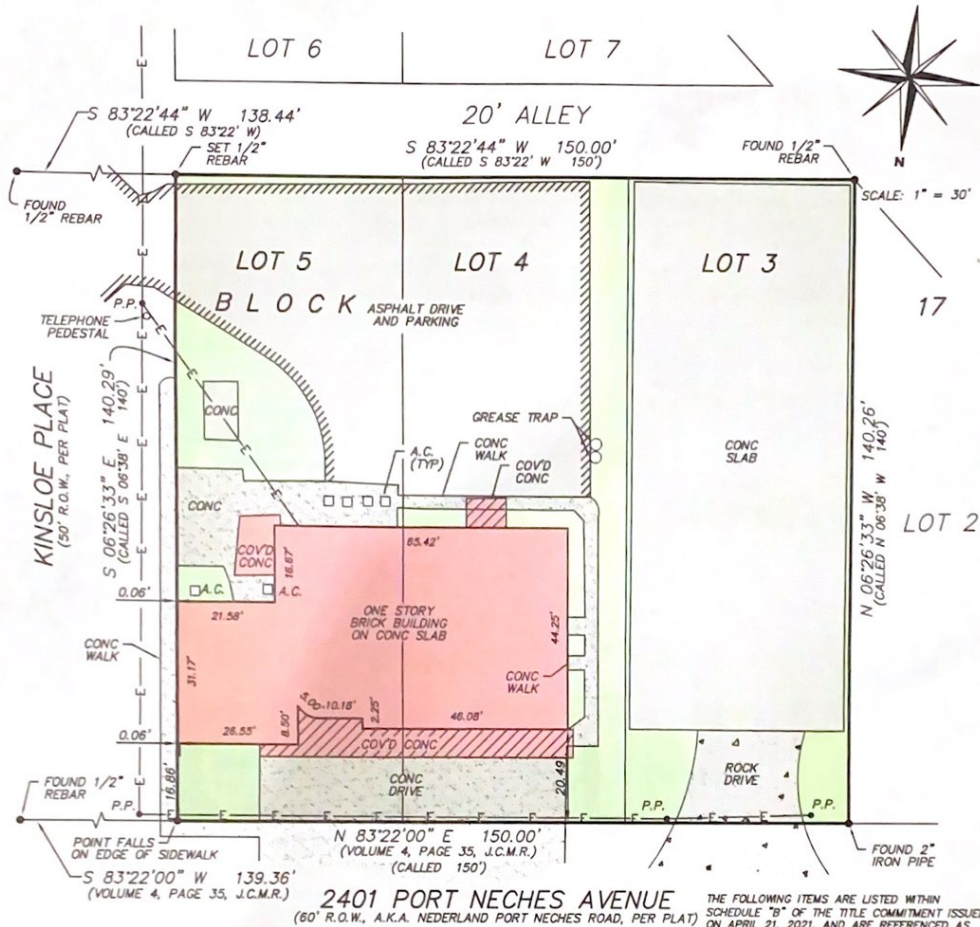


SURVEY LEGEND

| | | | | |
|----------------------|------------------|---------------|------------------------------|-----------------------|
| —E—E— ELECTRIC LINE | CONCRETE SURFACE | SWIMMING POOL | □ A.C. AIR CONDITIONING UNIT | == == WOOD FENCE |
| —PL—PL— PIPELINE | COVERED AREA | DITCH | • P.P. POWER POLE | —//— CHAIN LINK FENCE |
| —T—T— TELEPHONE LINE | ROCK OR GRAVEL | LAWN | ⊗ STREETLIGHT | —X— BARBED WIRE FENCE |

CLIENT: TNT WEALTH MANAGEMENT LLC AND ROGER PHUNG LLC AND TAN PHUNG GF#: 1200267-JR



2401 PORT NECHES AVENUE
(60' R.O.W., A.K.A. NEDERLAND PORT NECHES ROAD, PER PLAT)

THE FOLLOWING ITEMS ARE LISTED WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED ON APRIL 21, 2021, AND ARE REFERENCED AS FOLLOWS:

ITEM 1) RESTRICTIONS AS RECORDED IN VOLUME 4, PAGE 35, J.C.M.R.; SEE INSTRUMENT.

SURVEYOR'S CERTIFICATE:

TO THE LIENHOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE INSURANCE COMPANY:

The undersigned does hereby certify that this survey was 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 rights-of-way, except as shown hereon, and that the property has access to and from a dedicated roadway as of **APRIL 26, 2021**.

The above tract being located at: **2401 PORT NECHES AVENUE, PORT NECHES, TEXAS 77651**

The tract being described as: **LOTS NUMBERED THREE (3), FOUR (4) AND FIVE (5), IN BLOCK NUMBER SEVENTEEN (17), OF MAGNOLIA ADDITION** as recorded in **VOLUME 4, PAGE 35, OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS**. In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. FAUST Engineering and Surveying, Inc. does not warrant or subscribe to the accuracy of said map.

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THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Richard F. Faust

RICHARD F. FAUST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
ENGINEERING FIRM REGISTRATION NO. 4800
SURVEYING FIRM REGISTRATION NO. 100024-00

SURVEYOR'S NOTES:

Date: APRIL 26, 2021
Census Tract: 108
FEMA Flood Zone: C
Community Panel NO.:
48550 00010 D
Panel Date: 1/6/83
Field Book No.: -
Project No. 21187
Previous Project No. -

Faust
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