

**4895 Stone Oak
Beaumont, TX. 77705
Survey**

FOR MORE DETAILS CONTACT:

debcowartcre.com

Debbie Cowart 409-659-3559

debcowart123@gmail.com

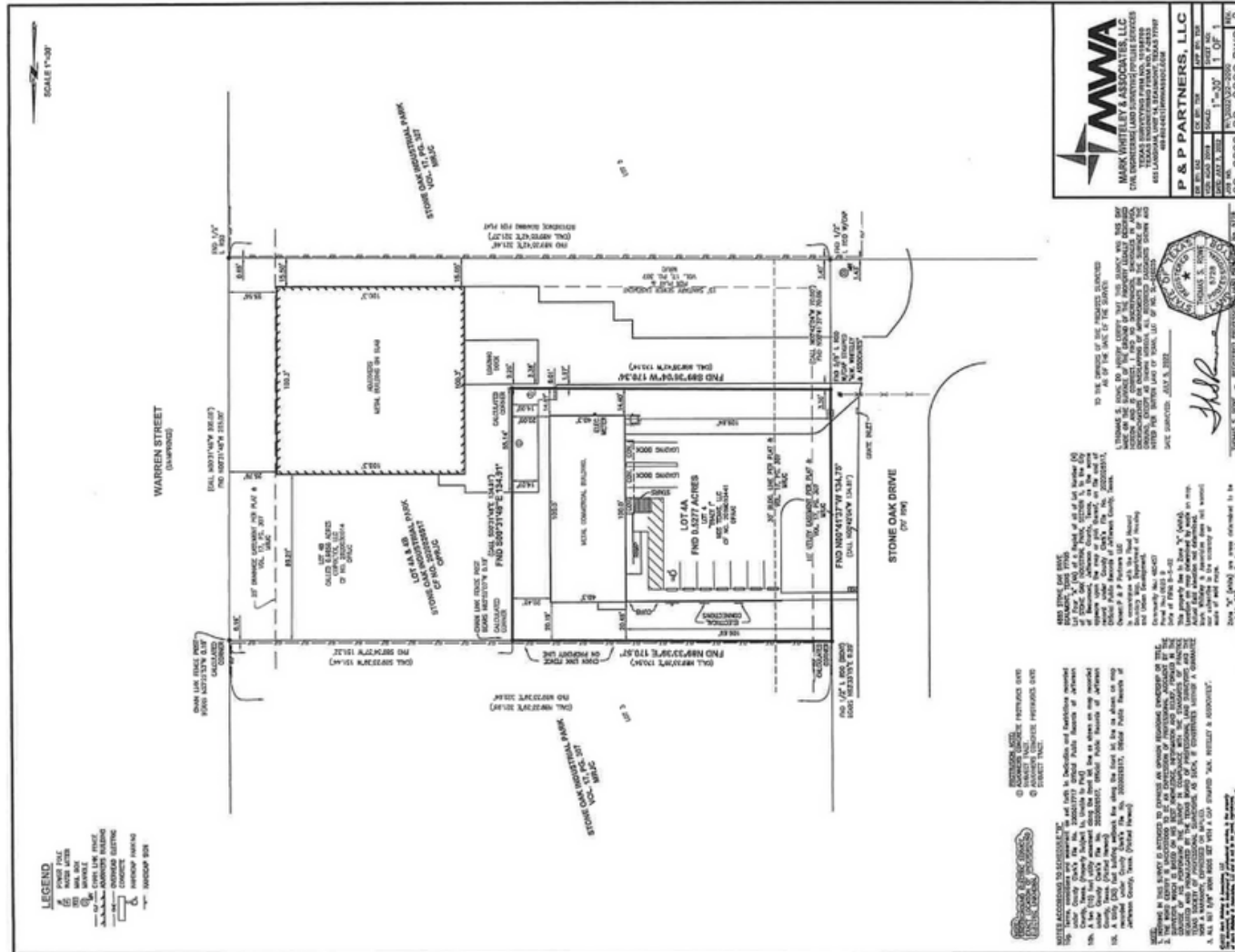
Tisha Stone 409-658-0330

tishacre123@gmail.com



**COLDWELL BANKER
COMMERCIAL**

ARNOLD AND ASSOCIATES

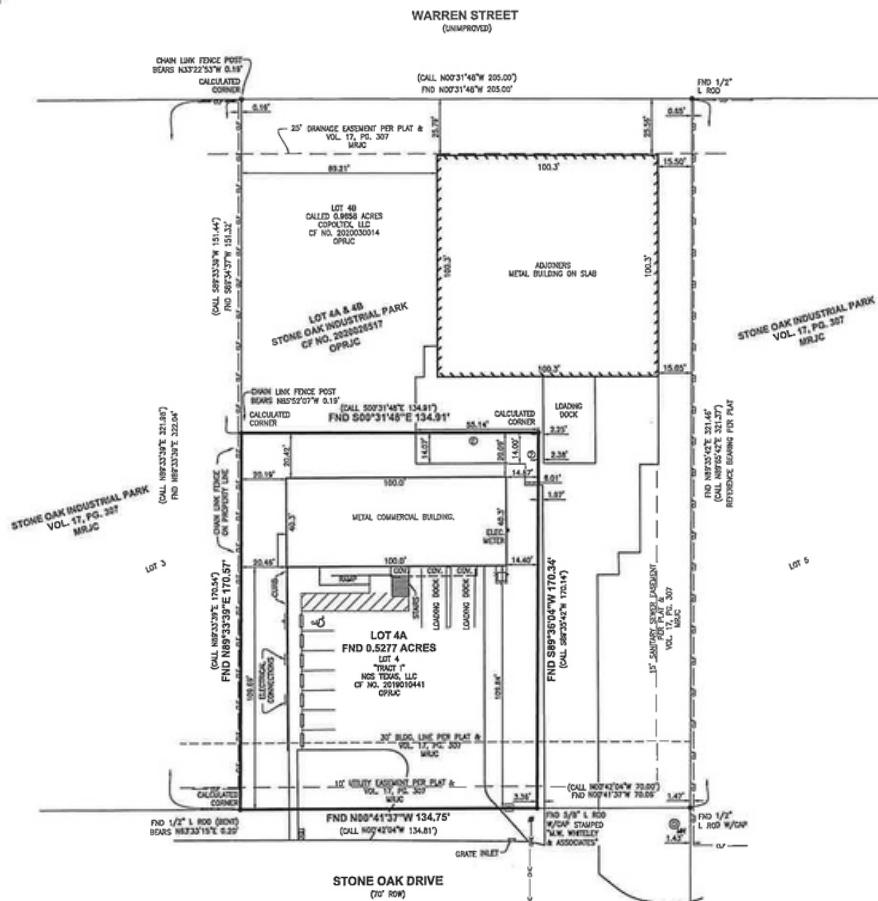


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LEGEND



SCALE 1"=30'



NOTES ACCORDING TO SCHEDULE "B"

1. Terms, conditions and agreement as set forth in Declaration and Resolutions recorded under County Clerk's File No. 200017717 Official Public Records of Jefferson County, Texas. (Property Subject to, Unfiled to FID)
2. A fee (FID) paid to the surveyor along the front lot line as shown on map recorded under County Clerk's File No. 200025517, Official Public Records of Jefferson County, Texas. (Unfiled to FID)
3. A fee (FID) paid to the surveyor along the front lot line as shown on map recorded under County Clerk's File No. 200025517, Official Public Records of Jefferson County, Texas. (Unfiled to FID)

NOTES

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORLD CENITY IS UNDISCLOSED TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. FORMERLY, 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 WITHIN A GUARANTEE FOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

STATE OF TEXAS
COUNTY OF JEFFERSON
I, Mark Whiteley, a duly licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the plat and as the same appears of record in the public records of the County of Jefferson, Texas.

4885 STONE OAK DRIVE
BEAUMONT, TEXAS 77705
Lot Four "A" (40) of a Right of all of Lot Number (4) of Stone Oak Industrial Park, Section 1, is the City of Beaumont, Jefferson County, Texas, on the same appears upon the map or plat herewith, at the end of record under County Clerk's File No. 200025517, Official Public Records of Jefferson County, Texas.
Owner: P & P Partners, LLC
In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.
Community No. 485457
Flood No. 0055 D
Date of Flood 5-5-02
This property lies in Zone "X" (shaded).
Location on map determined by water on map. Actual field elevations not determined.
Mark Whiteley & Associates does not warrant nor accept the responsibility to the economy of zone of said zone.
Zone "X" (shaded) are areas determined to be outside 500-year flood plain.

TO THE OWNERS OF THE PREMISES SURVEYED

I, THOMAS S. BOWE, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND CONTAINS 1) THE PROPERTY BOUNDARIES, 2) THE PROPERTY ENCUMBRANCES OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON, ALL RECORDS PRESENTED TO ME AND NOTED PER SUTTON LAND OF TEXAS, LLC OF NO. 5-5-02255.

DATE SURVEYED: JULY 5, 2022



THOMAS S. BOWE - REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 5728

MWA
MARK WHITELEY & ASSOCIATES, LLC
CIVIL ENGINEERING LAND SURVEYING PIPELINE SERVICES
TEXAS SURVEYING FIRM NO. 19158799
TEXAS ENGINEERING FIRM NO. F-6823
655 LANGHAM, UNIT 14, BEAUMONT, TEXAS 77707
409-642-1441/MWASDDC.COM

P & P PARTNERS, LLC

DR BY: EAS	CK BY: TSB	APP BY: TSB
VDL: ASAD 2018	SCALE:	SHEET NO.
DATE: JULY 5, 2022	1"=30'	1 OF 1
JOB NO.	W/2022-122-2090	REV.
22-2090	22-2090.DWG	0