



<p>STATE OF TEXAS COUNTY OF CHAMBERS</p> <p>WE, WHITE DEVELOPMENT INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING PLAT OF MAGNOLIA LANDING SUBDIVISION SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA LANDING SUBDIVISION SECTION 2 SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY A-321 IN CITY OF MONT BELVIEU CHAMBERS COUNTY, TEXAS, AND ON BEHALF OF WHITE DEVELOPMENT INC, DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON FOREVER.</p> <p>THIS IS ALSO TO CERTIFY THAT WE, WHITE DEVELOPMENT INC., OWNERS OF THE PROPERTY, SUBDIVIDED IN THE ABOVE AND FORGOING PLAT OF MAGNOLIA LANDING SUBDIVISION SECTION 2 HAVE COMPLIED OR WILL COMPLY WITH THE EXISTING REGULATIONS ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF CHAMBERS COUNTY, TEXAS.</p> <p>FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCH (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.</p> <p>FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.</p> <p>IN TESTIMONY WHEREOF, THE OWNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, 2017.</p> <p>WHITE DEVELOPMENT INC.</p> <p>BY: _____ CHARLES F. WHITE, PRESIDENT</p> <p>BY: _____</p> <p>STATE OF TEXAS COUNTY OF CHAMBERS</p> <p>BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO THE FACT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.</p> <p>NOTARY PUBLIC.</p> <p>APPROVED BY CITY COUNCIL OF MONT BELVIEU, TEXAS, ON THE DAY OF _____, 2017.</p> <p>AUTHORIZED SIGNATURE FOR THE CITY OF MONT BELVIEU, TEXAS</p> <p>STATE OF TEXAS COUNTY OF CHAMBERS</p> <p>I, EDWARD F. RILEY II, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5963, STATE OF TEXAS, HEREBY DECLARE THAT I HAVE PLATTED THE ABOVE AND FORGOING MAP OR PLAT FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT PORTIONS OF SAID PROPERTY LIE IN ZONE "X" ON THE FEMA FLOOD INSURANCE RATE MAP NO. 48071C0180E, DATED MAY 04, 2015, AND THAT ALL CORNERS WILL BE MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.</p> <p>EDWARD F. RILEY II REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5963.</p> <p>THIS IS TO CERTIFY THAT THE CITY OF MONT BELVIEU HAS APPROVED THIS PLAT ACCORDING TO SUBDIVISION ORDINANCE 23-3.4.</p> <p>MAYOR - NICK DIXON _____ DATE _____</p> <p>COUNCILMAN - MIKE POMYKAL _____ DATE _____</p> <p>COUNCILWOMAN - CHARLOTTE CARLEY _____ DATE _____</p> <p>COUNCILMAN - ARNOLD PETERS _____ DATE _____</p> <p>COUNCILMAN - TIM DUREE _____ DATE _____</p> <p>COUNCILMAN - JOEY McWILLIAMS _____ DATE _____</p> <p>COUNCILMAN - RICKY SHELTON _____ DATE _____</p> <p>STATE OF TEXAS COUNTY OF CHAMBERS }</p> <p>I, HEATHER H. HAWTHORNE, hereby certify that this instrument was filed on the date and at the time stamped hereon by me, and was duly recorded, in the Volume and Page of the named RECORDS of Chambers County, Texas, as stamped hereon by me, on</p> <p>CLERK'S FILE NO. _____</p> <p>FILED FOR RECORD</p> <p>This the _____ day of _____ A.D. _____ at _____ O'clock _____ M.</p> <p>Clerk's File No. _____ Vol. _____ Pg. _____ HEATHER H. HAWTHORNE County Clerk, Chambers County, Texas By _____ Deputy</p> <p>GC Engineering, Inc. - 100% - Incorporated Since 1974 - Office Relocated - 2015 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 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