the said Lot 8, for a distance of 39.49 feet to a point for corner (unable to find or set corner due to concrete), said corner being the Northeast corner of Lot 4, Block 1 of Willow Bend Addition, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Volume 10, Page 63, Map Records, Jefferson County, Texas, the same being the Northeast corner of that certain called 0.1589 acre tract of land out of and part of the said Lot 4, Block 1 of Willow Bend Addition as described in a "General Warranty Deed With Lien in Favor of Third Party" from Jeffrey Q. Wheeler and wife, Emily Wheeler to Stephen A. Egan as recorded in Clerk's File No. 2014003721, Official Public Records of Real Property, Jefferson County, Texas;

THENCE NORTH 74°09'14" WEST, along and with the boundary between the tract herein described and the Northeastern line of Block 1 of the said Willow Bend Addition, for a distance of 227.31 feet to an iron rod in concrete found for corner, said corner being the most Northerly corner of Lot 1, Block 1 of the said Willow Bend Addition, the same being the most Northerly corner of that certain called 0.1492 acre tract of land as described in a "General Warranty Deed With Vendor's Lien in Favor of Third Party" from Sully A. Hale to Jeffrey Lyn Runney and Jackie Frances Runney, husband and wife, as recorded in Clerk's File No. 2019021220, Official Public Records of Real Property, Jefferson County, Texas and being the most Northerly corner of that certain called 0.22 acre tract of land as described in a "General Warranty Deed" from Jack A. Lloyd and spouse, Madonna Lloyd to Alan Cronin Investments, Inc. as recorded in Clerk's File No. 2021017868, Official Public Records of Real Property, Jefferson County, Texas;

THENCE NORTH 53°01'51" EAST, along and with the Northeastern line of the said Lot 7 and the Southeastern right-of-way line of Calder Avenue, for a distance of 109.18 feet to a 1/2" iron rod with a cap found for corner, said corner being the most Northerly corner of the said Lot 7 and the most Northerly corner of the said Lot 8;

THENCE NORTH 52°36'00" EAST, along and with the Northeastern line of the said Lot 8 and the Southeastern right-of-way line of Calder Avenue, for a distance of 109.94 feet to the POINT OF BEGINNING and containing 0.4077 Acres, more or less.

TO THE LEADERS AND THE OWNERS OF THE PREMISES SURVEYED
AND TO THE FIDELITY NATIONAL TITLE INSURANCE 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, SURTAKES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED HIGHWAY. ALL EASEMENTS SHOWN AND NOTED PER TEXAS REGIONAL TITLE C/L No. 31125-101

MWA
MARK WHITELEY & ASSOCIATES, LLC
CIVIL ENGINEERING (LAND SURVEYING) PIPELINE SERVICES
TEXAS SURVEYING FIRM NO. 10108700
TEXAS ENGINEERING FIRM NO. F-2653
3250 EAST EX HWY, BEAUMONT, TEXAS 77703
409-820-0431 | MWA@MWA-LLC.COM

JACKSON FAIRWAY, LLC
BOUNDARY SURVEY
OF
0.4077 ACRE TRACT OR PARCEL OF LAND
OUT OF AND PART OF LOTS 7 AND 8, BLOCK 10
CALDWELL
VOLUME 5, PAGE 14, MAP RECORDS
H. WILLIAMS SURVEY, ABSTRACT NO. 56
BEAUMONT, JEFFERSON COUNTY, TEXAS

DR BY: RLK	CK BY: TSR	APP BY: TSR
VER: ACAD 2019	SCALE: 1"=20'	SHEET NO: 1 OF 1
DATE: AUG. 18, 2021		
JOB NO: W\2021\21-1408		REV: 21-1408
		21-1408.DWG 0