

LEGEND	
	FOUND MONUMENT AS SHOWN
	SET 1/2" REBAR WITH PLASTIC CAP STAMPED "AW&C LLC"
(N.A.P.)	NOT A PART OF SURVEY
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SUBDIVISION LOT LINE
	RIGHT-OF-WAY LINE (AS NOTED)
	SUBDIVISION BOUNDARY LINE
	PALCO PORT ARTHUR LAND COMPANY SUBDIVISION
	AREA OF EASEMENT (AS NOTED)

CERTIFICATION OF SURVEYOR:

I, RONALD J. ARCEAUX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT OR MAP WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT IT ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR ARCEAUX WILSON AND COLE TO DETERMINE OWNERSHIP. THE FIELD WORK WAS COMPLETED ON JUNE 27, 2023.

RONALD J. ARCEAUX, RPLS
 TEXAS REGISTRATION No. 4572
 FOR, AND ON BEHALF OF:
 ARCEAUX WILSON & COLE

STATE PLANE COORDINATES NOTE:

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ALLTERRA CENTRAL, TRIMBLE V.R.S. R.T.K. G.P.S. NETWORK, REFERENCED TO THE (N.A.D. 83) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEOID MODEL "GEOID 18". COORDINATE AND ELEVATION UNITS ARE U.S. SURVEY FEET.

CONVERGENCE ANGLE: 02° 29' 20.27356"
 SCALE FACTOR = 0.999913278,
 COMBINED FACTOR = 0.999917192,
 AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, BRINKMAN ADDITION VOL. 416, PG.217.
 ("CORPSCON v6.0.1" U.S.A.C.E.).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 4 AND LOT 9, BLOCK 2, BRINKMAN ADDITION, CITY OF PORT ARTHUR, ON FILE AT VOLUME 416, PAGE 217, DEED RECORDS, JEFFERSON COUNTY, TEXAS, AS MONUMENTED AT THE N.W. CORNER OF SAID BLOCK 2 BY A FOUND 1/2" IRON ROD AND AT THE S.W. CORNER BY A SCRIBE MARK FOUND IN CONCRETE WHICH LIES 2.1' S.W. AND 0.6' S.E. OF SAID CORNER. SAID LINE IS ASSUMED TO BEAR SOUTH 53°20'52" EAST.

TITLE COMMITMENT NOTE:

ARCEAUX WILSON & COLE RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE No. 17434-MM WITH AN EFFECTIVE DATE OF JUNE 25, 2014 FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD.

GENERAL NOTES:

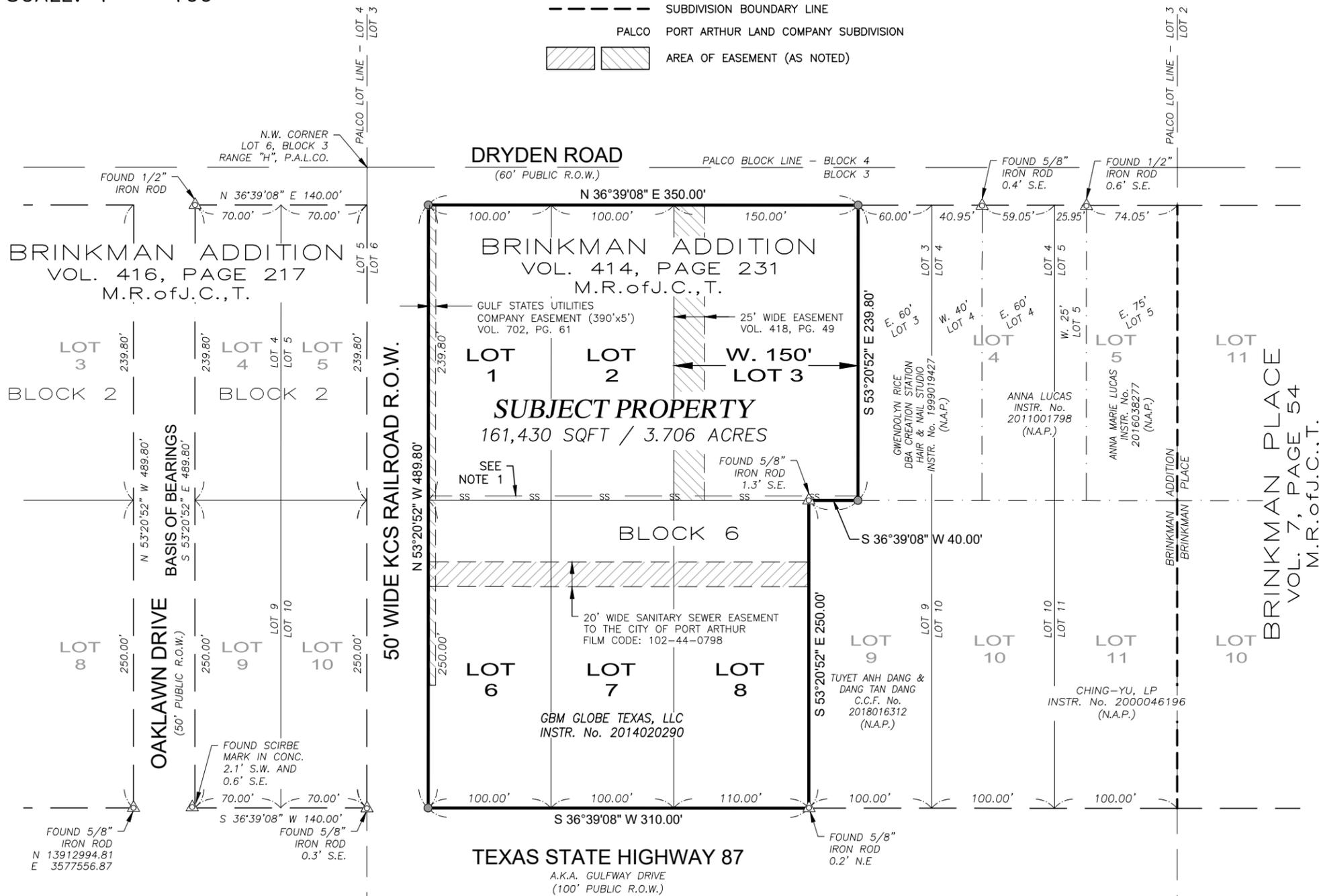
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND AS SUCH NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN HEREON.

RECORDED DOCUMENTS SHOWN AND LISTED HEREON REFERENCE THE OFFICIAL RECORDS OF THE COUNTY CLERK, JEFFERSON COUNTY, TEXAS

FLOOD ZONE INFORMATION:

FLOOD ZONE: B
 FIRM: 485499 0035E
 DATED: 04-17-1984
 FLOOD ZONE DETERMINED FROM FEMA MAP. AW&C DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.

FROM: C:\2-SURVEYING\1-PROJECTS\2023\LS23-108-3835 Gulfway, Port Arthur\Drawings\CAD\Survey\Boundary\LS23-108.dwg
 LAST PRINTED: Tuesday, July 18, 2023 2:13:36 PM



TEXAS STATE HIGHWAY 87
 A.K.A. GULFWAY DRIVE
 (100' PUBLIC R.O.W.)

NOTE 1:
 APPROXIMATE LOCATION OF SANITARY SEWER LINE AND APPARENT EASEMENT PER VOLUME 1063, PAGE 375. DOCUMENT DOES NOT DISCLOSE WIDTH OF EASEMENT.

NO.	DATE	REVISION	APPROV.
BOUNDARY SURVEY OF LOTS 1, 2, 6, 7, 8 & THE WEST 150' OF LOT 3, BLOCK 6, BRINKMAN ADDITION, VOLUME 414, PAGE 231 MAP RECORDS, JEFFERSON COUNTY, TEXAS			
3835 GULFWAY DRIVE, PORT ARTHUR, TEXAS 77642			
PREPARED FOR: GBM CERAMICS, INC.			
Engineering F-16194		Surveying 10194049	
		ARCENEUX WILSON & COLE <small>engineering surveying planning</small>	
3120 Central Mall Drive Port Arthur, TX 77642		409.724.7888 awceng.com	
JOB NO.:LS23-108	DATE:07-18-2023	SCALE:1" = 100'	DRAWN BY: RSC
		CHECKED BY: SLJ	