



SCALE: 1"=300'

L.C.I. AMERICA, LLC
FIRST BAPTIST CHURCH OF BMT
ROGERS AVE
BOY'S HAVEN
E. BARB LANE
BEAUMONT PROVIDENCE
RETAIL/EVENT CENTER PARET INTERESTS LLC
(FM HWY 364)

WESLEY UNITED METHODIST CHURCH
NNN FOLSOM, LLC
FOLSOM MEDICAL GROUP
POINTE PAVY
SPINE ASSOCIATES
BEAUMONT FAMILY PRACTICE
SCRIPT CARE

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6

WESTFIELD SHOPPING CENTER
KROGER SIGNATURE STORE

U.S. POSTAL SERVICE
TOBE HAHN STATION

NECHES PLAZA, L.P.
MERRILL LYNCH TEXAS REGIONAL TITLE
DELAWARE EXTENSION DEVELOPMENT, LTD.
URGENCY CARE
KING'S PHARMACY
CLAYBOURN DRIVE
GRAYSON LANE
CANYON LANE
19.9475 ACRES
BEAUMONT INDEPENDENT SCHOOL DISTRICT
(FUTURE ELEMENTARY SCHOOL)

FAIRFIELD
DELAWARE EXTENSION DEVELOPMENT, LTD.
MADISH INVESTMENTS, LTD.
CRESTFIELD LANE
WINDFIELD LANE
PRENTISS LN
WEXLER CIR
EMORY CIR
LILY LANE

PHASE XIII

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6 (DETENTION BASIN "A")

METROPOLITAN PARK

HOWELL'S FURNITURE
CAR WASH
HILLEBRAND DEVELOPMENT
WALGREEN'S
ASHLEY FURNITURE
POTOMAC BEAUMONT LZB, LP

MEDICAL CENTER OF SOUTHEAST TEXAS

CALVARY BAPTIST CHURCH

TUSCANY PARK
CALVARY BAPTIST CHURCH (OFFICE/COMMERCIAL/RETAIL)

WESTCHASE VILLAGE
COBBLESTONE LANE
AMBERWOOD
WEATHERSTONE
RIGBY CIRCLE
VILLAGE COURT
SUNFLOWER LANE
VILLAGE DRIVE

BRAYFIELD LANE
MERRICK LANE
TRUXTON LANE
DANTE AVENUE

BARRINGTON HEIGHTS PHASES I-XII
407 LOTS
COLTON LANE
MADERA LANE
BENTON LANE
ELLINGTON LANE
CLAYBOURN DRIVE
CAFFIN DRIVE
WINDROSE DRIVE
PRESCOTT DRIVE
VALMONT AVENUE

HEIGHTS AVENUE
WHITAKER LANE
CHARLESTON LANE
BANKSTON LANE
GRACEMOUNT LANE
METROPOLITAN CENTER
ALTER'S JEWELRY

H-E-B GROCERY/RETAIL CENTER

BRUNO'S ITALIAN KITCHEN

FOUNTAIN PLAZA

BAY BRIGHT CAR WASH

SONIC DRIVE-IN

CVS PHARMACY

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6 DOWLEN DETENTION BASIN

DELAWARE EXTENSION DEVELOPMENT, LTD. 5.746 AC

DELAWARE EXTENSION DEVELOPMENT, LTD. 8.125 AC

KIDS R KIDS
BNG2 INC.
DENTAL OFFICE
KELLER WILLIAMS REALTY
RAM-AND (OFFICES)
WELLS FARGO
GOODWILL INDUSTRIES OF SETX
JRC DELAWARE STORAGE LLC
CHRISTIAN BROTHERS AUTOMOTIVE

DELAWARE STREET

HILCORP ENERGY I, L.P.

HILCORP ENERGY I, L.P.

GATOR'S WEST

COMMUNITY BANK OF TEXAS

P&M TEXACO

PREPARED BY:
AWC
ARCENEUX WILSON & COLE
2901 Turtle Creek Drive, Suite 320
Port Arthur, Texas 77642
TBPE Firm No. F-16194
TBPLS Firm No. 10194049
www.awceng.com

**EXHIBIT OF
EXISTING AND CONCEPTUAL
DEVELOPMENT PLAN**
LOCATED IN
**THE H. WILLIAMS, SR. SURVEY, ABSTRACT NO. 56
BEAUMONT, JEFFERSON COUNTY, TEXAS**
13 MAY 2020

NOTE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE
RELEASED FOR THE PURPOSE OF INTERIM REVIEW
AND/OR PLANNING PURPOSES ONLY AND IS THE
PROPERTY OF AWC. NO PORTION OF THIS DRAWING
IS TO BE COPIED OR DISTRIBUTED WITHOUT THE
EXPRESSED WRITTEN CONSENT OF AWC.

DRAWING BY: J. PATTIE