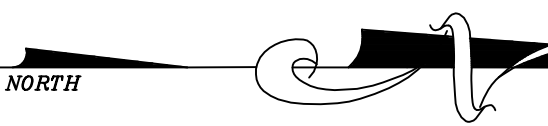
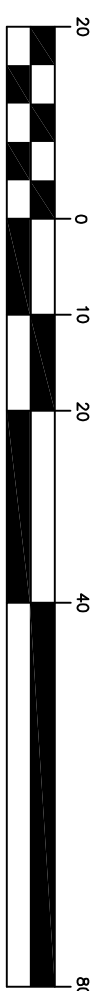


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGEND:

- PUBLIC EASEMENT
- BL — BUILDING LINE
- BUILDING
- FOUND
- HL&P — HOUSTON LIGHTING & POWER
- IP — IRON PIPE
- IR — IRON ROD
- CR — COVERED IRON ROD
- TR — TRUNK SURROUND
- AC — ALUMINUM CABLE
- JOB# — JEFFERSON COUNTY DEED RECORDS
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCING
- ROW — RIGHT-OF-WAY
- RSQ. FT. — SQUARE FEET
- US — UTILITY EASEMENT
- SLOPED W/ DIFFERENCE
- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- ELECTRICAL
- ELECTRIC BOX
- ELECTRIC MH
- FINE HYDRANT
- BOLLARD
- GAS VALVE
- GAS METER
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- POWER POLE
- SERVICE POLE
- SIGNARY MANHOLE
- TELEPHONE
- TELEPHONE PEDestal
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- BRUSHMARK

ENCROACHMENTS
NONE TO NOTE

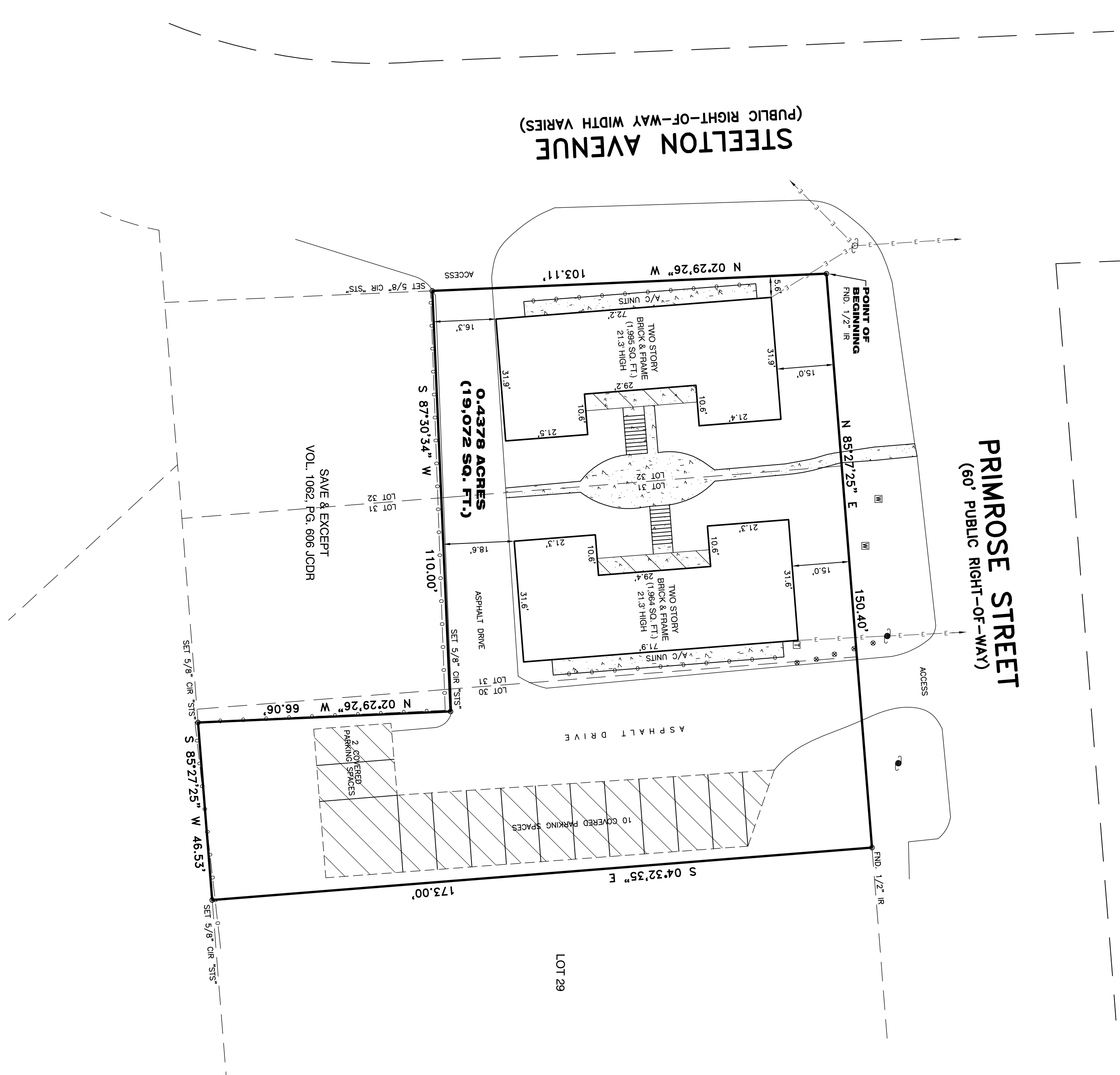
EXISTING PARKING SPACES
COVERED 12 SPACES
TOTAL 12 SPACES

NOTES:

1. BASIS OF BEARING IS THE SOUTH BOW LINE OF PRIMROSE STREET BEING N 85°27'25" E.
2. THIS SURVEY IS BASED ON THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2019.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE THIRD PARTY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE LIMITED TO THE SURVEY AND THE INFORMATION PROVIDED THEREON. THE SURVEYOR HAS NO LIABILITY FOR ANY OTHER INFORMATION OR OPINIONS OF ANY OTHER PARTY.
7. RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEY AND THE INFORMATION PROVIDED THEREON. THE SURVEYOR HAS NO LIABILITY FOR ANY OTHER INFORMATION OR OPINIONS OF ANY OTHER PARTY.
8. THIS SURVEY IS BASED ON THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2019.
9. (TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
10. (TABLE A, ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REMAINS.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE _____ ACCORDING TO FIRM MAP NO. 48640Z 0090C. DATE 08-01-2008 BY GRABPING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY FLOODING AGENCIES SHOULD BE CONTACTED FOR FIRM MAPS THAT WILL AFFECT DEVELOPMENT.



PRIMROSE STREET
(60' PUBLIC RIGHT-OF-WAY)

STELLTON AVENUE
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

0.4378 ACRES
(19,072 SQ. FT.)

LOT 29

SURVEYORS CERTIFICATION

TO: TEXAS ROW EMPLOYERS CREDIT UNION, TRILBY CAPITAL, L.L.C. AND FIRST NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2019.

DATE OF PLAN OR MAP: NOVEMBER 16, 2019

FRED W. LAWTON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2271

ALTA/NSPS SURVEYING ASSOCIATES, INC.
281 RICHMOND AVE., SUITE 101, HOUSTON, TEXAS 77002
281-556-6918 FAX 281-556-9331
Firm Number: 10045400



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION: TRACT OR PARCELS OF LAND OUT OF AND A PART OF LOTS 30, 31 AND 32 OF FIRM OAKS PLATS ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN RECORDED AS DEED RECORDS 281-556-6918, 281-556-6919, 281-556-6920, 281-556-6921, 281-556-6922, 281-556-6923, 281-556-6924, 281-556-6925, 281-556-6926, 281-556-6927, 281-556-6928, 281-556-6929, 281-556-6930, 281-556-6931, 281-556-6932, 281-556-6933, 281-556-6934, 281-556-6935, 281-556-6936, 281-556-6937, 281-556-6938, 281-556-6939, 281-556-6940, 281-556-6941, 281-556-6942, 281-556-6943, 281-556-6944, 281-556-6945, 281-556-6946, 281-556-6947, 281-556-6948, 281-556-6949, 281-556-6950, 281-556-6951, 281-556-6952, 281-556-6953, 281-556-6954, 281-556-6955, 281-556-6956, 281-556-6957, 281-556-6958, 281-556-6959, 281-556-6960, 281-556-6961, 281-556-6962, 281-556-6963, 281-556-6964, 281-556-6965, 281-556-6966, 281-556-6967, 281-556-6968, 281-556-6969, 281-556-6970, 281-556-6971, 281-556-6972, 281-556-6973, 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