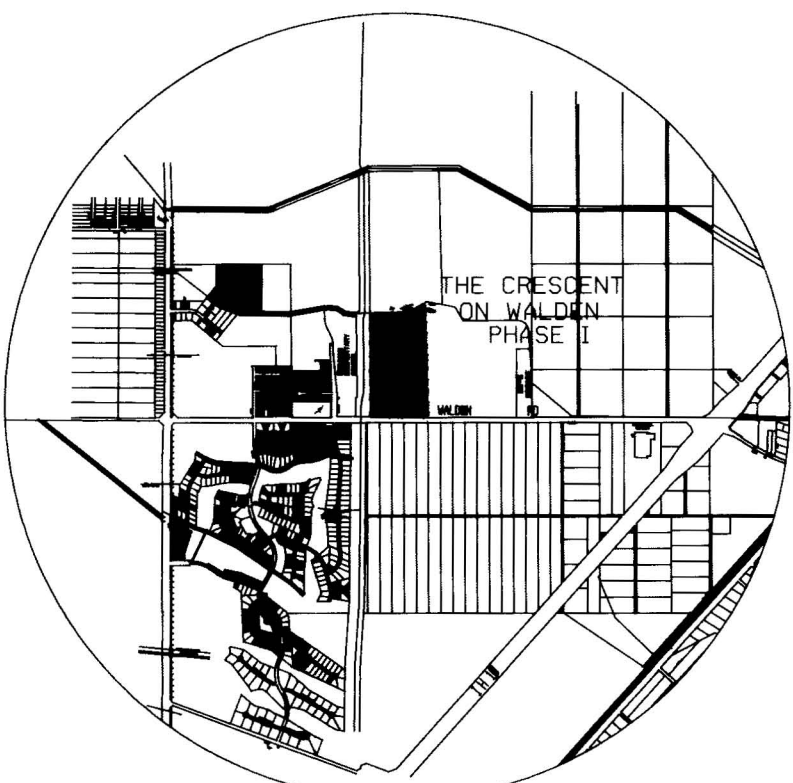


# 2020022124



## Vicinity Map NTS

Being a 41 9733 acre tract of land being all of that certain Crescent-Walden LLC called 41 8468 acre tract of land more fully described and recorded in Clerk's File Number 2004014952 of the Official Public Records of Jefferson County, Texas. Said 41 9733 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 12-inch iron rod found for the Southwest corner of said Crescent-Walden called 41 8468 acre tract, same being the Northwest corner of that certain Segue Properties, LTD called 10 6709 acre tract of land, more fully described and recorded as Tract Three in Clerk's File No. 2004014952 of said Official Public Records, same being the Southwest corner of that certain Jefferson County Drainage District 6 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 Jefferson County Drainage District 6 tract of land, more fully described and recorded in Volume 1588, Page 85 of the Deed Records of Jefferson County, Texas

THENCE North 00 deg 22 min 31 sec East along with the Westerly line of said Crescent-Walden called 41 8468 acre tract, same being the Easterly line of said Jefferson County Drainage District 6 tract, a distance of 1566.32 feet to a 5/8-inch iron rod with cap set for the Northwest corner of the herein described 41 9733 acre tract, same being in the Northerly line of that certain Jefferson County Drainage District 6 called 7 937 acre tract (right-of-way easement) of land, more fully described and recorded in Film Code 100-44-0725 of said Official Public Records,

THENCE in a Northeasterly direction along with the Northerly line of said Crescent-Walden called 41 8468 acre tract, same being the Southerly line of that certain Segue Properties LTD called 10 6709 acre tract of land, more fully described and recorded as Tract One in Clerk's File No. 2004014952 of said Official Public Records the following courses and distances:

- 1) South 77 deg 59 min 30 sec East a distance of 106 03 feet to a 5/8-inch iron rod with cap set for corner
- 2) Along a curve to the left with a radius of 85 01 feet, a delta angle of 25 deg 06 min 59 sec, a chord bearing of North 89 deg 47 min 16 sec East an arc distance of 37 27 feet to a 5/8-inch iron rod with cap set for corner,
- 3) North 77 deg 00 min 10 sec East a distance of 442 93 feet to a 5/8-inch iron rod found for corner,
- 4) Along a curve to the left with a radius of 85 01 feet, a delta angle of 39 deg 55 min 55 sec, a chord bearing of North 57 deg 07 min 21 sec East an arc distance of 59 25 feet to a 5/8-inch iron rod found for corner
- 5) North 37 deg 02 min 19 sec East a distance of 68 39 feet to a 5/8-inch iron rod with cap set for corner,
- 6) Along a curve to the right with a radius of 375 05 feet, a delta angle of 28 deg 08 min 33 sec, a chord bearing of North 51 deg 01 min 28 sec East an arc distance of 184 22 feet to a 5/8-inch iron rod with cap set for corner,
- 7) North 65 deg 11 min 46 sec East a distance of 63 49 feet to a 5/8-inch iron rod with cap set for corner,
- 8) Along a curve to the right with a radius of 205 01 feet, a delta angle of 31 deg 12 min 49 sec, a chord bearing of North 80 deg 50 min 11 sec East an arc distance of 111 69 feet to a 5/8-inch iron rod found for corner,
- 9) South 83 deg 45 min 17 sec East a distance of 107 43 feet to a 5/8-inch iron rod with cap set for corner,

THENCE South 00 deg 21 min 17 sec West along with the Easterly line of said Crescent-Walden called 41 8468 acre tract, a distance of 1888 48 feet to a 5/8-inch iron rod with cap set for corner, from which a 1/2-inch iron rod found for the Northeast corner of said Segue Properties called 10 6709 acre tract bears South 89 deg 24 min 16 sec East a distance of 5 00 feet.

THENCE North 89 deg 24 min 16 sec West along with the Southerly line of said Crescent-Walden called 41 8468 acre tract, same being the Northerly line of said Segue Properties called 10 6709 acre tract, a distance of 1075 80 feet to the PLACE OF BEGINNING, containing 41 9733 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 AND DO NOT INCLUDE THE RIGHT TO REMOVE OR TRIM TREES OR SHRUBS WITHIN THE EASEMENTS
- 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

### OWNERSHIP CERTIFICATE

STATE OF TEXAS  
COUNTY OF JEFFERSON

CRESCENT-WALDEN LLC AND SEGUE PROPERTIES LTD ("OWNER"), DOES HEREBY CERTIFY THAT IT IS THE RECORD OWNER OF 41 9733 ACRES AND 10 6709 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 AND 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 1<sup>st</sup> DAY OF July, 2007

BY JIM HAYES  
JIM HAYES - MANAGER/  
CRESCENT-WALDEN LLC

BY JIM HAYES  
JIM HAYES - AUTHORIZED AGENT  
SEGUE PROPERTIES LTD

BY JIM HAYES  
JIM HAYES - AUTHORIZED AGENT  
CRESCENT ON WALDEN PHASE I OWNERS

STATE OF TEXAS  
COUNTY OF JEFFERSON

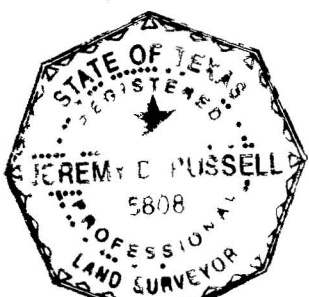
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-27, 2007  
BY JIM HAYES, MANAGER OF CRESCENT-WALDEN LLC & AUTHORIZED AGENT FOR SEGUE PROPERTIES LTD, ON BEHALF OF SAID ENTITIES

BY Susan D. Russell  
A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



### SURVEYOR'S CERTIFICATE

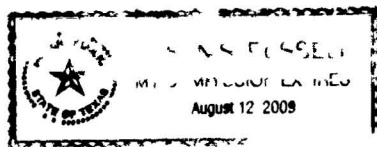
THIS IS TO CERTIFY THAT I, JEREMY D. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS SUBDIVISION OF THE CRESCENT ON WALDEN, PHASE I FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHOWN HEREON 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 2<sup>nd</sup> DAY OF April, 2007

BY Susan D. Russell  
A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



### CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

APPROVED THIS THE 1<sup>st</sup> DAY OF July, 2007 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BEAUMONT,

PLANNING COMMISSION CHAIRMAN

ATTEST SECRETARY

FILED FOR RECORD July 24, 2007 AT 10:30 O'CLOCK AM  
RECORDED IN VOLUME 2020022124 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS

DEDICATION, CLERK'S FILE NO. 2020022124  
RESTRICTIONS, CLERK'S FILE NO. 2020022124 OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS  
RECORDED July 24, 2007 AT 10:30 O'CLOCK AM

BY C. LEBLANC  
DEPUTY CLERK

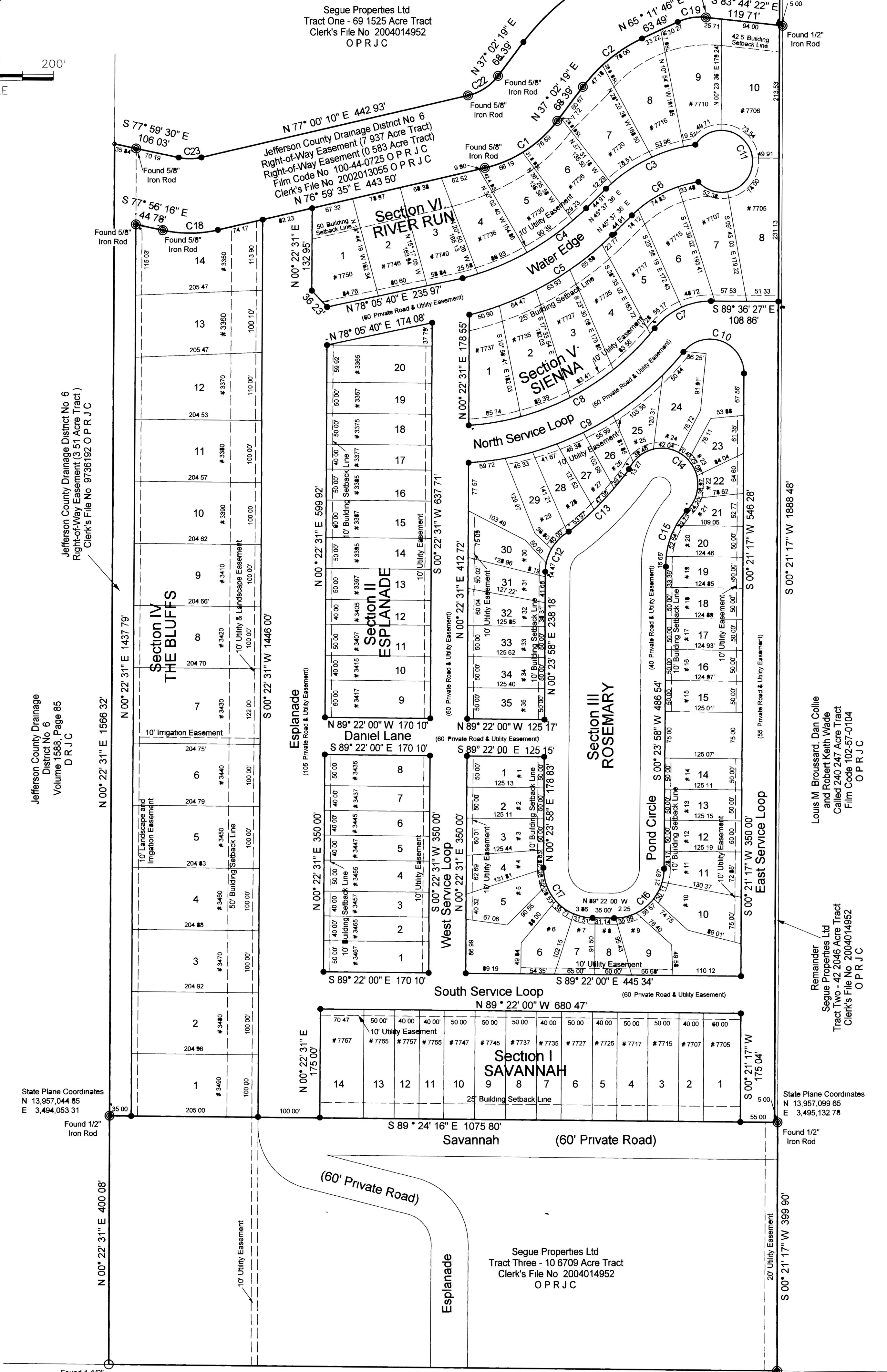
CAREY L. SNEYDY  
SANDY WALKER, CAREY L. SNEYDY  
COUNTY CLERK OF JEFFERSON COUNTY  
BY MELODY M. BATES  
DEPUTY CLERK

24x36

### CURVE DATA

CURVE	RADIUS	DELTA	CHORD	LENGTH
C1	205.01	39° 54' 18"	N 57° 06' 11" E	142.78'
C2	255.05	28° 08' 07"	N 50° 58' 51" E	125.24'
C3	257.58	36° 32' 22"	S 63° 53' 47" W	164.27'
C4	443.61	29° 58' 53"	S 60° 37' 03" W	232.13'
C5	503.61	30° 25' 08"	N 60° 52' 08" E	287.94'
C6	197.58	35° 30' 16"	N 63° 22' 45" E	122.44'
C7	115.00	51° 45' 44"	N 64° 30' 41" E	103.89'
C8	420.00	47° 39' 47"	S 62° 34' 30" W	349.39'
C9	480.00	48° 05' 25"	N 62° 51' 30" E	402.88'
C10	58.00	141° 32' 30"	S 70° 24' 58" E	135.81'
C11	50.00	286° 03' 44"	S 04° 25' 57" E	249.64'
C12	75.00	60° 00' 00"	N 30° 18' 35" E	78.54'

CURVE	RADIUS	DELTA	CHORD	LENGTH
C13	500.00	16° 05' 44"	N 44° 06' 51" E	140.46'
C14	58.00	201° 13' 06"	S 54° 25' 45" E	205.45'
C15	125.00	45° 23' 18"	S 20° 30' 11" W	99.02'
C16	80.00	80° 14' 03"	S 45° 30' 57" W	125.99'
C17	80.00	89° 45' 57"	N 44° 29' 01" W	125.34'
C18	205.01	25° 06' 59"	N 89° 47' 16" E	89.87'
C19	85.01	31° 30' 09"	N 80° 45' 12" E	46.74'
C20	205.01	31° 12' 49"	N 80° 50' 11" E	111.69'
C21	375.05	28° 08' 33"	N 51° 01' 28" E	184.22'
C22	85.01	30° 55' 51"	N 89° 47' 16" E	37.27'
C23	85.01	25° 06' 59"	N 89° 47' 16" E	37.27'



Section I - Savannah	Section III - Rosemary	Section I - The Bluffs
Lot 1 - 0.24 Acre	Lot 1 - 0.14 Acre	Lot 1 - 0.47 Acre
Lot 2 - 0.16 Acre	Lot 2 - 0.14 Acre	Lot 2 - 0.47 Acre
Lot 3 - 0.20 Acre	Lot 3 - 0.16 Acre	Lot 3 - 0.47 Acre
Lot 4 - 0.20 Acre	Lot 4 - 0.13 Acre	Lot 4 - 0.47 Acre
Lot 5 - 0.16 Acre	Lot 5 - 0.16 Acre	Lot 5 - 0.47 Acre
Lot 6 - 0.20 Acre	Lot 6 - 0.14 Acre	Lot 6 - 0.47 Acre
Lot 7 - 0.16 Acre	Lot 7 - 0.11 Acre	Lot 7 - 0.57 Acre
Lot 8 - 0.20 Acre	Lot 8 - 0.10 Acre	Lot 8 - 0.47 Acre
Lot 9 - 0.20 Acre	Lot 9 - 0.14 Acre	Lot 9 - 0.47 Acre
Lot 10 - 0.20 Acre	Lot 10 - 0.20 Acre	Lot 10 - 0.47 Acre
Lot 11 - 0.16 Acre	Lot 11 - 0.18 Acre	Lot 11 - 0.47 Acre
Lot 12 - 0.16 Acre	Lot 12 - 0.14 Acre	Lot 12 - 0.47 Acre
Lot 13 - 0.16 Acre	Lot 13 - 0.14 Acre	Lot 13 - 0.47 Acre
Lot 14 - 0.28 Acre	Lot 14 - 0.14 Acre	Lot 14 - 0.52 Acre
Section II - Esplanade	Section V - Sienna	Section VI - River Run
Lot 1 - 0.20 Acre	Lot 1 - 0.14 Acre	Lot 1 - 0.33 Acre
Lot 2 - 0.16 Acre	Lot 2 - 0.14 Acre	Lot 2 - 0.31 Acre
Lot 3 - 0.16 Acre	Lot 3 - 0.16 Acre	Lot 3 - 0.30 Acre
Lot 4 - 0.20 Acre	Lot 4 - 0.28 Acre	Lot 4 - 0.28 Acre
Lot 5 - 0.16 Acre	Lot 5 - 0.27 Acre	Lot 5 - 0.27 Acre
Lot 6 - 0.16 Acre	Lot 6 - 0.27 Acre	Lot 6 - 0.27 Acre
Lot 7 - 0.16 Acre	Lot 7 - 0.27 Acre	Lot 7 - 0.27 Acre
Lot 8 - 0.20 Acre	Lot 8 - 0.34 Acre	Lot 8 - 0.34 Acre
Lot 9 - 0.23 Acre	Lot 9 - 0.13 Acre	Lot 9 - 0.13 Acre
Lot 10 - 0.16 Acre	Lot 10 - 0.11 Acre	Lot 10 - 0.43 Acre
Lot 11 - 0.20 Acre	Lot 11 - 0.12 Acre	Lot 11 - 0.33 Acre
Lot 12 - 0.16 Acre	Lot 12 - 0.15 Acre	Lot 12 - 0.31 Acre
Lot 13 - 0.20 Acre	Lot 13 - 0.16 Acre	Lot 13 - 0.29 Acre
Lot 14 - 0.20 Acre	Lot 14 - 0.16 Acre	Lot 14 - 0.27 Acre
Lot 15 - 0.23 Acre	Lot 15 - 0.13 Acre	Lot 15 - 0.27 Acre
Lot 16 - 0.20 Acre	Lot 16 - 0.12 Acre	Lot 16 - 0.26 Acre
Lot 17 - 0.16 Acre	Lot 17 - 0.14 Acre	Lot 17 - 0.31 Acre
Lot 18 - 0.20 Acre	Lot 18 - 0.14 Acre	Lot 18 - 0.34 Acre
Lot 19 - 0.20 Acre	Lot 19 - 0.14 Acre	Lot 19 - 0.38 Acre
Lot 20 - 0.23 Acre	Lot 20 - 0.14 Acre	Lot 20 - 0.43 Acre

Amended Plat  
of  
**THE  
CRESCENT ON WALDEN  
PHASE I**  
out of the  
Charles Williams League, Abstract No. 59  
Located in  
Beaumont, Jefferson County, Texas

March 2007

Prepared by



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Fax: (409) 813-1916