

SURVEYOR'S CERTIFICATE:

I, CONNIE SUE COLLINS, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF HEBERT ACRES, A 9.00 ACRE TRACT OUT OF THE W.N. SIGLER SURVEY, ABSTRACT 48, CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY AND DEDICATE TO THE PUBLIC USE EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN PORT ARTHUR, JEFFERSON COUNTY, TEXAS

THIS 17th DAY OF May, 2023

Connie Sue Collins
CONNIE SUE COLLINS, OWNER

STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONNIE SUE COLLINS, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND ARE IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF May, A.D. 2023

Ann Lindholm
NOTARY PUBLIC IN AND FOR JEFFERSON COUNTY, TEXAS

Ann Lindholm
My Commission Expires 09/09/2025
ID No. 125401215

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, RICHARD F. FAUST, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782 HAVE PLATTED THIS SUBDIVISION OF HEBERT ACRES, FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE SHOWN HEREON WILL BE PROPERLY MARKED WITH IRON RODS, PLACED UNDER MY PROFESSIONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE PLANNING COMMISSION OF THE CITY OF PORT ARTHUR, JEFFERSON COUNTY, TEXAS, AND I CERTIFY THAT THE PROPERTY HEREIN PLATTED LIES WITHIN THE CITY OF PORT ARTHUR CITY LIMITS, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard F. Faust
RICHARD F. FAUST, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
ENGINEERING FIRM REGISTRATION NO. 4800
SURVEYING FIRM REGISTRATION NO. 100024-00

STATE OF TEXAS
COUNTY OF JEFFERSON

SUBSCRIBED AND SWORN TO BEFORE ME BY RICHARD F. FAUST, AND GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 17th DAY OF May, 2023

Ann Lindholm
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Ann Lindholm
My Commission Expires 09/09/2025
ID No. 125401215

CITY OF PORT ARTHUR
PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS,

THIS ____ DAY OF _____, 20____

ATTESTED AND APPROVED FOR ADMINISTRATION:

Norris Simon NORRIS SIMON - CHAIRMAN
Pamela Langford PAMELA LANGFORD - SECRETARY

Certificate of County Approval, to-wit:

STATE OF TEXAS
COUNTY OF JEFFERSON

Approved by the Commissioners Court of Jefferson County, Texas on the ____ day of _____, A.D. 20____, authorizing the filing for record of this plat.

Jefferson County assumes no obligations for the maintenance of streets, roads, drainage or any other improvements.

Commissioner Precinct No. 1
Jefferson County, Texas

Commissioner Precinct No. 2
Jefferson County, Texas

Commissioner Precinct No. 3
Jefferson County, Texas

Commissioner Precinct No. 4
Jefferson County, Texas

County Judge
Jefferson County, Texas

COUNTY CLERK, JEFFERSON COUNTY, TEXAS

RECORDED _____, 20____, AT ____ O'CLOCK ____M.

CLERKS FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS.

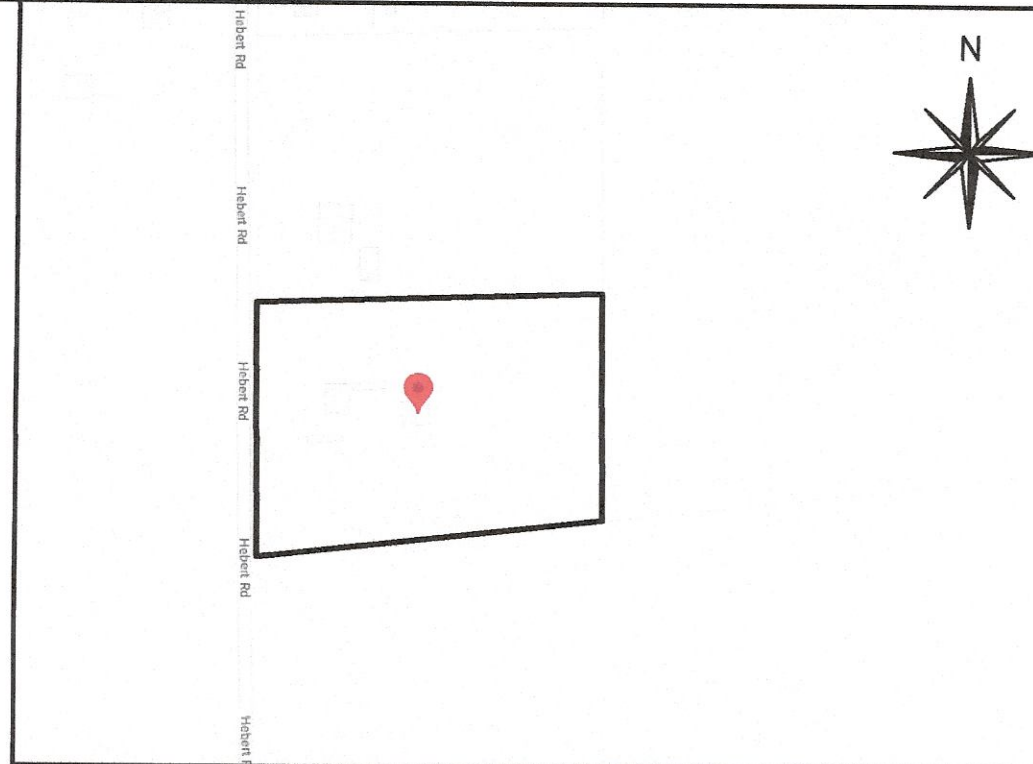
BY: _____, DEPUTY

COUNTY CLERK OF JEFFERSON COUNTY, TEXAS
Roxanne Acosta-Hellberg

Certification of County Engineer

I, _____, County Engineer of Jefferson County, do hereby certify that the plot of this subdivision complies with all existing rules and regulations of this office as adopted by the Commissioner's Court of Jefferson County, Texas

COUNTY ENGINEER



LEGAL DESCRIPTION

OF A
9.00 ACRE TRACT
OUT OF THE
W.N. SIGLER SURVEY, ABSTRACT 48,
JEFFERSON COUNTY, TEXAS

That certain 9.00 acre tract out of the W.N. Sigler Survey, Abstract 48, Jefferson County, Texas, as described in Film Code No. 103-29-2426 of the Official Public Records of Jefferson County, Texas; said 9.00 acre tract being more particularly described by metes and bounds as follows:

(BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.)

BEGINNING at a 2" iron pipe found in the east line of Hebert Road, for the southwest corner of the original C.J. Hebert 210.6 acre tract, as described in Volume 10, Page 155 of the Map Records of Jefferson County, Texas, and for the northwest corner of a BASF Corporation tract, as described in Clerk's File No. 9639343 of the Official Public Records of Jefferson County, Texas; said pipe being the southwest corner of the herein described tract;

THENCE North 03°07'21" West (called North 01°11'01" West) along the east line of said Hebert Road, a distance of 551.31 feet (called 551.34 feet) to a 1/2" rebar found (bent) at the southwest corner of a Ransom W Jones Jr., Et Ux tract, as described in Film Code No. 103-29-2268 of the Official Public Records of Jefferson County, Texas; said rebar being the northwest corner of the herein described tract;

THENCE North 85°38'55" East (called North 87°35'23" East) along the south line of said Ransom W Jones tract, a distance of 750.89 feet (called 750.89 feet) to a 1/2" rebar set and capped 'Faust' in the west line of a Martin R Hebert III & Beverly B Hebert tract, as described in Clerk's File No. 2016037412 of the Official Public Records of Jefferson County, Texas; said rebar being the northeast corner of the herein described tract;

THENCE South 03°07'21" East (called South 01°11'01" East) along the west line of said Martin & Beverly Hebert tract, a distance of 493.43 feet (called 493.43 feet) to a 1/2" rebar set and capped 'Faust' at the southwest corner of said Martin & Beverly Hebert tract; said rebar being the southeast corner of the herein described tract;

THENCE South 81°14'58" West (called South 83°11'17" West) along the north line of said BASF Corporation tract, a distance of 754.36 feet (called 754.35 feet) to the POINT OF BEGINNING and containing 9.00 acres of land, more or less.

SURVEYOR'S NOTES

1. IN ACCORDANCE WITH THE FLOOD RATE INSURANCE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT TRACT IS LOCATED IN FLOOD ZONES 'C' AS SHOWN ON COMMUNITY PANEL NUMBER 48038502800, DATED NOVEMBER 20, 1991. THE LOCATION OF THE PROPERTY WAS DETERMINED BY SCALE AND FAUST ENGINEERING AND SURVEYING, INC. DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OF SAID MAP. ZONE 'C' ARE AREAS DETERMINED TO HAVE MINIMAL FLOODING.

2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988.

3. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

A MINOR PLAT
OF A
9.00 ACRE TRACT
OUT OF THE
W.N. SIGLER SURVEY, ABSTRACT 48,
CITY OF BEAUMONT,
JEFFERSON COUNTY, TEXAS
INTO

HEBERT ACRES

Faust
ENGINEERING AND SURVEYING, INC.

PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5550 EASTEX FWY, STE D * BEAUMONT, TEXAS 77708 * (409) 813-3410
ENGINEERING FIRM NO. 4800 * SURVEYING FIRM NO.100024-00

Date: March 2023 Census Tract: 113.04 Project No. 23029 PLAT

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FAUST ENGINEERING AND SURVEYING, INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FAUST ENGINEERING AND SURVEYING, INC.