

50' ROW

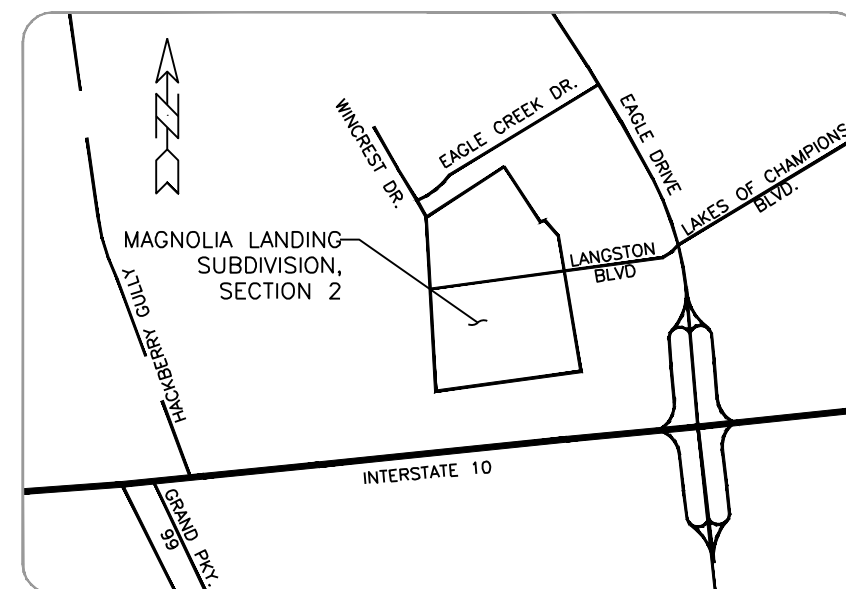
TYPICAL LOT DETAIL  
NTS

ABBREVIATIONS:

N.R. NON RADIAL  
B.L. BUILDING LINE  
U.E. UTILITY EASEMENT  
D.F. DRAINAGE EASEMENT  
W.L.E. WATERLINE EASEMENT  
S.S.E. SANITARY SEWER EASEMENT  
A.E. AERIAL EASEMENT

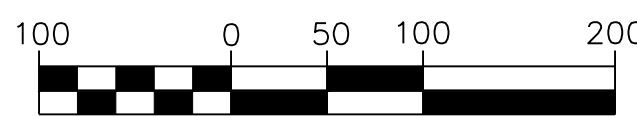
NOTES:

SUBDIVISION - 50.805 ACRES  
STREET RIGHT OF WAY 8.116 ACRES  
5 BLOCKS, 119 LOTS - 32,570 ACRES  
AVERAGE RESIDENTIAL DENSITY - 3.65 LOTS PER ACRE



VICINITY MAP

SCALE: 1"=1 MILE



CITY OF MONT BELVIEU TEXAS  
CALLED 217.014 ACRES  
C.C.C.F. NO. 201062192  
O.P.R.C.C.T.

RESTRICTED RESERVE "A"  
67971.2S.F., 1.560AC  
RESTRICTED TO PIPELINE

RESTRICTED RESERVE "F"  
2597.0S.F., 0.059AC  
RESTRICTED TO DRAINAGE,  
UTILITIES & ACCESS

RALPH F. OLER, SR.  
CALLED 58.0322 ACRES  
C.C.C.F. NO. 201163439  
O.P.R.C.C.T.

RESTRICTED RESERVE "E"  
2600.0S.F., 0.059AC  
RESTRICTED TO DRAINAGE,  
UTILITIES & ACCESS

RESTRICTED RESERVE "D"  
101574.0S.F., 2.331AC  
RESTRICTED TO DRAINAGE,  
UTILITIES & ACCESS

MAGNOLIA LANDING SEC. 1  
CALLED 31.458 ACRES  
C.C.C.F. NO. 2016113302  
O.P.R.C.C.T.

RESTRICTED RESERVE "A"  
67971.2S.F., 1.560AC  
RESTRICTED TO PIPELINE

RESTRICTED RESERVE "B"  
3697.0S.F., 0.084AC  
RESTRICTED TO PIPELINE

JONI ANDERSON, TRUSTEE  
REMAINDER 375.388 ACRES  
C.C.C.F. NO. 200950399  
O.P.R.C.C.T.

NOTES:

1. ALL DOMESTIC AND FIRE WATER SERVICES IN ADDITION TO SANITARY SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF MONT BELVIEU.
2. RESTRICTED RESERVES D,E,F,G,H,I,J SHALL BE DEDICATED TO DRAINAGE, UTILITY & ACCESS PURPOSES ONLY AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. RESTRICTED RESERVES A & B ARE PIPELINE RESERVES. RESTRICTED RESERVE C IS COMMERCIAL RESERVE; ACCESS FOR WHICH IS NOT FROM MAGNOLIA LANDING SEC 2 BUT FROM THE SOUTH OF THE PROPERTY.
3. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
4. ALL ROADS ARE CONCRETE WITH CURB AND GUTTER.
5. THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO THE HIGHER OF (i) 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOTS ARE IN THE FLOOD PLAIN); (ii) 18 INCHES OVER AVERAGE TERRAIN; (iii) 18 INCHES OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH; OR (iv) 18 INCHES OVER ELEVATION OF THE TOP OF CURB WHEN DRAINAGE IS BY CURB AND GUTTER.
6. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO DRAINAGE EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
7. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MONT BELVIEU, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY COUNCIL OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 23-4.1 (A) OF THE CODE OF ORDINANCES OF THE CITY OF MONT BELVIEU, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
8. DEVELOPER SHALL INSTALL MASONRY WALL ALONG SOUTH BOUNDARY LINE OF PIPELINE EASEMENT. ALSO BETWEEN RESIDENTIAL LOTS AND COMMERCIAL AREA (RESERVE C) MASONRY WALL SHALL BE INSTALLED BY DEVELOPER.
9. DEVELOPER SHALL INSTALL 10' WIDE DECOMPOSED GRANITE WALKWAY ON NORTH OF THE PROPERTY OVER EXIST. PIPELINE EASEMENT.

FINAL PLAT OF  
MAGNOLIA LANDING SUBDIVISION, SECTION 2

A SUBDIVISION OF 50.805 ACRES TRACT LOCATED  
IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY A-321  
IN CITY OF MONT BELVIEU, CHAMBERS COUNTY, TEXAS

101 LOTS, 6 RESTRICTED RESERVE, 5 BLOCKS

JULY, 2017

DEVELOPER:  
WHITE DEVELOPMENT, INC.  
8817 MERLIN DRIVE  
HOUSTON, TX 77055

CONTACT: CHARLES F. WHITE  
PH: 281-844-8407

SURVEYOR:



2306 TANNERHILL DR., HOUSTON, TX  
PHONE/FAX: (832) 582-8149  
R.P.L.S. No. 5963 / FIRM No. 10156600

ENGINEER:



GC ENGINEERING, INC.  
2505 PARK AVENUE  
PEARLAND, TEXAS 77581  
PH: 281-412-7008, EXT: 103  
FAX: 281-412-4623  
TBPE FIRM # F-7889

CONTACT: FRED D. THOMPSON, P.E.



GC Engineering, Inc. \\MyNet\GC - 2016\A - Magnolia Landing Section 2\Job - Chambers - 0203-1\Final Plat\Final Plat - 0203-1.dwg Jan 11, 2016 2:28pm IsaacWatts

STATE OF TEXAS

COUNTY OF CHAMBERS

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.

THIS IS ALSO TO CERTIFY THAT WE, WHITE DEVELOPMENT INC., OWNERS OF THE PROPERTY, SUBDIVIDED IN THE ABOVE AND FOREGOING 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.

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.

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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, THE OWNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, 2017.

WHITE DEVELOPMENT INC.

BY: \_\_\_\_\_  
CHARLES F. WHITE, PRESIDENT

BY:\_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CHAMBERS

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.

\_\_\_\_\_  
NOTARY PUBLIC.

APPROVED BY CITY COUNCIL OF MONT BELVIEU, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR THE  
CITY OF MONT BELVIEU, TEXAS

STATE OF TEXAS  
COUNTY OF CHAMBERS

I, EDWARD F. RILEY II, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5963, STATE OF TEXAS, HEREBY DECLARE THAT I HAVE PLATTED THE ABOVE AND FOREGOING 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.

\_\_\_\_\_  
EDWARD F. RILEY II  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5963.

THIS IS TO CERTIFY THAT THE CITY OF MONT BELVIEU HAS APPROVED THIS PLAT ACCORDING TO SUBDIVISION ORDINANCE 23-3.4.

MAYOR — NICK DIXON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCILMAN — MIKE POMYKAL \_\_\_\_\_ DATE \_\_\_\_\_

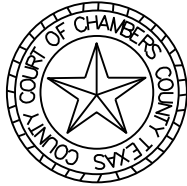
COUNCILWOMAN — CHARLOTTE CARLEY \_\_\_\_\_ DATE \_\_\_\_\_

COUNCILMAN — ARNOLD PETERS \_\_\_\_\_ DATE \_\_\_\_\_

COUNCILMAN — TIM DUREE \_\_\_\_\_ DATE \_\_\_\_\_

COUNCILMAN — JOEY McWILLIAMS \_\_\_\_\_ DATE \_\_\_\_\_

COUNCILMAN — RICKY SHELTON \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF CHAMBERS }  
  
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  
  
  
  
COUNTY CLERK  
CHAMBERS COUNTY, TEXAS

CLERK'S FILE NO. \_\_\_\_\_

FILED FOR RECORD

This the \_\_\_\_\_ day of \_\_\_\_\_

A.D. \_\_\_\_\_ at \_\_\_\_\_ O'clock \_\_\_\_M.

Clerk's File No. \_\_\_\_\_ Vol. \_\_\_\_\_Pg. \_\_\_\_\_

HEATHER H. HAWTHORNE  
County Clerk, Chambers County, Texas

By \_\_\_\_\_ Deputy

BLOCK- 1		
LOT	AREA (AC)	AREA (S.F)
1	0.24	10283.79
2	0.24	10409.54
3	0.24	10408.34
4	0.24	10407.14
5	0.24	10405.93
6	0.24	10404.73
7	0.23	10125.51
8	0.34	15000.33
9	0.24	10272.88
10	0.24	10400.01
11	0.24	10400.01
12	0.24	10400.01
13	0.24	10400.01
14	0.24	10400.01
15	0.23	10190.61
16	0.36	15611.62

BLOCK- 1		
LOT	AREA (AC)	AREA (S.F)
17	0.39	16825.88
18	0.35	15457.71
19	0.24	10451.24
20	0.25	10725.36
21	0.25	10805.84
22	0.34	14606.30
23	0.45	19404.78
24	0.43	18729.37
25	0.33	14521.15
26	0.24	10648.90
27	0.24	10667.71
28	0.25	10742.62
29	0.24	10542.44
30	0.30	13213.48
31	0.31	13348.33
32	0.23	10113.07

BLOCK- 1		
LOT	AREA (AC)	AREA (S.F)
33	0.24	10400.00
34	0.24	10400.00
35	0.24	10400.00
36	0.24	10400.00
37	0.24	10400.00
38	0.24	10400.00
39	0.23	10008.87
40	0.32	13967.44
41	0.27	11704.95
42	0.24	10256.02
43	0.24	10403.93
44	0.24	10260.97

BLOCK- 2		
LOT	AREA (AC)	AREA (S.F)
1	0.24	10290.63
2	0.24	10414.36
3	0.24	10415.57
4	0.24	10416.77
5	0.24	10417.97
6	0.24	10419.18
7	0.25	10926.55
8	0.25	10862.32
12	0.24	10400.01
13	0.24	10400.01
14	0.24	10413.00

BLOCK- 3		
LOT	AREA (AC)	AREA (S.F)
1	0.25	10882.88
2	0.25	10803.97
3	0.25	10944.84
4	0.25	10817.17
5	0.24	10612.63
6	0.25	10881.88

BLOCK- 4		
LOT	AREA (AC)	AREA (S.F)
1	0.24	10265.87
2	0.24	10383.70
3	0.25	10685.53
4	0.25	10718.64
5	0.24	10265.87
6	0.24	10400.00

BLOCK- 5		
LOT	AREA (AC)	AREA (S.F)
1	0.28	12135.55
2	0.24	10400.00
3	0.24	10400.00
4	0.26	11294.79
5	0.27	11757.51
6	0.25	11050.01
7	0.25	11050.01
8	0.27	11583.16
9	0.34	14689.33
10	0.45	19723.37
11	0.35	15122.42
12	0.34	14873.53
13	0.24	10400.00
14	0.24	10400.00
15	0.24	10400.00
16	0.31	13686.09

BLOCK- 5		
LOT	AREA (AC)	AREA (S.F)
17	0.41	17715.06
18	0.52	22848.36
19	0.35	15039.20
20	0.24	10514.76
21	0.24	10426.23
22	0.24	10671.83
23	0.25	10917.72
24	0.24	10400.15
25	0.24	10400.15
26	0.24	10400.15
27	0.24	10400.15
28	0.28	12341.49
29	0.46	19866.38
30	0.39	16866.18
31	0.44	19038.78

FINAL PLAT OF  
MAGNOLIA LANDING SUBDIVISION, SECTION 2

A SUBDIVISION OF 50.805 ACRES TRACT LOCATED  
IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY A-321  
IN CITY OF MONT BELVIEU, CHAMBERS COUNTY, TEXAS

101 LOTS, 6 RESTRICTED RESERVE, 5 BLOCKS

JULY, 2017

DEVELOPER:  
WHITE DEVELOPMENT, INC.  
8817 MERLIN DRIVE  
HOUSTON, TX 77055

CONTACT: CHARLES F. WHITE  
PH: 281-844-8407

SURVEYOR:



2306 TANNEHILL DR., HOUSTON, TX  
PHONE/FAX: (832) 582-8148  
R.P.L.S. No. 5963 / FIRM No. 10156660

ENGINEER:



GC ENGINEERING, INC.  
2505 PARK AVENUE  
PEARLAND, TEXAS 77581  
PH: 281-412-7008, EXT: 103  
FAX: 281-412-4623  
TBPE FIRM # F-7889

CONTACT: FRED D. THOMPSON, P.E.