

**GENERAL NOTES:**

1. ALL BEARINGS AND COORDINATES ARE IN U.S. SURVEY FEET AND ARE BASED ON THE MAP INDEX FLOOD INSURANCE RATE MAP NO. 48702R00R MAP 2011 ADJUSTMENT. ALL COORDINATES ARE SURFACE COORDINATES AND MAY BE CONVERTED TO GRID COORDINATES BY APPLYING A COMBINED SCALE FACTOR OF 0.99999747.
2. SEE DETAIL SHEETS 2 OF 2
3. PROPOSED ADDRESS EASEMENT FOLLOWS EXISTING DRIVE

**FLOODPLAIN NOTE:**

BASED ON THE MAP INDEX FLOOD INSURANCE RATE MAP NO. 48702R00R MAP 2011 ADJUSTMENT, THIS MAP STATES THIS MAP IS FOR USE IN ADMINISTERING THE FLOODPLAIN ZONING REGULATIONS OF THE CITY OF MONT BELVUE. ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNING FEATURES OUTSIDE OF SPECIAL FLOOD HAZARD ZONES, ARE SHOWN ON THIS MAP. THE INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

**EASEMENTS CHART:**

- 1. CONVEYMENT EASEMENT VOL. 1037, PG. 712
- 2. DEED EASEMENT VOL. 28, PG. 79
- 3. EASEMENT IN FAVOR OF THE CITY OF MONT BELVUE, TEXAS

**17,911 ACRES OF LAND SITUATED IN THE CITY OF MONT BELVUE, TEXAS, CHAMBERS COUNTY, TEXAS**

BEING A 17,911 ACRES (780,221 SQ. FT.) REGISTERED PROFESSIONAL LAND SURVEY, NO. 2025, IN THE STATE OF TEXAS, MADE PLAT BY THE SURVEYOR FROM AN ACTUAL SURVEY OF BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE, ARE MARKED WITH 2 1/2-INCH IRON ROD WITH CAP STAMPED "LUPHER, LLC" UNLESS OTHERWISE NOTED.

**THIS IS TO CERTIFY THAT L. G. LUPHER, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2025, IN THE STATE OF TEXAS, HAS PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE, ARE MARKED WITH 2 1/2-INCH IRON ROD WITH CAP STAMPED "LUPHER, LLC" UNLESS OTHERWISE NOTED.**

DATE: APRIL 22, 2020

FILE NO. 2017472019

APRIL 2020 SHEET 1 OF 2 SCALE: 1"=100'

**UTILITY EASEMENT**

U1	S 29°55'07" E 20.00'	
U2	S 60°01'50" E 22.60'	
U3	S 37°41'43" E 45.56' 16"	
U4	S 57°18'17" W 24.60'	
U5	S 37°41'43" E 45.56' 16"	
U6	S 57°18'17" W 24.60'	
U7	S 37°41'43" E 45.56' 16"	
U8	S 57°18'17" W 24.60'	
U9	S 37°41'43" E 45.56' 16"	
U10	S 57°18'17" W 24.60'	
U11	S 37°41'43" E 45.56' 16"	
U12	S 57°18'17" W 24.60'	
U13	S 37°41'43" E 45.56' 16"	
U14	S 57°18'17" W 24.60'	
U15	S 37°41'43" E 45.56' 16"	
U16	S 57°18'17" W 24.60'	
U17	S 37°41'43" E 45.56' 16"	
U18	S 57°18'17" W 24.60'	
U19	S 37°41'43" E 45.56' 16"	
U20	S 57°18'17" W 24.60'	
U21	S 37°41'43" E 45.56' 16"	
U22	S 57°18'17" W 24.60'	
U23	S 37°41'43" E 45.56' 16"	
U24	S 57°18'17" W 24.60'	
U25	S 37°41'43" E 45.56' 16"	
U26	S 57°18'17" W 24.60'	
U27	S 37°41'43" E 45.56' 16"	
U28	S 57°18'17" W 24.60'	
U29	S 37°41'43" E 45.56' 16"	
U30	S 57°18'17" W 24.60'	

**ADDRESS EASEMENT**

A1	S 60°01'50" W 137.00'	
A2	S 12°50'00" W 15.00'	
A3	S 12°50'00" W 15.00'	
A4	S 12°50'00" W 15.00'	
A5	S 12°50'00" W 15.00'	
A6	S 12°50'00" W 15.00'	
A7	S 12°50'00" W 15.00'	
A8	S 12°50'00" W 15.00'	
A9	S 12°50'00" W 15.00'	
A10	S 12°50'00" W 15.00'	
A11	S 12°50'00" W 15.00'	
A12	S 12°50'00" W 15.00'	
A13	S 12°50'00" W 15.00'	
A14	S 12°50'00" W 15.00'	
A15	S 12°50'00" W 15.00'	
A16	S 12°50'00" W 15.00'	
A17	S 12°50'00" W 15.00'	
A18	S 12°50'00" W 15.00'	
A19	S 12°50'00" W 15.00'	
A20	S 12°50'00" W 15.00'	
A21	S 12°50'00" W 15.00'	
A22	S 12°50'00" W 15.00'	
A23	S 12°50'00" W 15.00'	
A24	S 12°50'00" W 15.00'	
A25	S 12°50'00" W 15.00'	
A26	S 12°50'00" W 15.00'	
A27	S 12°50'00" W 15.00'	
A28	S 12°50'00" W 15.00'	
A29	S 12°50'00" W 15.00'	
A30	S 12°50'00" W 15.00'	

**ORDER RECORDS**

01	S 24°17'43" E 13.43'	
02	S 49°38'11" E 47.50' 04"	
03	S 57°28'55" E 37.59' 08"	
04	N 77°31'32" W 18.63' 33"	
05	N 30°58'15" W 15.75' 55"	
06	N 70°58'15" W 15.75' 55"	
07	N 70°58'15" W 15.75' 55"	
08	N 30°58'15" W 15.75' 55"	
09	N 70°58'15" W 15.75' 55"	
10	N 30°58'15" W 15.75' 55"	
11	N 70°58'15" W 15.75' 55"	
12	N 30°58'15" W 15.75' 55"	
13	N 70°58'15" W 15.75' 55"	
14	N 30°58'15" W 15.75' 55"	
15	N 70°58'15" W 15.75' 55"	
16	N 30°58'15" W 15.75' 55"	
17	N 70°58'15" W 15.75' 55"	
18	N 30°58'15" W 15.75' 55"	
19	N 70°58'15" W 15.75' 55"	
20	N 30°58'15" W 15.75' 55"	
21	N 70°58'15" W 15.75' 55"	
22	N 30°58'15" W 15.75' 55"	
23	N 70°58'15" W 15.75' 55"	
24	N 30°58'15" W 15.75' 55"	
25	N 70°58'15" W 15.75' 55"	
26	N 30°58'15" W 15.75' 55"	
27	N 70°58'15" W 15.75' 55"	
28	N 30°58'15" W 15.75' 55"	
29	N 70°58'15" W 15.75' 55"	
30	N 30°58'15" W 15.75' 55"	

**FILED FOR RECORD**

THIS IS TO CERTIFY THAT THE CITY OF MONT BELVUE HAS RECEIVED AND APPROVED THE PLAT OF THE CITY'S SUBDIVISION ORDINANCES GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF APRIL, 2020.

FILED FOR RECORD

THIS IS TO CERTIFY THAT THE CITY OF MONT BELVUE HAS RECEIVED AND APPROVED THE PLAT OF THE CITY'S SUBDIVISION ORDINANCES GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF APRIL, 2020.

**CLERK'S FILE NO. 1545970**

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CLERK'S FILE NO. 1545970

HEATHER M. HAWTHORNE  
COUNTY CLERK, CHAMBERS COUNTY, TEXAS

