

LEGEND:

M = MEASURE  
R = RECORD

I.R. = IRON ROD  
I.P. = IRON PIPE  
C.M. = CONCRETE MONUMENT  
P.P. = PINCHED PIPE

U.E. = UTILITY ESMT.  
B.L. = BUILDING LINE  
A.E. = AERIAL ESMT.  
D.E. = DRAIN. ESMT.  
S.L.E. = STREET LIGHT ESMT.

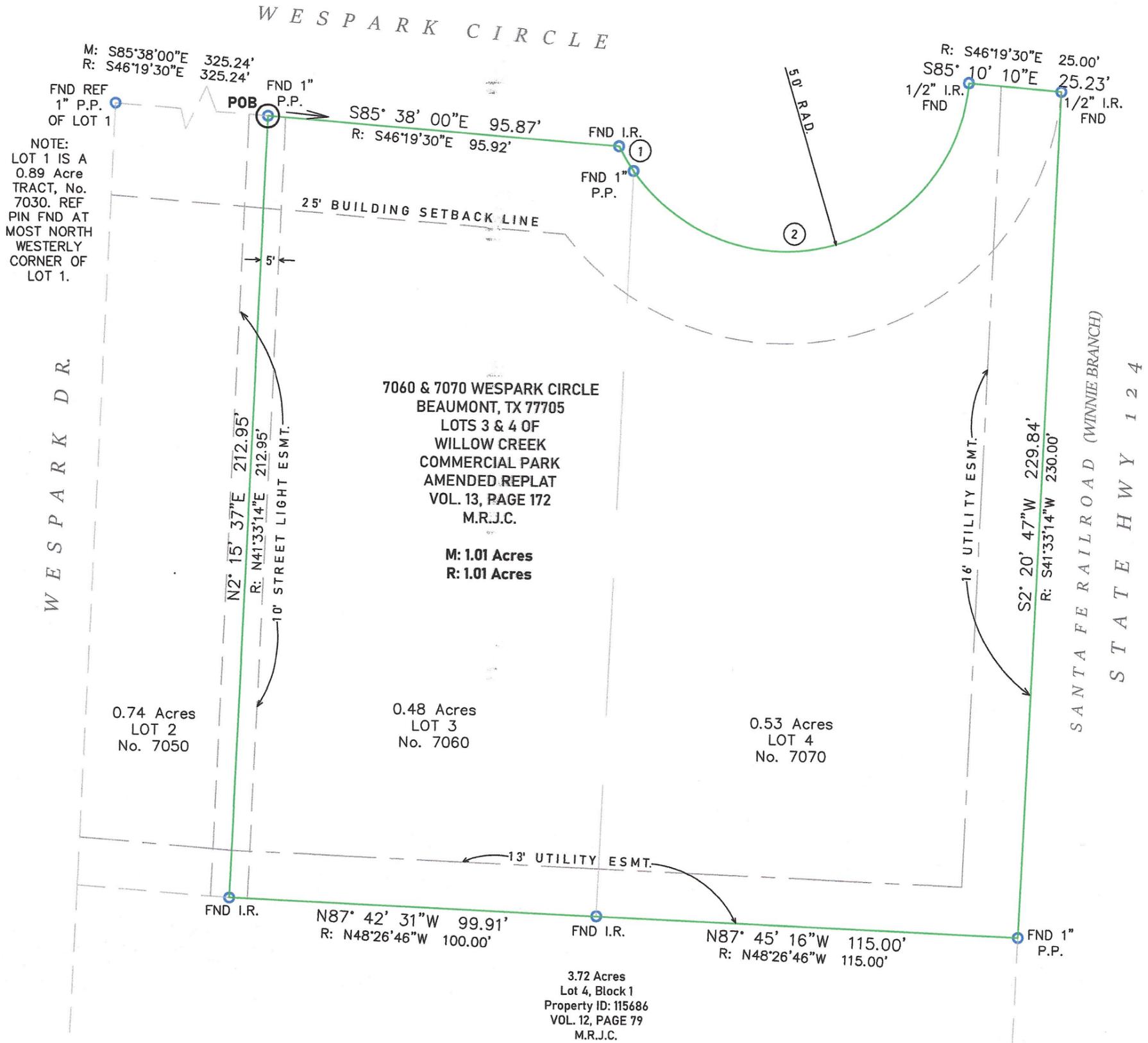
U.G.E. = UNDERGROUND ELECTRIC

P.P. = POWER POLE  
O.H.E. = ELECTRIC LINE  
E.M. = ELECTRIC METER  
F.P. = FENCE POST

	DELTA	LENGTH	CHORD BEARING & LENGTH
①	08°55'02"	7.78'	S30°48'18"E 7.77'
REF	08°53'35"	7.76'	7.75'
②	141°00'28"	123.06'	N74°57'31"E 94.27'
REF	141°06'25"	123.14	94.27'

THIS PROPERTY LIES IN FLOOD ZONE AE AS INDICATED ON PANEL 4854570055D DATED 08/06/2002.

THIS SURVEY WAS COMPLETED WITHOUT A TITLE COMMITMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.



I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 1.01 ACRE TRACT, BEING LOTS 3 & 4, BLOCK 1, OF THE WILLOW CREEK COMMERCIAL PARK RECORDED IN VOL. 12, PAGE 79 OF THE MAP RECORDS OF JEFFERSON COUNTY, AMENDED IN VOL. 13, PAGE 172 AND BEING OUT OF THE SAMUEL STIVERS LEAGUE, ABSTRACT No. 51, JEFFERSON COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

NOTE: EASEMENTS GIVE THE RIGHT TO TRIM ALL OVERHANGING TREES & TO REMOVE ALL TREES WITHIN EASEMENTS.  
VOL. 13, PAGE 172  
M.R.J.C.



J.D. McClellan  
Registered Professional Land Surveyor  
Texas Registration Number 2512

SURVEYED FOR:  
MICHAEL KWAKU-OWUSU

DRAWN BY:	ANB	DATE:	03/15/2023
CHECKED BY:	JDMC	G. F. NO.:	N/A
JOB NO.:	23-130	BK/PQ:	N/A



**B-LINE SURVEYORS, INC.**  
409-790-7147

LAND SURVEYING - ELEVATION CERTIFICATES  
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