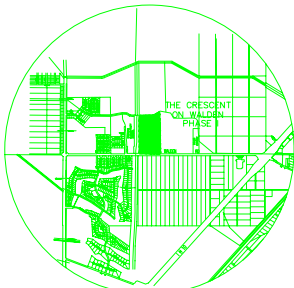


Final Plat
of
**THE CRESCENT ON WALDEN
PHASE I**

out of the
Charles Williams League, Abstract No. 59
Located in
Beaumont, Jefferson County, Texas

November 2005

CURVE	RADIUS	DELTA	CHORD	LENGTH
C1	205.000	113.374	172.729	174.424
C2	205.000	113.374	172.729	174.424
C3	280.000	144.517	236.332	241.779
C4	470.000	253.650	415.010	429.245
C5	530.000	273.321	462.041	473.375
C6	720.000	385.000	585.368	609.511
C7	115.000	61.444	94.304	103.890
C8	420.000	217.394	336.624	354.339
C9	480.000	255.281	391.511	409.288
C10	55.000	30.308	45.274	49.135
C11	50.000	28.157	42.305	45.811
C12	75.000	40.000	60.000	64.954
C13	250.000	131.133	204.061	214.910
C14	58.500	30.113	45.154	48.205
C15	125.000	65.231	97.201	104.890
C16	80.000	44.033	66.305	71.259
C17	80.000	44.033	66.305	71.259
C18	250.000	131.133	204.061	214.910



Vicinity Map
N.T.S.

Legal Description
To A
41.8468 Acre Tract

Being a legal description to 41.8468 acres of land in the Charles Williams League A-59, Jefferson County, Texas and being out of and part of a 240.247 acre tract described in a General Warranty Deed with Assumption from J. C. Chance, Jr., to Louis M. Broussard, Dan Collier and Robert Keith Wade dated January 23, 1989 and recorded in film file #10270104 in said county and is further described by metes and bounds as follows to-wit:

BEGINNING At a 1/2" iron rod with cap set for the southwest corner of this tract and for the northwest corner of a 10.0000 acre tract this day and for the southwest corner of Jefferson County Drainage District #6 3.51 acre tract recorded in Film File #77-9735192 from which a 60d nail set for the southeast corner of said 10.0000 acre tract and 48.48' from which a 1" iron pipe found at the southeast corner of said 9.5264 acre tract and in the north right-of-way line of Walden Road brs. S 03-07-56" E 400.00'.

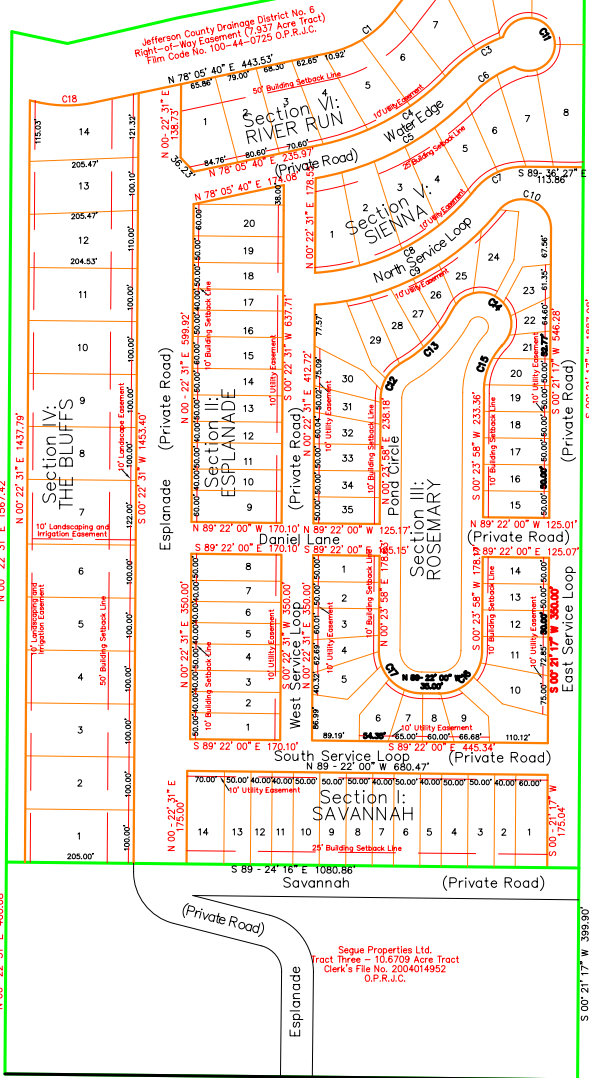
THENCE N 03°07'58" W 1566.55' to a 1/2" iron rod with cap set for the northwest corner of this tract and for the southwest corner of a 62.3286 acre tract surveyed this day and in the north boundary line of Jefferson County Drainage District #6 Ditch 109-A, being 0.583 acres, recorded in Film File #2002013055.

THENCE Coils along the north boundary line of this tract and north boundary line of said Jefferson County Drainage District #6 as follows:

- 1.) S 81-49-32" E 36.49' to a 5/8" iron rod with aluminum cap found
- 2.) S 81-17-54" E 69.90'
- 3.) Along a curve to the left with an arc of 37.32', a radius of 85.01' and a chord bearing and distance of N 85-56-14" E 37.02' to a 5/8" iron rod with aluminum cap found for corner;
- 4.) N 73-32-52" E 44.804' a curve to the left with an arc of 59.21', a radius of 86.624', chord bearing and distance of N 53-38-39" E 58.02' feet to a 5/8" iron rod with aluminum cap found for corner;
- 5.) N 33-37-40" E 68.42' feet to a 5/8" iron rod with aluminum cap found
- 6.) Along a curve to the right with an arc of 103.44', a radius of 375.05' feet and a chord bearing and distance of N 47-37-48" E 181.62' to a 5/8" iron rod with aluminum cap found for corner;
- 7.) N 61-35-50" E 64.66' to a 5/8" iron rod with aluminum cap found for corner;
- 8.) Along a curve to the right with an arc of 111.10', a radius of 205.01' feet and a chord bearing and distance of N 77-11-02" E 109.75' to a iron rod with aluminum cap found for corner;
- 9.) S 87-15-09" E 107.33' to a 1/2" iron rod with cap set for corner of this tract.

THENCE: S 03-08-00" E 1887.91' to a 1/2" iron rod with cap set for the southeast corner of this tract from which a 1/2" iron rod with cap set for the northeast corner of said 10.6709 acre tract brs. N 87-06-24" E 5.00' feet.

THENCE: S 87-06-24" W 1078.02' to the point of beginning containing 41.8468 acres of land.



Lois M. Broussard, Dan Collier and Robert Keith Wade
Called 240.247 Acre Tract
Film #10270104
O.P.R.J.C.

REFERENCE BEARING
S 89 - 24 - 50" E 1080.84'

OWNERSHIP CERTIFICATE
STATE OF TEXAS
COUNTY OF JEFFERSON

CRESCENT-WALDEN LLC AND SEQUE PROPERTIES LTD ("OWNER"), DOES HEREBY CERTIFY THAT IT IS THE RECORD OWNER OF 41.8468 ACRES OF THE LAND ("LAND") EMBRACED WITHIN THE BOUNDARIES OF SAID LAND SHOWN, DESCRIBED AND DEPICTED UPON THIS MAP. THAT OWNER HAS CAUSED SAID LAND TO BE SURVIVED AND PLATTED AS SHOWN AND REFLECTED ON THIS MAP. THAT OWNER HEREBY DEDICATES TO THE APPROPRIATE HOMEOWNERS ASSOCIATIONS USE FOR NO OTHER PURPOSE, ALL EASEMENTS FOR STREETS, AND/OR DRAINAGE AS REFLECTED ON THIS MAP. ALL UTILITY EASEMENTS TO THE EXISTING UTILITY COMPANIES, SAID UTILITY EASEMENTS DO NOT INCLUDE THE RIGHT TO REMOVE OR TRIM TREES OR SHRUBS WITHIN THE EASEMENT. THAT OWNER ADOPTS THIS MAP FOR THE PURPOSES OF MAKING SUBDIVISION OF THE LAND AS SHOWN AND REFLECTED HEREIN.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS CERTIFICATION TO BE EXECUTED BY ITS DULY AUTHORIZED REPRESENTATIVE.
ON THIS THE ____ DAY OF _____, 2005.

BY: JIM HAYES - MANAGER
THE CRESCENT-WALDEN LLC

BY: JIM HAYES - AUTHORIZED AGENT
SEQUE PROPERTIES LTD

STATE OF TEXAS
COUNTY OF JEFFERSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY JIM HAYES, MANAGER OF THE CRESCENT-WALDEN LLC, ON BEHALF OF SAID CORPORATION.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT I, JEREMY D. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS SUBDIVISION OF THE CRESCENT ON WALDEN, PHASE I FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHOWN HEREON ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE PLANNING COMMISSION OF THE CITY OF BEAUMONT, TEXAS AND FURTHER CERTIFY THAT THE TRACT PLATTED HEREIN PLATTED LIES WITHIN THE CITY LIMITS OF BEAUMONT, TEXAS.

JEREMY D. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5808

SUBSCRIBED AND SWORN TO BEFORE ME BY JEREMY D. RUSSELL AND GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2005.

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION
APPROVED THIS ____ DAY OF _____, 2005 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BEAUMONT,

FILED FOR RECORD _____, 2005 AT _____ O'CLOCK
RECORDED IN VOLUME _____, PAGE _____ OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

DEDICATION: CLERK'S FILE NO. _____
RESTRICTIONS: CLERK'S FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS.
RECORDED _____, 2005 AT _____ O'CLOCK

SANDY WALKER
COUNTY CLERK OF JEFFERSON COUNTY

BY: _____
A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS