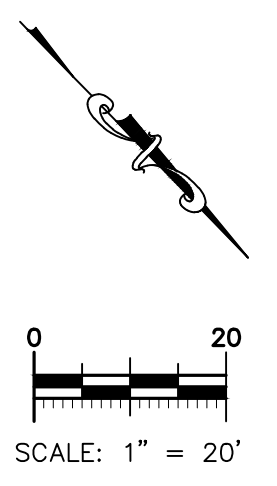


VICINITY MAP
NO SCALE



1.634 ACRES OF LAND
OUT OF WILLOW CREEK COMMERCIAL PARK
CITY OF BEAUMONT,
JEFFERSON COUNTY, TEXAS

BEING 1.634 acres of land, all of Lots 1 and 2, Willow Creek Commercial Park, City of Beaumont, recorded in Volume 13, Page 172, Map Records, Jefferson County, Texas; said 1.634 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 1" steel pipe found on the intersection of the South right of way line of a dedicated road named Wespark Circle and the East right of way line of a dedicated road named Wespark Drive; said 1" steel pipe being the Northwest corner of said Lot 1 and the Northwest corner of the herein described tract; having a State Plane Coordinate of N: 13944439.14, E: 3492524.17;

THENCE, South 48 deg., 49 min., 01 sec., East (Called South 46 deg., 19 min., 30 sec., East), on the South right of way line of said Wespark Circle, a distance of 325.26' (Called 325.24') to a 1" steel pipe found for a common corner of Lots 2 and 3, of said Willow Creek Commercial Park; said 1" steel pipe being the Northeast corner of the herein described tract; having a State Plane Coordinate of N: 13944224.96, E: 3492768.97;

THENCE, South 39 deg., 04 min., 47 sec., West (Called South 41 deg., 33 min., 31 sec., West), on the common line of said Lots 2 and 3, a distance of 213.05' (Called 212.95') to a 1/2" steel rod found for a common corner of Lots 2 and 3 on the North line of Lot 4, Block 1, Willow Creek Commercial Park, recorded in Volume 12, Page 79, Map Records, Jefferson County, Texas; said 1/2" steel rod being the Southeast corner of the herein described tract;

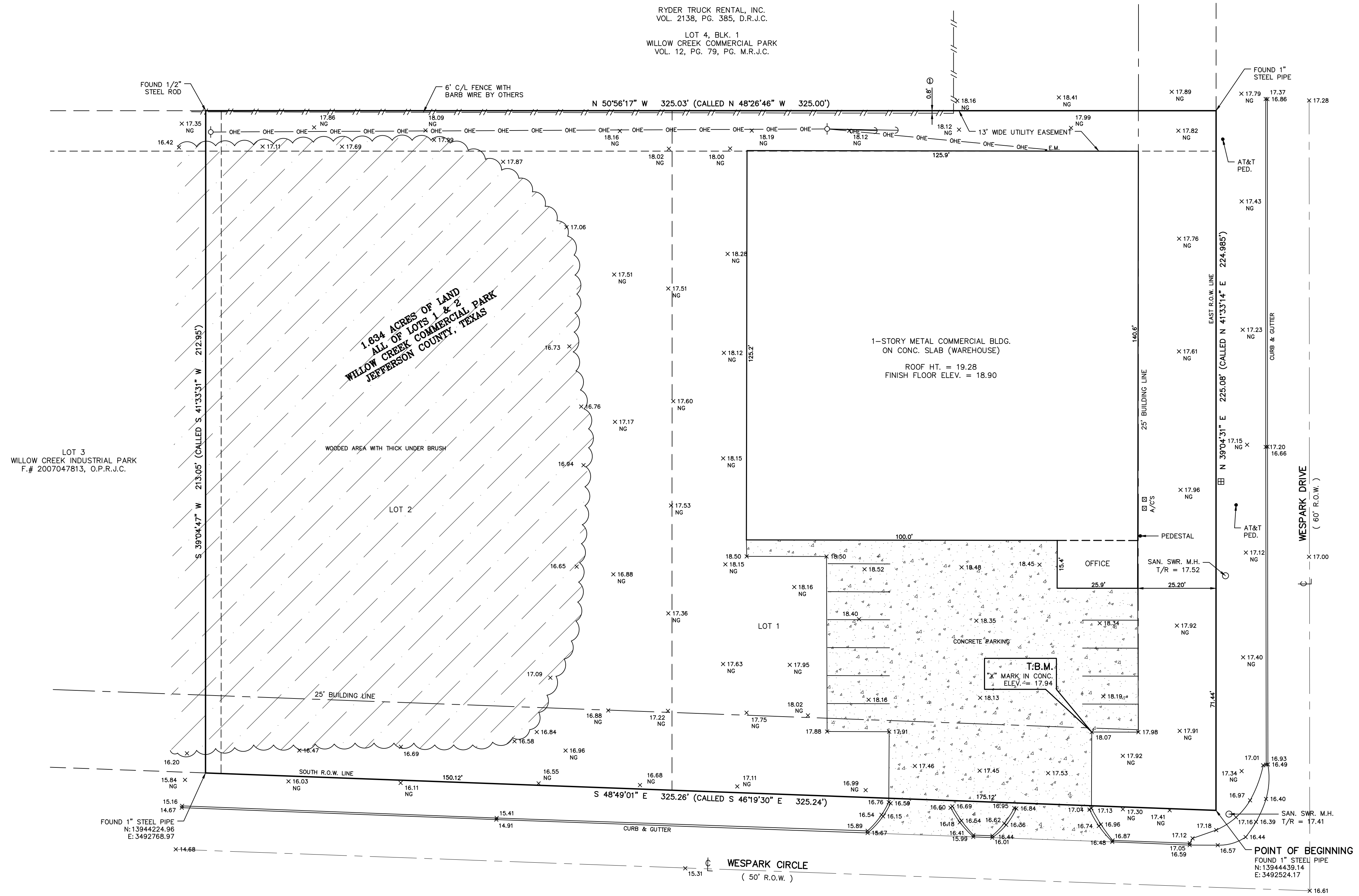
THENCE, North 50 deg., 56 min., 17 sec., West (Called North 48 deg., 26 min., 46 sec., West), on the North line of said Lot 4, a distance of 325.03' (Called 325.00') to a 1" steel pipe found for a common corner of said Lots 1 and 4 on the East right of way line of said Wespark Drive; said 1" steel pipe being the Southeast corner of the herein described tract;

THENCE, North 39 deg., 04 min., 31 sec., East (Called North 41 deg., 33 min., 14 sec., East), on the East right of way line of said Wespark Drive, a distance of 225.08' (Called 224.985') to the POINT OF BEGINNING and containing 1.634 acres of land, more or less.

Note: Bearings, distances, coordinates and acreage shown are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.
Scale Factor = 0.999934910, Convergence Angle = 02 deg., 21 min., 34 sec.
Reference Monument = NGS AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on December 5, 2013.

Zampel
LS-13-0754



LOT 3
WILLOW CREEK INDUSTRIAL PARK
F.# 2007047813, O.P.R.J.C.

RYDER TRUCK RENTAL, INC.
VOL. 2138, PG. 385, D.R.J.C.
LOT 4, BLK. 1
WILLOW CREEK COMMERCIAL PARK
VOL. 12, PG. 79, PG. M.R.J.C.

SURVEYOR'S CERTIFICATE:

The undersigned hereby certifies to Peoples United Bank, and its successors and/or assigns, Texas Regional Title Company, and its successors and/or assigns, as the date below, as follows:

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 2, 3, 4, 6b, 7a, 7(b)(1), 7(b), 7(c), 8, 9, 11(c), 13, 16, 17, 18, 19, and 21 of Table A thereof.

The field work was completed on December 5th 2013.

The subject property lies within flood zone(s) B as plotted on Federal Emergency Agency (FEMA) or Flood Insurance Rate Map No. 485499-0035-E with a date of identification of 4/17/84, and, based thereon, except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of Texas, City of Fort Arthur, and County of Jefferson or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

The undersigned has received and examined a copy of the Commitment for Title Insurance No. _____ dated _____ issued by Texas Regional Title Co. as agents for Old Republic National Title Insurance Co., with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it could be located, has (with recording reference and reference to the exception number of the Commitment) been shown or otherwise noted as to their effect on the subject property.

LEGEND

—○—	OVERHEAD ELECTRIC
—○—	SANITARY SEWER
—SS—	SS
⊠	WATER METER
←	GUY ANCHOR
○	POWER POLE
⊥	CENTERLINE
NG	NATURAL GROUND

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE." (RELEASE DATE: _____)

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SURVEYORS NOTES

- COORDINATES, BEARINGS, DISTANCES & ACREAGE SHOWN ARE BASE ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-SOUTH CENTRAL ZONE NAD 83. COMBINED SCALE FACTOR: 0.999934910, CONVERGENCE ANGLE: 2'21"34". REF. NGS MON. AJ8221
- THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
- ZONING DESIGNATION - LIGHT COMMERCIAL
- PARKING REQUIREMENTS - 1 SPACE/300 SQ. FT. (ACTUAL SPACES = 11)



3737 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.985.2004
Fax. 409.985.2005
soutexsurveyors.com

SHEET TITLE

1.634 ACRES OF LAND ALL OF LOTS 1 & 2
WILLOW CREEK COMMERCIAL PARK
VOL. 13, PG. 172, MAP RECORDS JEFFERSON COUNTY, TEXAS

PROJECT

ZAMPEL
7030 WESPARK CIRCLE
BEAUMONT, TEXAS 77705

PROJ. NO: 13-0754
SCALE: 1" = 20'
PRINT DATE: 12/6/13
DRAWN BY: T. CHASE
CHECKED BY: AML
APPROVED BY: AML

SHEET 1 OF 1

X:\New\PROJECTS\2013\13-0754_Zampel\DWG\13-0754_Zampel\DWG13-0754.dwg Doc: 06: 2013-10-31:tom