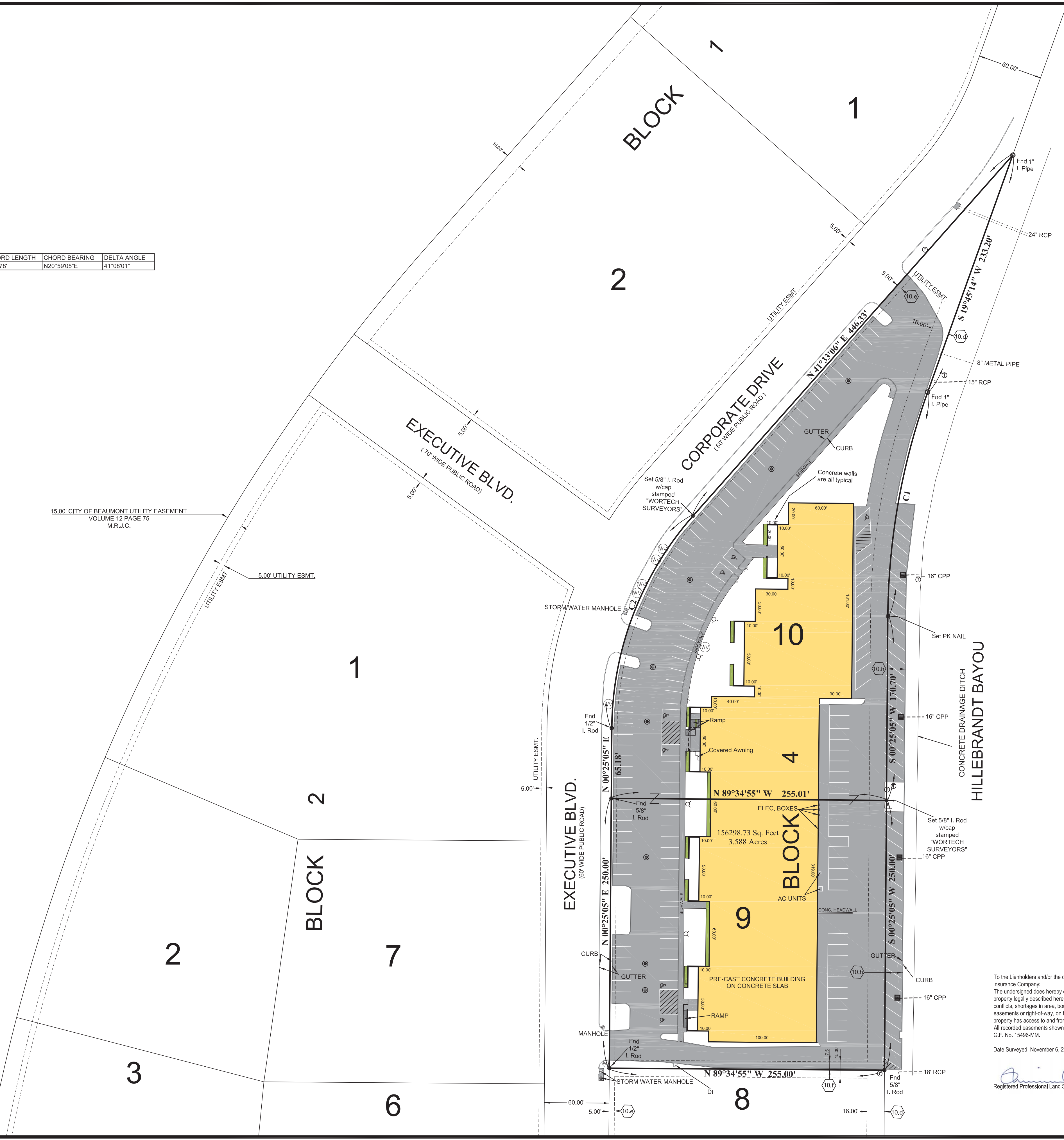


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	300.00'	215.37'	210.78'	N20°59'05"E	41°08'01"



**Subject Property**

3105 Executive Boulevard  
 Beaumont, Texas 77708  
 Lot Number Nine (9) and Ten (10), Block Four (4), in Executive Business Plaza, an addition to the City of Beaumont, Jefferson County, Texas as recorded in Volume 12, Page 75 of the Map Records of Jefferson County, Texas.

Surveyed for: Phelan Investments

**Flood Zone Information**

In accordance with the Federal Emergency Management Agency, Flood Insurance Rate Map, Community No. 485457, Panel No: 0040 D, Date of FIRM: August 6, 2002.

This property lies in Zone "X". Location on map determined by scale on map. Actual field elevation not determined. WORTECH Land Surveyors, Inc. does not warrant nor subscribe to the accuracy of scale of said maps.

**Schedule 'B' Notes**

- (10.0) A sixteen (16) foot utility easement across the rear of said lots, as shown on map in Vol. 12 page 75 Map Records, Jefferson County, Texas.
- (10.a) A five (5) foot utility easement across the front of said lots, as shown on map recorded in Vol. 12 page 75 Map Records, Jefferson County, Texas.
- (10.1) A seven and one-half (7 1/2) foot utility easement along the south line of Lot 9, as shown on plat recorded in Vol. 12 page 75 Map Records, Jefferson County, Texas.
- (10.d) Easement in favor of Gulf States Utilities Company as recorded in Vol. 705 page 71 Deed Records, Jefferson County, Texas, (undetermined location)
- (10.h) Encroachment Agreement filed 8-8-2006 under County Clerk's File No. 2006030987 Official Public Records of Jefferson County, Texas, by and between Jefferson County Drainage District No. 6 and ENGlobal Engineering, Inc.
- (10.i) Amended Information Form filed by Jefferson County Drainage District No. 6, recorded under County Clerk's File No. 2011003721, Official Public Records of Jefferson County, Texas.

**BASIS FOR BEARING**

All bearings shown herein are based upon the south line of Lot 9 being N 89° 34' 55" W per Subdivision Plat recorded in Vol. 12 Pg. 75 of Official Public Map Records of Jefferson County, Texas.

**Abbreviations**

- DI DRAIN INLET
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- SIR SET IRON ROD
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- O.P.R.J.C. OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY
- D.R.J.C. DEED RECORDS OF JEFFERSON COUNTY
- M.R.J.C. MAP RECORDS JEFFERSON COUNTY

**Legend**

- Water Meter
- Water Valve
- Manhole
- Handicap Parking
- Drain Inlet Round
- Drain Inlet Square
- Culvert
- Sign
- Telephone Junction Box
- Electrical Junction Box
- Ground Light
- Iron Rod
- Iron Pipe
- Concrete
- Planters
- Building

**WORTECH**  
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SHOWING A  
 SURVEY PLAT  
 Showing a  
 3.588 Acre Tract of Land Being All of Lot 9 and 10  
 Out of  
 Block 4, Executive Business Plaza  
 City of Beaumont  
 Jefferson County, Texas

**NOTICE:**  
 The findings and opinions of WORTECH Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom this work was prepared. It is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of WORTECH Land Surveyors, Inc. is prohibited and without warranty, express or implied. WORTECH Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction. Copyright 2012. All rights reserved.

Job No:	Field Book:	Dr. By:	Date:
2012-086	740/01	TLM	11/06/2012
0	COMPLETED SURVEY ISSUED TO CLIENT	11-15-2012	Rev. No:
-	-	-	0
-	-	-	-
-	-	-	-

To the Lienholders and/or the owners of the premises surveyed and to Old Republic National Title Insurance Company:  
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, on the surface of the ground except as shown hereon and that said property has access to and from a dedicated roadway, which lies in Jefferson County, Texas. All recorded easements shown and noted per Old Republic National Title Insurance Company G.F. No. 15496-MM.  
 Date Surveyed: November 6, 2012.

Richard L. Worthey  
 Registered Professional Land Surveyor



This document not valid without original seal and signature of person certifying