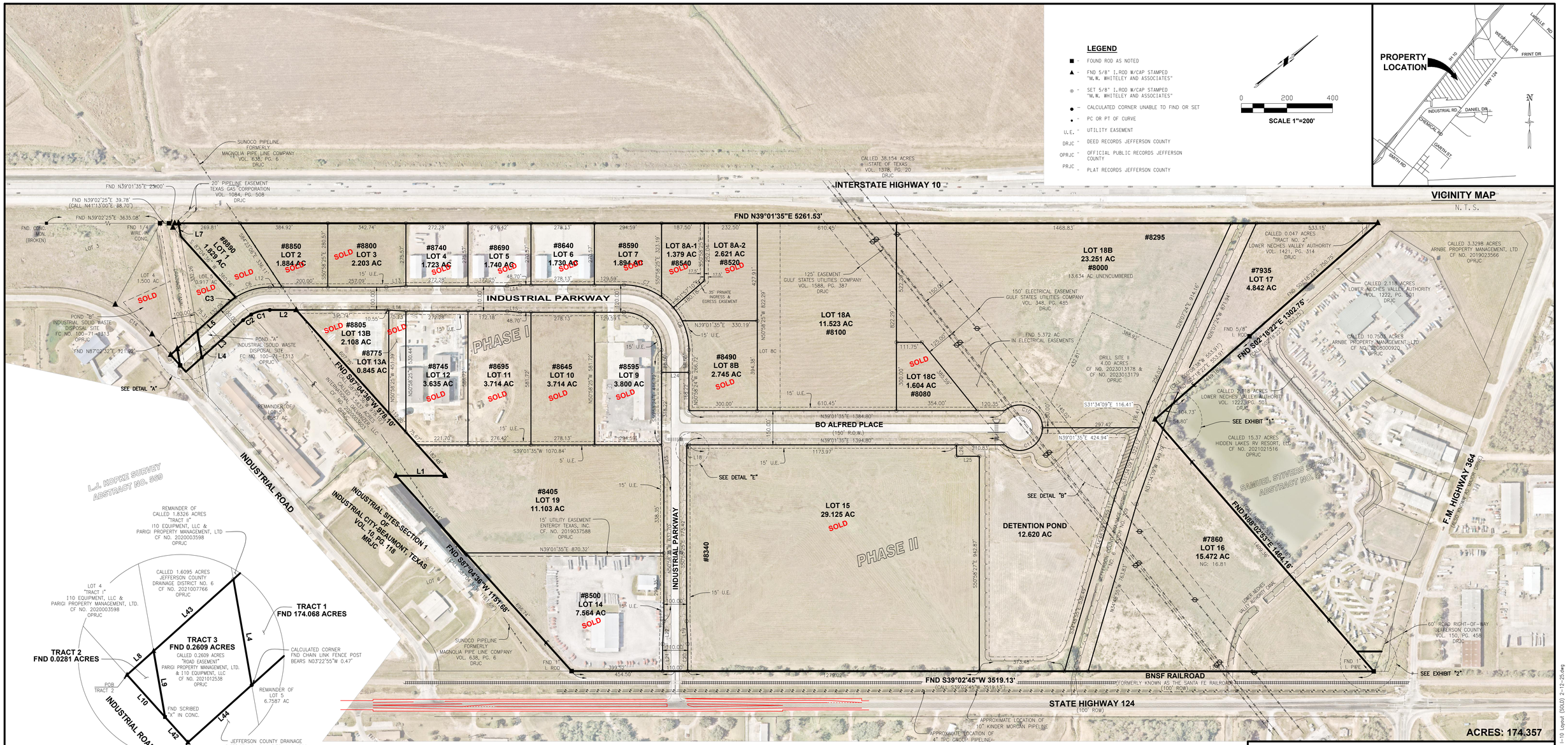


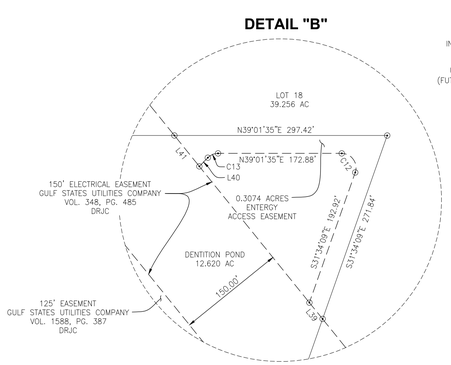





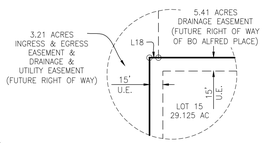


THIS IS NOT A REFLECTION OF THE RECORDED PLAT

| LINE | BEARING | DISTANCE |
|---|---|---|
| FND L1 | N39°01'35"E | 215.58' |
| CALL L1 | N39°01'35"E | 215.58' |
| FND L2 | S39°01'35"W | 115.83' |
| CALL L2 | S39°01'35"W | 115.83' |
| FND L3 | S02°57'28"E | 243.57' |
| CALL L3 | S02°57'28"E | 243.57' |
| L4 | N60°50'01"W | 118.08' |
| L5 | N02°57'28"W | 180.78' |
| L6 | S87°04'36"W | 360.06' |
| L7 | N60°50'01"W | 57.99' |
| L8 | N02°57'28"W | 39.18' |
| L9 | S60°50'01"E | 73.67' |
| L10 | S87°02'32"W | 62.39' |
| L12 | N39°01'35"E | 54.36' |
| L13 | S35°41'07"W | 85.80' |
| L14 | S33°52'29"W | 55.69' |
| L15 | N44°10'14"E | 55.76' |
| L16 | N42°22'19"E | 85.68' |
| L18 | S39°01'35"W | 10.00' |
| L19 | S53°50'10"E | 100.12' |
| L20 | S50°57'15"E | 119.01' |
| L21 | N50°57'15"W | 118.97' |
| L22 | N48°06'41"W | 100.12' |
| L23 | N55°11'19"W | 136.09' |
| L24 | N39°01'35"E | 120.00' |
| L25 | S39°01'35"W | 100.00' |
| L26 | N50°58'25"W | 50.00' |
| L39 | N90°00'00"W | 29.34' |
| L40 | S06°40'36"E | 16.93' |
| L41 | N89°53'98"W | 55.46' |
| L42 | S87°02'32"W | 37.61' |
| L43 | N02°57'28"W | 118.08' |
| L44 | N02°57'28"W | 94.46' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| FND C1 | 175.00' | 84.89' | 84.06' | S25°07'46"W | 27°47'38" |
| CALL C1 | 175.00' | 84.89' | 84.06' | S25°07'46"W | – |
| FND C2 | 175.00' | 43.34' | 43.23' | S04°08'14"W | 14°11'25" |
| CALL C2 | 175.00' | 43.34' | 43.23' | S04°08'14"W | – |
| C3 | 275.00' | 43.14' | 43.09' | N01°32'10"E | 8°59'16" |
| C6 | 275.00' | 158.37' | 156.19' | N22°31'41"E | 32°59'47" |
| C7 | 285.00' | 175.97' | 173.19' | N56°42'52"E | 35°22'38" |
| C8 | 285.00' | 271.71' | 261.53' | S78°17'07"E | 54°37'23" |
| C9 | 165.00' | 259.18' | 233.35' | S84°01'35"W | 90°00'00" |
| C10 | 100.00' | 229.35' | 182.29' | N63°19'17"E | 131°24'35" |
| C11 | 100.00' | 229.35' | 182.29' | S14°43'52"W | 131°24'35" |
| C12 | 20.00' | 38.19' | 32.65' | N86°16'17"W | 109°24'16" |
| C13 | 20.00' | 15.95' | 15.53' | S16°10'29"W | 45°42'11" |
| C14 | 602.96' | 208.07' | 207.04' | S78°01'23"W | 19°46'18" |

# SALES MAP OF INTERSTATE 10 INDUSTRIAL PARK

OUT OF AND PART OF
A PORTION OF LOTS 4 AND 5
INDUSTRIAL SITES - SECTION 1
OF
INDUSTRIAL CITY - BEAUMONT, TEXAS
VOL. 10, PG. 118, MAP RECORDS
AND OUT OF AND PART OF
REMAINDER OF 177.09 ACRES
CF NO. 2019005003
OFFICIAL PROPERTY RECORDS
JEFFERSON COUNTY, TEXAS
L.J. KOPKE SURVEY, ABSTRACT NO. 569
H.T. & B.R.R. SURVEY,
SECTION NO. 15, ABSTRACT NO. 145
JEFFERSON COUNTY, TEXAS

REV.: FEBRUARY 12, 2025 JOB NO. 18-1579

W:\0 PROJECTS\L153 – Parigi Property Management, Ltd\L153-020 Interstate 10 Industrial Park Miscellaneous Services\CAD\18-1579 I-10 Layout (SOLD) 2-12-25.dwg