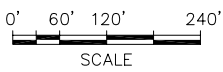
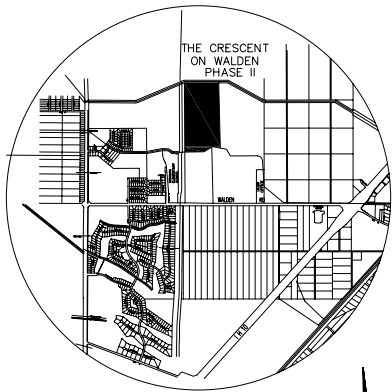


Vicinity Map
N.T.S.



LEGAL DESCRIPTION:

BEING an 86.8309 acre tract of land out of and a part of those certain Crescent-Walden, LLC called 69.1525 acre tract of land, more fully described and recorded as Tract I and that certain called 28.4872 acre tract of land, more fully described and recorded as Tract II in Clerk's File No. 2005042399 of the Official Public Records of Jefferson County, Texas. Said 86.8309 acre tract being situated in the Charles Williams League, Abstract No. 59, Jefferson County, Texas and is more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the Southwesterly corner of said Crescent-Walden Tract I, same being in the Westerly line of that certain Jefferson County Drainage District No. 6 (DD6) called 3.51 acre tract (right-of-way easement) of land, more fully described and recorded in Clerk's File No. 9736192 of said Official Public Records, same being in the Easterly line of that certain DD6 tract of land, more fully described and recorded in Volume 1588, Page 85 of the Official Public Records of Jefferson County, Texas, same being the Northwest corner of that certain DD6 called 7.937 acre tract of land, more fully described and recorded in Film Code 100-44-0725 of said Official Public Records;

THENCE North 0 deg. 20 min. 59 sec. East along and with the common Westerly line of said Crescent-Walden Tract I and said DD6 called 3.51 acre tract, same being the Easterly line of said DD6 tract, a distance of 2533.01 feet to a 5/8-inch iron rod found for the Northwesterly corner of the herein described 86.8309 acre tract;

THENCE North 72 deg. 37 min. 54 sec. East a distance of 936.34 feet to a 5/8-inch ironrod found in the Southern line of the Lower Neches Valley Authority (LNVA) Canal right-of-way;

THENCE South 98 deg. 08 min. 16 sec. East along and with the LNVA Canal right-of-way a distance of 584.36 feet to a 5/8-inch iron rod found in the Westerly line of that certain City of Beaumont called 8.10 acre tract of land, more fully described and recorded in Film Code 100-62-1134 of said Official Public Records, same being the Northeast corner of the herein described 86.8309 acre tract;

THENCE South 00 deg. 16 min. 51 sec. West along and with the Westerly line of said City of Beaumont called 8.10 acre tract a distance of 2599.80 feet to a 5/8-inch iron rod found in the Northerly line of said DD6 called 7.937 acre tract, more fully described and recorded in Film Code 100-62-1134 of said Official Public Records, same being the Southeast corner of the herein described 86.8309 acre tract;

THENCE in a Westerly direction along and with the Southerly lines of said Crescent-Walden Tracts I & II, same being in the Northerly line of said DD6 called 7.937 acre tract, the following courses and distances:

- 1) North 68 deg. 13 min. 23 sec. West a distance of 180.46 feet to a 5/8-inch iron rod found for corner;
- 2) Along a curve to the left having a radius of 360.00 feet, a central angle of 16 deg. 14 min. 39 sec., and a chord bearing of North 75 deg. 32 min. 0 sec. West for an arc distance of 102.07 feet to a 5/8-inch iron rod found for corner;
- 3) North 83 deg. 51 min. 35 sec. West a distance of 244.72 feet to a 5/8-inch iron rod found for corner;
- 4) Along a curve to the left having a radius of 205.01 feet, a central angle of 31 deg. 12 min. 49 sec., and a chord bearing of South 80 deg. 50 min. 10 sec. West for an arc distance of 111.69 feet to a 5/8-inch iron rod found for corner;
- 5) South 65 deg. 11 min. 46 sec. West a distance of 63.49 feet to a 5/8-inch iron rod found for corner;
- 6) Along a curve to the left having a radius of 375.01 feet, a central angle of 28 deg. 08 min. 33 sec., and a chord bearing of South 51 deg. 01 min. 28 sec. West for an arc distance of 184.22 feet to a 5/8-inch iron rod found for corner;
- 7) South 37 deg. 02 min. 19 sec. West a distance of 68.39 feet to a 5/8-inch iron rod found for corner;
- 8) Along a curve to the right having a radius of 85.01 feet, a central angle of 39 deg. 55 min. 55 sec., and a chord bearing of South 57 deg. 07 min. 21 sec. West for an arc distance of 59.25 feet to a 5/8-inch iron rod found for corner;
- 9) South 77 deg. 00 min. 09 sec. West a distance of 442.93 feet to a 5/8-inch iron rod found for corner;
- 10) Along a curve to the right having a radius of 85.01 feet, a central angle of 25 deg. 06 min. 59 sec., and a chord bearing of South 89 deg. 47 min. 16 sec. West for an arc distance of 37.27 feet to a 5/8-inch iron rod found for corner;
- 11) North 77 deg. 59 min. 30 sec. West a distance of 106.94 feet to the PLACE OF BEGINNING, containing 86.8309 acres of land, more or less.

GENERAL NOTES:

- 1) THIS TRACT OF LAND IS LOCATED IN ZONE "X" (NOT SHADED-AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS DEPICTED ON THE FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NO. 485457 0055 D WITH A REVISED DATE OF AUGUST 06, 2002. (LEAP ENGINEERING, LLC DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OF SAID MAP.)
- 2) THE UTILITY EASEMENTS SHOWN HEREON ARE EXPRESSLY UNDERGROUND ONLY.
- 3) COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 IN FEET. ALL BEARINGS SHOWN HEREON WERE CALCULATED FROM SURVEYED DATA REFERENCED TO CALLS OF RECORD. ALL DISTANCES SHOWN HEREON ARE TRUE SURFACE DISTANCES. ALL AREAS SHOWN HEREON ARE TRUE SURFACE AREAS.
- 4) JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6 HAS UNIMPEDED RIGHT TO ACCESS THE PROPERTY SHOWN IN THIS AREA FOR THE PURPOSE OF MAINTENANCE. JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6 WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO ROADS, UTILITIES OR OTHER PROPERTY INCURRED DURING ANY MAINTENANCE PROCESSES UPON PROPERTY SHOWN.
- 5) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY LINE OF THE CRESCENT ON WALDEN PHASE I BEING S 89-24' 50" E.
- 6) ALL LOTS SHALL BE GRADED TO DRAIN TO STREETS OR ADJACENT DRAINAGE STRUCTURES AND SHALL NOT DRAIN ONTO ADJACENT LOTS BEFORE OR AFTER STRUCTURES ARE BUILT.

OWNERSHIP CERTIFICATE

STATE OF TEXAS
COUNTY OF JEFFERSON

CRESCENT-WALDEN, LLC ("OWNER"), DOES HEREBY CERTIFY THAT IT IS THE RECORD OWNER OF 69.1525 ACRES AND 28.4872 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 SUBDIVIDED AND PLATTED AS SHOWN AND REFLECTED ON THIS MAP, THAT OWNER HEREBY DEDICATES TO THE APPROPRIATED 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, ALL SAID UTILITY EASEMENTS ARE UNDERGROUND ONLY. THAT OWNER ADOPTS THIS MAP FOR THE PURPOSES OF MAKING 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 _____, 2006.

BY: TODD D. CHRISTOPHER - MANAGER
CRESCENT-WALDEN, LLC

STATE OF TEXAS
COUNTY OF JEFFERSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2006.
BY TODD D. CHRISTOPHER, MANAGER FOR CRESCENT-WALDEN, LLC, ON BEHALF OF SAID ENTITIES.

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

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 II FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHOWN HEREON WILL BE MARKED WITH IRON RODS, PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE PLANNING COMMISSION OF THE CITY OF BEAUMONT, TEXAS AND FURTHER CERTIFY THAT THE TRACT OF LAND 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 THE _____ DAY OF _____, 2006.

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

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

APPROVED THIS THE _____ DAY OF _____, 2006 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BEAUMONT,

PLANNING COMMISSION CHAIRMAN ATTEST: SECRETARY

FILED FOR RECORD _____, 2006 AT _____ O'CLOCK
RECORDED IN VOLUME _____, PAGE _____ OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

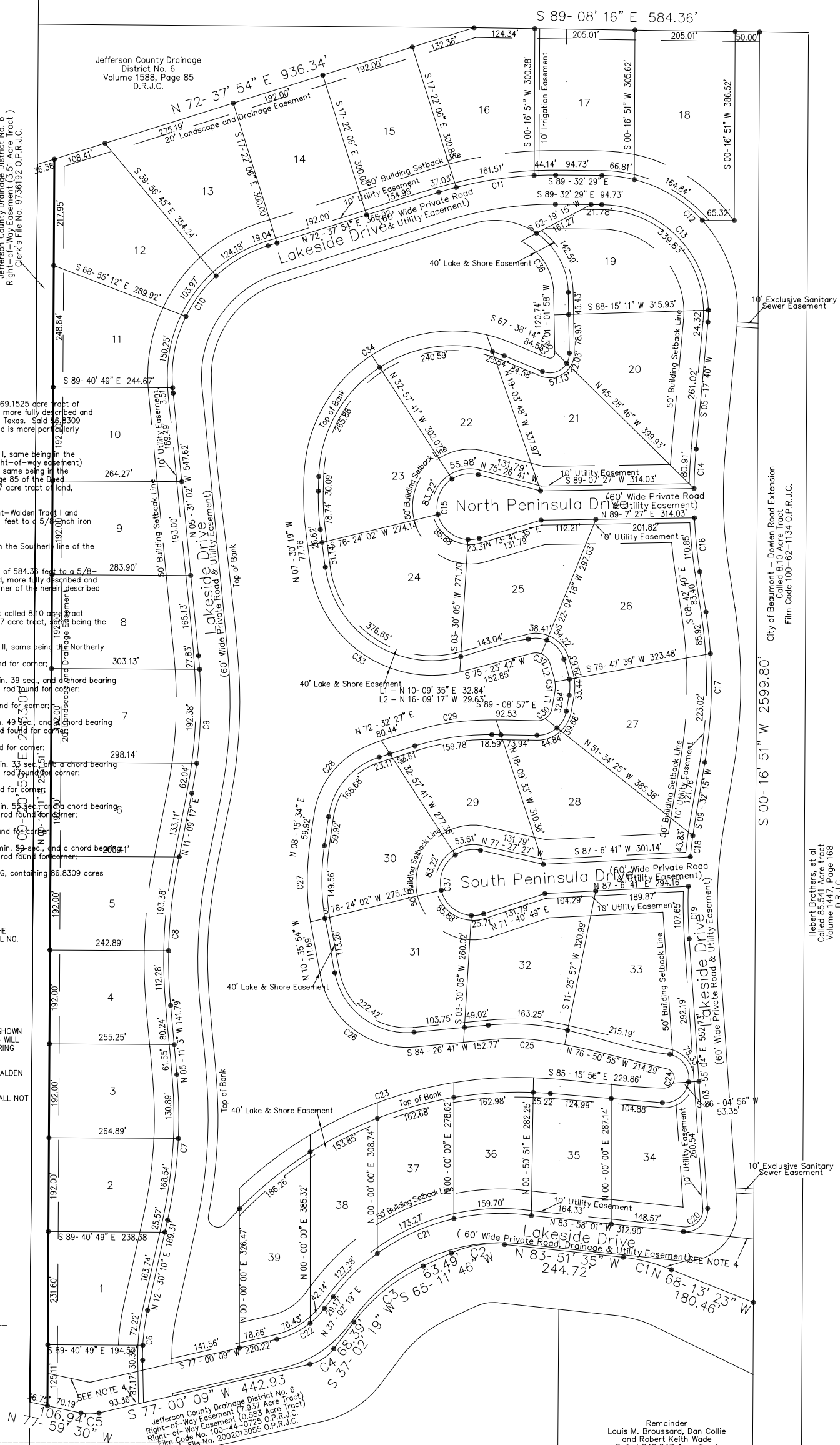
DEDICATION: CLERK'S FILE NO. _____
RESTRICTIONS: CLERK'S FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS.

RECORDED _____, 2006 AT _____ O'CLOCK

BY: _____
DEPUTY

SANDY WALKER
COUNTY CLERK OF JEFFERSON COUNTY

LNVA Canal Easement



CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	RADIUS	DELTA	CHORD	LENGTH
C1	360.00	16-14-39	N 75-32-01 W 102.07		C20	45.00	99-57-10	S 46-03-25 W 78.50
C2	205.01	31-12-49	S 80-50-10 W 111.69		C21	430.00	61-19-40	S 67-42-09 W 460.26
C3	375.05	28-08-33	S 51-01-28 W 184.22		C22	170.00	59-57-51	S 57-01-14 W 118.58
C4	85.01	89-55-55	S 57-07-21 W 59.25		C23	830.00	48-08-14	N 70-39-57 E 1697.33
C5	85.01	25-06-59	S 29-47-16 W 37.27		C24	20.31	71-34-59	N 08-56-34 E 60.82
C6	430.00	13-40-07	N 05-40-05 E 1102.58		C25	470.00	18-48-59	N 86-08-50 E 154.35
C7	970.00	17-41-13	N 03-39-34 E 299.44		C26	180.00	84-57-25	N 53-04-36 W 266.90
C8	1030.00	16-20-20	N 02-59-07 E 293.72		C27	530.00	17-24-21	N 00-26-36 W 161.01
C9	970.00	16-40-19	N 02-49-07 E 282.25		C28	177.19	84-20-32	N 39-44-28 E 198.98
C10	280.00	07-08-57	N 33-35-26 E 381.91		C29	530.00	18-18-36	N 81-41-45 E 169.37
C11	280.00	17-49-36	N 81-32-42 E 242.68		C30	30.00	80-41-34	N 50-30-16 E 42.25
C12	280.00	94-50-12	S 42-07-24 E 463.46		C31	70.00	26-18-49	N 02-59-52 W 32.15
C13	220.00	94-50-08	S 42-07-25 E 364.14		C32	30.00	88-27-01	N 60-22-48 W 46.31
C14	1030.00	16-40-03	N 02-38 W 80.91		C33	250.00	85-43-42	N 55-22-10 W 417.69
C15	67.50	10-51-48	N 00-52-33 E 248.42		C34	305.00	10-50-39	N 58-58-27 E 590.05
C16	1030.00	09-59	S 37-41 E 110.85		C35	10.00	13-23-44	N 55-54 E 19.79
C17	970.00	18-14-55	N 00-24-47 W 308.94		C36	120.00	62-19-59	N 32-11-57 W 130.55
C18	1030.00	26-18	N 06-39-01 W 43.83		C37	67.50	210-51-45	S 02-53-18 E 248.42
C19	1030.00	05-59-18	N 00-55-25 E 1107.65					

- LEGEND
- STREET LIGHTS
 - FIRE HYDRANT ASSEMBLY
 - GATE VALVES
 - PROPERTY CORNER

Final Plat of
THE
CRESCENT ON WALDEN
PHASE II

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

January 2006

Prepared by:



ACREAGE TABLE

Lot 1	- 1.138 Acre	21	- 1.470 Acre
Lot 2	- 1.123 Acre	22	- 1.448 Acre
Lot 3	- 1.157 Acre	23	- 1.713 Acre
Lot 4	- 1.090 Acre	24	- 1.841 Acre
Lot 5	- 1.033 Acre	25	- 1.317 Acre
Lot 6	- 1.339 Acre	26	- 1.954 Acre
Lot 7	- 1.339 Acre	27	- 1.705 Acre
Lot 8	- 1.295 Acre	28	- 1.533 Acre
Lot 9	- 1.208 Acre	29	- 1.294 Acre
Lot 10	- 1.122 Acre	30	- 1.685 Acre
Lot 11	- 1.162 Acre	31	- 1.870 Acre
Lot 12	- 1.562 Acre	32	- 1.506 Acre
Lot 13	- 1.494 Acre	33	- 1.887 Acre
Lot 14	- 1.322 Acre	34	- 1.275 Acre
Lot 15	- 1.323 Acre	35	- 1.058 Acre
Lot 16	- 1.463 Acre	36	- 1.026 Acre
Lot 17	- 1.409 Acre	37	- 1.043 Acre
Lot 18	- 1.661 Acre	38	- 1.088 Acre
Lot 19	- 1.565 Acre	39	- 1.217 Acre
Lot 20	- 1.555 Acre		

Hebert Brothers, et al
Called 86.541 Acre Tract
Volume 1588, Page 108
D.R.J.C.

City of Beaumont - Dowden Road Extension
Called 8.10 Acre Tract
Film Code 100-62-1134 O.P.R.J.C.

City of Beaumont - 2599.80
Called 8.10 Acre Tract
Film Code 100-62-1134 O.P.R.J.C.

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