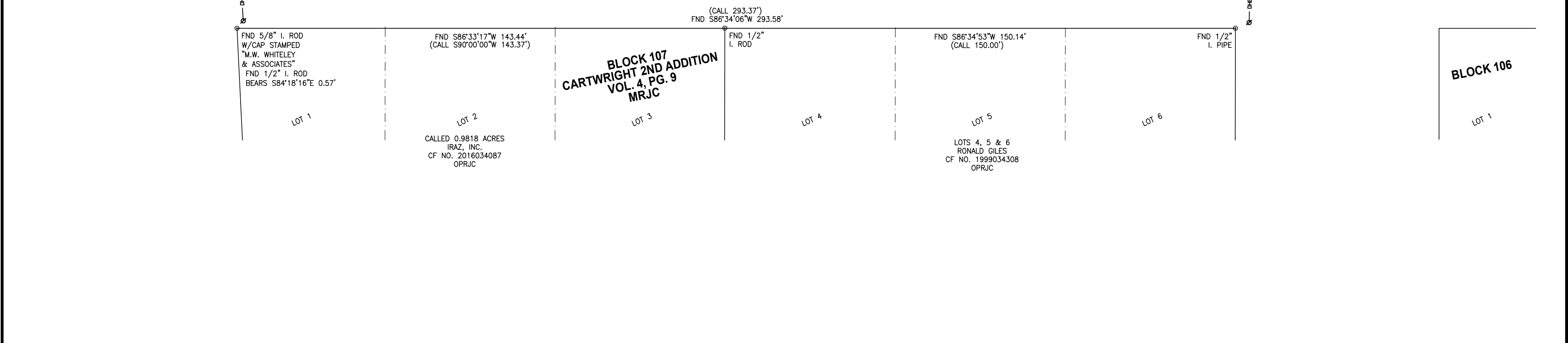




ABBREVIATIONS

PG. = PAGE
VOL. = VOLUME
FC NO. = FILM CODE NUMBER
CF NO. = CLERK'S FILE NUMBER
DRJC = DEED RECORDS JEFFERSON COUNTY
MRJC = MAP RECORDS JEFFERSON COUNTY
OPRJ = OFFICIAL PUBLIC RECORDS JEFFERSON COUNTY
ORJC = OFFICIAL RECORDS JEFFERSON COUNTY

LEGEND

POWER POLE
GAS METER
AT&T PEDESTAL
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
FIRE HYDRANT
MH GRATE INLET
GRATE INLET
SIGN
SAN. SEW. MANHOLE
STORM MANHOLE
MANHOLE
CURB INLET
GUARD POST
HANDICAP PAR
GUY ANCHOR
CHAIN LINK FENCE
GUARD RAIL
WIRE FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
DITCH TOP
ORIGINAL LOT LINE
CONCRETE
ASPHALT
ROCK/ASPHALT

2875 TERRELL AVENUE (E. 40' OF LOTS 1 & 2)
2915 S. 4TH STREET (LOT 3)
2945 S. 4TH STREET (LOT 4)
2955 S. 4TH STREET (LOT 6)
2950 SAN JACINTO STREET (LOT 7)
2930 SAN JACINTO STREET (LOT 8)
2928 SAN JACINTO STREET (LOT 9)
2920 SAN JACINTO STREET (LOT 10)
2910 SAN JACINTO STREET (LOT 11)
2908 SAN JACINTO STREET (LOT 12)
BEAUMONT, TEXAS 77701

Block One Hundred Sixteen (116) of the CARTWRIGHT 2ND ADDITION to the City of Beaumont, Jefferson County, Texas, as shown on the map or plat thereof recorded in Vol. 4, page 9, Map Records of Jefferson County, Texas; SAVE AND EXCEPT the West one hundred feet (W. 100') of Lots One (1) and Two (2), and SAVE AND EXCEPT that 122.5 square foot tract of land out of Lots 5 and 6, Block 116, Cartwright Second Addition, Beaumont, Jefferson County, Texas, as conveyed to the City of Beaumont, a municipal corporation domiciled in Jefferson County, Texas, by seller by Deed recorded in Vol. 1834, page 349, Deed Records of Jefferson County, Texas.

Owner: Robert Older Enterprises, LLC
In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.
Community No.: No.
Parcel No.: No.
Date of FIRM: DATE
This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Whiteley Infrastructure Group 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.

TO THE OWNERS OF THE PREMISES SURVEYED AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER SUTTON LAND OF TEXAS, LLC G.F. No. SL-017458

DATE SURVEYED: APRIL 15, 2026

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

WHITELEY
INFRASTRUCTURE GROUP

Texas Engineering Firm No. F-2633
Texas Surveying Firm No. 10106700
Louisiana Surveying Firm No. VF0000874
655 Langham Road, #14, Beaumont, Texas 77707
409-852-2421 | www.whiteleyinfra.com

ROBERT OLDER ENTERPRISES, LLC

BOUNDARY SURVEY
OF
**BLOCK 116
CARTWRIGHT 2ND ADDITION
VOL. 4, PAGE 9, MAP RECORDS
S&E THE W. 100' OF LOTS 1 & 2 &
S&E 122.5 SQ. FT. TRACT OF LAND
OUT OF LOTS 5 & 6, BLOCK 116
CARTWRIGHT SECOND ADDITION
JEFFERSON COUNTY, TEXAS**

DR BY: KJK	CK BY: TSR	APP BY: TSR
VER: ICAD 2025	SCALE: 1"=20'	SHEET NO: 1 OF 1
DATE: APR. 16, 2026		REV. 1
JOB NO. 26-0328	26-0328.DWG	0