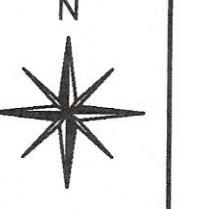
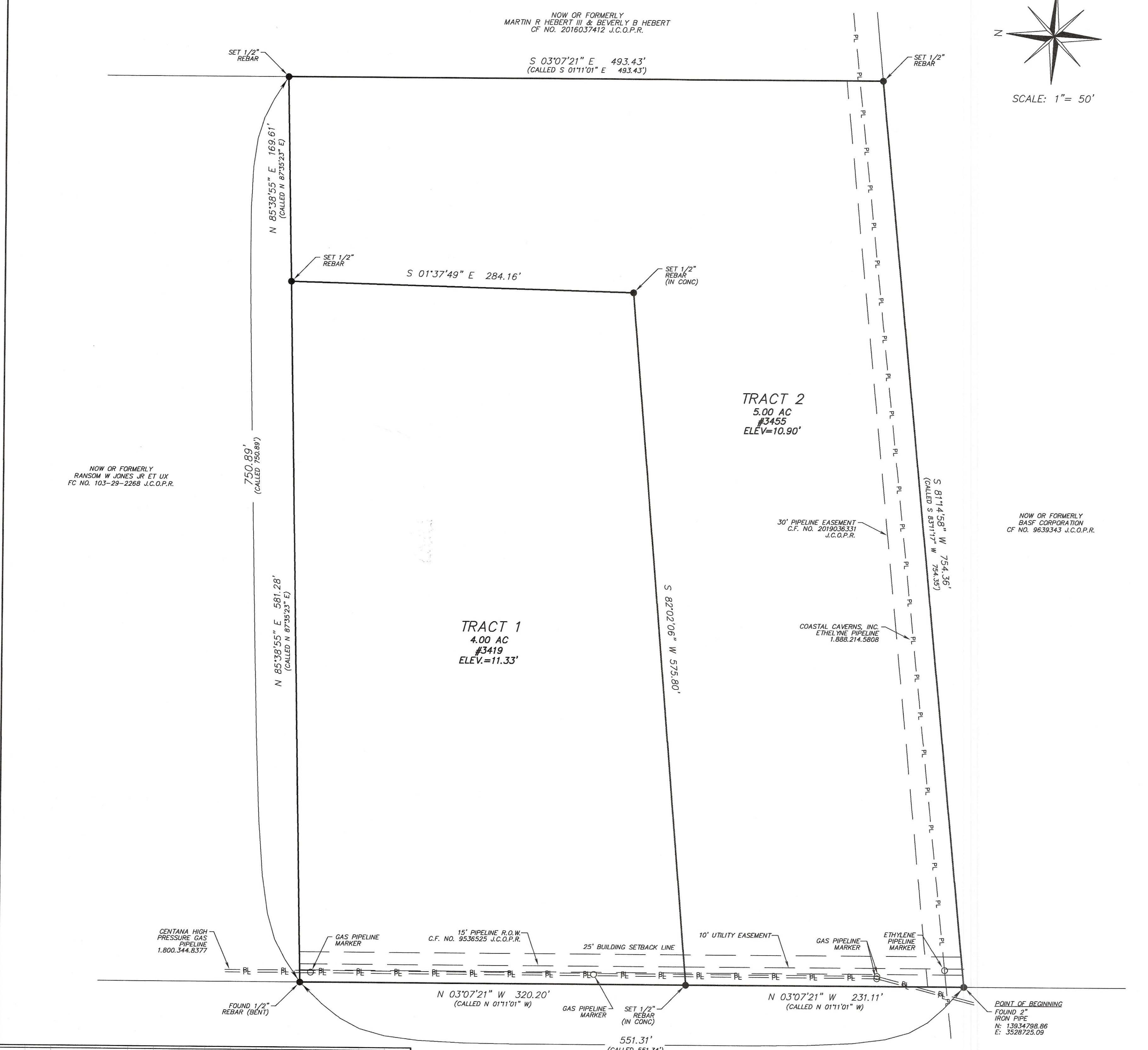


N




Required Clear Space for an OSSF (On site Sewerage Facility)				
Type of Facility	Usage Rate - Gallons per day (without water saving devices)	Required Clear Area for OSSF (sqft)	Usage Rate - Gallons per day (without water saving devices)	Required Clear Area for OSSF (sqft)
Single Family less than 1500 sqft	225	6428	180	5143
Single Family less than 2500 sqft	300	8573	240	6857
Single Family less than 3500 sqft	375	10714	300	8571
Single Family less than 4500 sqft	450	12857	360	10286
Single Family less than 5000 sqft	525	12857	420	10288
Greater than 5000 sqft less than 1500 sqft increment	75	60		

UTILITY NOTES:

- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY ENERGY TEXAS
- GAS UTILITY SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY
- WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF BEAUMONT
- SEWER UTILITY SERVICED WILL BE PROVIDED BY ON SITE WASTE WATER SYSTEM

SURVEYOR'S CERTIFICATE:
I, CONNIE SUE COLLINS, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF HEBERT ACRES, A 9.00 ACRE TRACT OUT OF THE W.N. SIGLER SURVEY, ABSTRACT 48, CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY AND DEDICATE TO THE PUBLIC USE EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN PORT ARTHUR, JEFFERSON COUNTY, TEXAS

THIS 17TH DAY OF MAY, 2023.

Connie Sue Collins
CONNIE SUE COLLINS, OWNER

STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONNIE SUE COLLINS, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND ARE IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF MAY, A.D. 2023.

Ann Lindholm
Ann Lindholm
My Commission Expires 09/09/2025
ID No. 125401215
NOTARY PUBLIC IN AND FOR JEFFERSON COUNTY, TEXAS

LEGAL DESCRIPTION
OF A
9.00 ACRE TRACT
OUT OF THE
W.N. SIGLER SURVEY, ABSTRACT 48,
JEFFERSON COUNTY, TEXAS

That certain 9.00 acre tract out of the W.N. Sigler Survey, Abstract 48, Jefferson County, Texas, as described in Film Code No. 103-29-2262 of the Official Public Records of Jefferson County, Texas; said 9.00 acre tract being more particularly described by metes and bounds as follows:

(BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011)

BEGINNING at a 2" iron pipe found in the east line of Hebert Road, for the southwest corner of the original C.J. Hebert 210.6 acre tract, as described in Volume 10, Page 155 of the Map Records of Jefferson County, Texas, and for the northwest corner of a BASF Corporation tract, as described in Clerk's File No. 9639343 of the Official Public Records of Jefferson County, Texas; said pipe being the southwest corner of the herein described tract;

THENCE North 03°07'21" West (called North 01°11'01" West) along the east line of said Hebert Road, a distance of 551.31 feet (called 551.34 feet) to a 1/2" rebar found (bent) at the southwest corner of a Ransom W Jones Jr., Et Ux tract, as described in Film Code No. 103-29-2262 of the Official Public Records of Jefferson County, Texas; said rebar being the northwest corner of the herein described tract;

THENCE North 85°38'55" East (called North 87°35'23" East) along the south line of said Ransom W Jones tract, a distance of 750.89 feet (called 750.89 feet) to a 1/2" rebar set and capped 'Faust' in the west line of a Martin R Hebert III & Beverly B Hebert tract, as described in Clerk's File No. 2016037412 of the Official Public Records of Jefferson County, Texas; said rebar being the northeast corner of the herein described tract;

THENCE South 03°07'21" East (called South 01°11'01" East) along the west line of said Martin & Beverly Hebert tract, a distance of 493.43 feet (called 493.43 feet) to a 1/2" rebar set and capped 'Faust' at the southwest corner of said Martin & Beverly Hebert tract; said rebar being the southeast corner of the herein described tract;

THENCE South 81°14'58" West (called South 83°11'17" West) along the north line of said BASF Corporation tract, a distance of 754.36 feet (called 754.36 feet) to the POINT OF BEGINNING and containing 9.00 acres of land, more or less.

SURVEYOR'S NOTES

- IN ACCORDANCE WITH THE FLOOD RATE INSURANCE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT TRACT IS LOCATED IN FLOOD ZONES 'C' AS SHOWN ON COMMUNITY PANEL NUMBER 400, APPROVED ON SEPTEMBER 20, 1991. THE LOCATION OF THE PROPERTY WAS DETERMINED BY SCALE AND FAUST ENGINEERING AND SURVEYING, INC. TO DETERMINE THE BOUNDARY OR SUBDIVISION OF SAID MAP. ZONE 'C' AREAS ARE DETERMINED TO HAVE MINIMAL FLOODING.
- ELEVATIONS SHOWN HEREON ARE DETERMINED TO HAVE MINIMAL FLOODING.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

**A MINOR PLAT
OF A
9.00 ACRE TRACT
OUT OF THE
W.N. SIGLER SURVEY, ABSTRACT 48,
CITY OF BEAUMONT,
JEFFERSON COUNTY, TEXAS
INTO
HEBERT ACRES**

faust
ENGINEERING AND SURVEYING, INC.

PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5550 EASTEX FWY, STE D * BEAUMONT, TEXAS 77708 * (409) 813-3410
ENGINEERING FIRM NO. 4800 * SURVEYING FIRM ID: 100024-00

Recorded: March 2023
Census Tract: 113.04
Project No. 23029 PLAT

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF CONVEYANCE, REPRESENTS THE PROPERTY OF FAUST ENGINEERING AND SURVEYING INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FAUST ENGINEERING AND SURVEYING INC.

P23-03