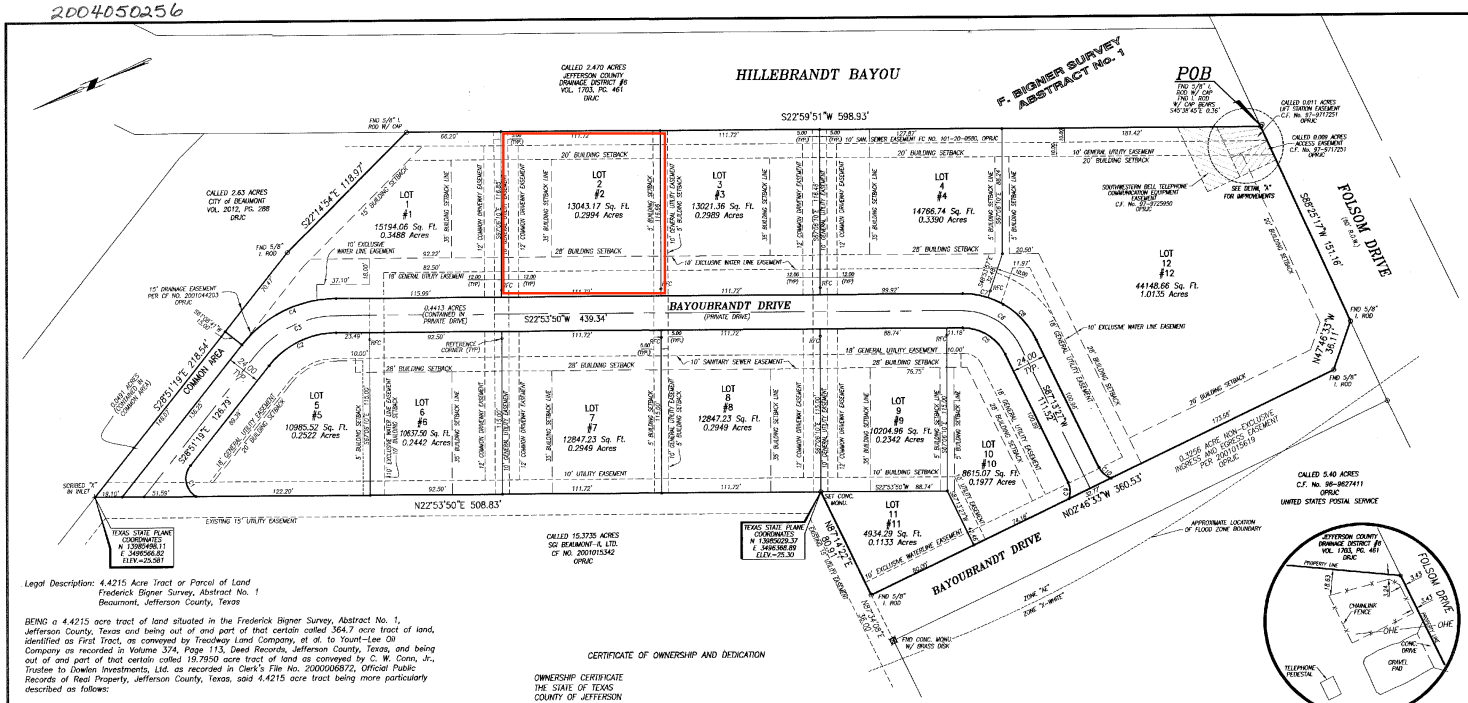
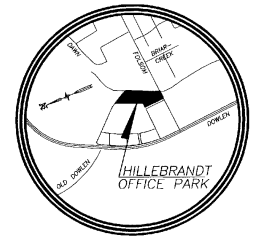
2004050256

17/331





VICINITY MAP

DETAIL "A"

Legal Description: 4.4215 Acre Tract or Parcel of Land
Frederick Bigner Survey, Abstract No. 1
Beaumont, Jefferson County, Texas

BEING a 4.4215 acre tract of land situated in the Frederick Bigner Survey, Abstract No. 1, Jefferson County, Texas and being out of and part of that certain called 364.7 acre tract of land, identified as First Tract, as conveyed by Treadway Land Company, et al. to Yount-Lee Oil Company as recorded in Volume 374, Page 113, Deed Records, Jefferson County, Texas, and being out of and part of that certain called 19.7950 acre tract of land as conveyed by C. W. Conn, Jr., Trustee to Dowlen Investments, Ltd. as recorded in Clerk's File No. 2000006872, Official Public Records of Real Property, Jefferson County, Texas, said 4.4215 acre tract being more particularly described as follows:

NOTE: All bearings are based on the Southeasterly right-of-way line of Dowlen Road as NORTH 29°03'32" EAST as recorded in Volume 1711, Page 47, Deed Records, Jefferson County, Texas.

BEGINNING at a 5/8" iron rod with a cap stamped "RPLS 3636" found for the Southeast corner of the tract herein described, said corner also being the Southeast corner of the said 19.7950 Dowlen Investments, Ltd. tract, and said corner also being in the North right-of-way line of Folsom Drive and also being the Southwest corner of that certain called 2.470 acre tract of land as conveyed for the purpose of opening, constructing and maintaining a permanent channel or drainage ditch by Amoco Production Company to the Jefferson County Drainage District No. 6 as recorded in Volume 1703, Page 461, Deed Records, Jefferson County, Texas and from said corner a iron rod with a cap stamped "RPLS 2394" bears SOUTH 45°38'45" EAST a distance of 0.36 feet;

THENCE SOUTH 88°25'17" WEST, along and with the North right-of-way line of Folsom Drive, for a distance of 151.16 feet to a 5/8" iron rod with a cap stamped "RPLS 3636" found for corner, said corner being the most Southerly Southeast corner of that certain called 15.3735 acre tract of land as described in a "Special Warranty Deed with Vendor's Lien" from Dowlen Investments, LTD. to SGI Beaumont – II, LTD. as recorded in Clerk's File No. 2001015342, Official Public Records of Real Property, Jefferson County, Texas;

THENCE NORTH 47°46'33" WEST, for the boundary between the tract herein described and the said 15.3735 acre SGI Beaumont – II, LTD. tract, for a distance of 36.11 feet to a 5/8" iron rod with a cap stamped "RPLS 3636" found for corner, said corner being an angle point in the most Southerly East line of the said 15.3735 acre SGI Beaumont – II, LTD. tract;

THENCE NORTH 02°46'33" WEST, continuing for the boundary between the tract herein described and the said 15.3735 acre SGI Beaumont – II, LTD. tract, for a distance of 360.53 feet to a 5/8" iron rod with a cap stamped "RPLS 3636" found for corner, said corner being an interior ell corner of the said 15.3735 acre SGI Beaumont – II, LTD. tract;

THENCE NORTH 87°14'22" EAST, continuing for the boundary between the tract herein described and the said 15.3735 acre SGI Beaumont – II, LTD. tract, for a distance of 80.91 feet to a concrete monument set for corner, said corner being an exterior ell corner of the said 15.3735 acre SGI Beaumont – II, LTD. tract;

THENCE NORTH 22°53'50" EAST, continuing for the boundary between the tract herein described and the said 15.3735 acre SGI Beaumont – II, LTD. tract, for a distance of 508.83 feet to a scribed "X" in the top of a concrete inlet found for corner, said corner being in the Northeasterly line of the said 19.7950 Dowlen Investments, Ltd. tract and the Southwesterly line of that certain called 2.63 acre tract of land as conveyed for the purpose of opening, constructing and maintaining a permanent channel or drainage ditch by Amoco Production Company to the City of Beaumont, Jefferson County, Texas as recorded in Volume 2012, Page 288, Deed Records, Jefferson County, Texas and also being the most Easterly corner of the said 15.3735 acre SGI Beaumont – II, LTD. tract;

THENCE SOUTH 28°51'19" EAST, along and with the Southwesterly line of the said 2.63 acre City of Beaumont tract and the Northeasterly line of the said 19.7950 Dowlen Investments, Ltd. tract, for a distance of 218.54 feet to a 5/8" iron rod with a cap stamped "RPLS 3636" found for corner;

THENCE SOUTH 22°14'54" EAST, continuing along and with the Southwesterly line of the said 2.63 acre City of Beaumont tract and the Northeasterly line of the said 19.7950 Dowlen Investments, Ltd. tract, for a distance of 118.97 feet to a 5/8" iron rod with a cap stamped "RPLS 3636" found for corner, said corner being the intersection of the Southwesterly line of the said 2.63 acre City of Beaumont tract and the Northwesterly line of the said 2.470 acre Jefferson County Drainage District No. 6 tract, and also being the most Northeasterly corner of the said 19.7950 Dowlen Investments, Ltd. tract;

THENCE SOUTH 22°59'51" WEST, along and with the Northwesterly line of the said 2.470 acre Jefferson County Drainage District No. 6 tract and the Southeasterly line of the said 19.7950 Dowlen Investments, Ltd. tract, for a distance of 598.93 feet to the POINT OF BEGINNING and containing 4.4215 Acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

OWNERSHIP CERTIFICATE
THE STATE OF TEXAS
COUNTY OF JEFFERSON

Hillebrandt Development, a Texas joint venture ("Owner"), does hereby certify that it is the record owners of the 4.4215 acre tract of land embraced within the boundaries of the said land shown, described, and depicted on this Map (the "Land"), and that Owner has caused the Land to be subdivided and platted as shown and reflected on this Map, that Owner hereby reserves easements over, along, across the streets and driveway easements shown on the plat for private street and driveway purposes, which are not dedicated to the public hereby (although such streets may later be dedicated to the public), that Owner hereby dedicates to public use all easements for utilities or drainage purposes as shown and reflected on this Map, that Owner hereby imposes on the Land all of the restrictions and limitations shown and reflected on this Map, and that Owner adopts this Map for the purposes of making subdivision of the Land as shown and reflected on this Map, dedicating to public use all easements for utilities or drainage purposes shown and reflected on the Map (but not the streets and driveway easements), reserving easements for street and driveway purposes over, along, and across the streets and driveway easements shown on the Map, and imposing on the Land the restrictions and limitations shown and reflected on this Map.

In witness whereof, Owner has caused this certificate to be executed by all of its joint venturers on this the 15th day of December, 2004.

HILLEBRANDT DEVELOPMENT, a Texas
joint venture
By: Parigi Property Management, Ltd.,
a Texas limited partnership, joint venturer
By: Parigi Investments, Inc.,
a Texas corporation, general partner
By: _____
Sam C. Parigi, Jr.,
Its President
By: BKM Properties, Ltd., a Texas limited
partnership, joint venturer
By: B & K Management, L.L.C., a Texas
limited liability company, general partner
By: _____
Bill Munro,
Its President

ALL ITS JOINT VENTURERS
STATE OF TEXAS
COUNTY OF JEFFERSON

This instrument was acknowledged before me on the 15th day of December, 2004, by Sam C. Parigi, Jr., President of Parigi Investments, Inc., a Texas corporation, on behalf of said corporation, general partner on behalf of Parigi Property Management, Ltd., a Texas limited partnership, joint venturer on behalf of Hillebrandt Development, a Texas joint venture.

Tricia Brooks
Notary Public, State of Texas

TRICIA BROOKS
Notary Public, State of Texas
My Commission Expires
August 26, 2007

STATE OF TEXAS
COUNTY OF JEFFERSON

This instrument was acknowledged before me on the 15th day of December, 2004, by Bill Munro, President of B & K Management, L.L.C., a Texas limited liability company, on behalf of said limited liability company, general partner on behalf of BKM Properties, Ltd., a Texas limited partnership, joint venturer on behalf of Hillebrandt Development, a Texas joint venture.

Tricia Brooks
Notary Public, State of Texas

TRICIA BROOKS
Notary Public, State of Texas
My Commission Expires
August 26, 2007

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	15.00ft	95°47'42"	25.08ft	S76°45'10"E	22.26ft
C2	60.00ft	51°45'09"	54.20ft	S02°58'44"E	52.37ft
C3	72.00ft	51°45'09"	65.03ft	S02°58'44"E	62.85ft
C4	84.00ft	51°45'09"	75.87ft	S02°58'44"E	73.32ft
C5	33.00ft	64°19'37"	37.05ft	S55°03'39"W	35.13ft
C6	45.00ft	64°19'37"	50.52ft	S55°03'39"W	47.91ft
C7	57.00ft	18°12'13"	18.11ft	N31°59'57"E	18.03ft
C8	57.00ft	48°07'24"	45.89ft	N64°09'45"E	44.68ft
C9	15.00ft	45°09'30"	11.82ft	N70°11'48"W	11.52ft
C10	15.00ft	44°44'39"	11.71ft	S64°51'07"W	11.42ft

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. WHITELEY, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISIONS BY THE CITY PLANNING COMMISSION OF THE CITY OF BEAUMONT, AND I FURTHER CERTIFY THAT TRACT OF LAND HEREIN PLATTED LIES WITHIN THE CITY LIMITS OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

MARK W. WHITELEY, REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 3636

SUBSCRIBED AND SWORN TO BEFORE ME BY MARK W. WHITELEY AND GIVEN UNDER MY AND SEAL OF OFFICE THIS 15th DAY OF December, 2004.

Tricia Brooks
NOTARY PUBLIC IN AND FOR JEFFERSON
COUNTY, TEXAS
MY COMMISSION EXPIRES: August 26, 2007

TRICIA BROOKS
Notary Public, State of Texas
My Commission Expires
August 26, 2007

APPROVED BY THE CITY OF BEAUMONT
PLANNING & ZONING COMMISSION

Ann Hall Pierce
CHAIRMAN

Stephen C. Rabalais
SECRETARY

ON THIS 28th DAY OF December 2004.

DEPUTY

DEDICATION, DECLARATION & RESTRICTIONS: FILE NO. 2004050257
RECORDED: ON THIS 29th DAY OF December 2004.
AT 2:25P M. JEFFERSON COUNTY, TEXAS

Sue Woods
DEPUTY

COUNTY CLERK – CAROLYN L. GUIDRY

MAP RECORDS: VOLUME 17 ; PAGE 331

Carolyn Guidry County Clerk
by Sue Woods Deputy

NOTES:

1) EASEMENTS SHOWN HEREON INCLUDE THE RIGHT TO TRIM OR REMOVE ALL TREES AND SHRUBS ON OR OVERHANGING.

2) THERE SHALL EXIST ON AND ACROSS EACH LOT A 10' WIDE UNDERGROUND EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL SERVICE TO STRUCTURES CONSTRUCTED THEREON 5' ON EITHER SIDE OF THE CENTERLINE OF THE UNDERGROUND ELECTRICAL LINE INSTALLED ON SUCH LOT.

3) PARCEL SHOWN IS IN FLOOD ZONE "AE" PER COMMUNITY-PANEL 485457 – 0035 C, DATED 08-06-02. ZONE "AE" HAS BASE FLOOD ELEVATIONS DETERMINED TO BE 26.40.

4) IRON RODS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

5) ALL FINISHED FLOOR ELEVATIONS SHALL BE AT ELEVATION 28.00 OR ABOVE ACCORDING TO BENCHMARK.

6) TEXAS STATE PLANE COORDINATES SHOWN FOR REFERENCE ONLY. COORDINATES SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY. CORS SITE; BEAUMONT RRP2.

7) LOTS SHALL BE GRADED TO DRAIN TO STREETS AND SHALL NOT DRAIN ONTO ADJACENT LOTS BEFORE AND AFTER STRUCTURES ARE BUILT.

8) GRANTOR SHALL NOT PLACE ANY STRUCTURES WITHIN THE 10' EXCLUSIVE WATER LINE EASEMENT. GRANTEE SHALL NOT BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY PAVING OR OTHER STRUCTURES WITHIN THE EASEMENT PROPERTY.

9) REFERENCE CORNERS FOR LOTS 1–4 AND LOTS 6–9 ARE SET 5 FEET FROM TRUE CORNERS. TRUE CORNERS FALL IN OR AT EDGE OF PAVEMENT OF BAYOUBRANDT DRIVE.

DEVELOPED BY: HILLEBRANDT DEVELOPMENT
4.4215 ACRES 12 LOTS

FINAL PLAT OF HILLEBRANDT OFFICE PARK

A SUBDIVISION OUT OF THE
F. BIGNER SURVEY, A-1
BEAUMONT, JEFFERSON COUNTY, TEXAS

0' 40' 80'
SCALE: 1"=40'

PREPARED BY:
MARK W. WHITELEY AND ASSOCIATES
INCORPORATED
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS
P. O. BOX 3402
BEAUMONT, TEXAS 77726-3402
409-892-5021

DECEMBER 2004

W:\2003\03-300\03-300 FINAL PLAT.dwg