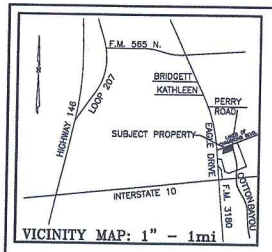
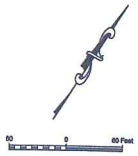
MINOR PLAT FOR
THE COMMERCIAL RESERVE "C" AT COTTONWOOD

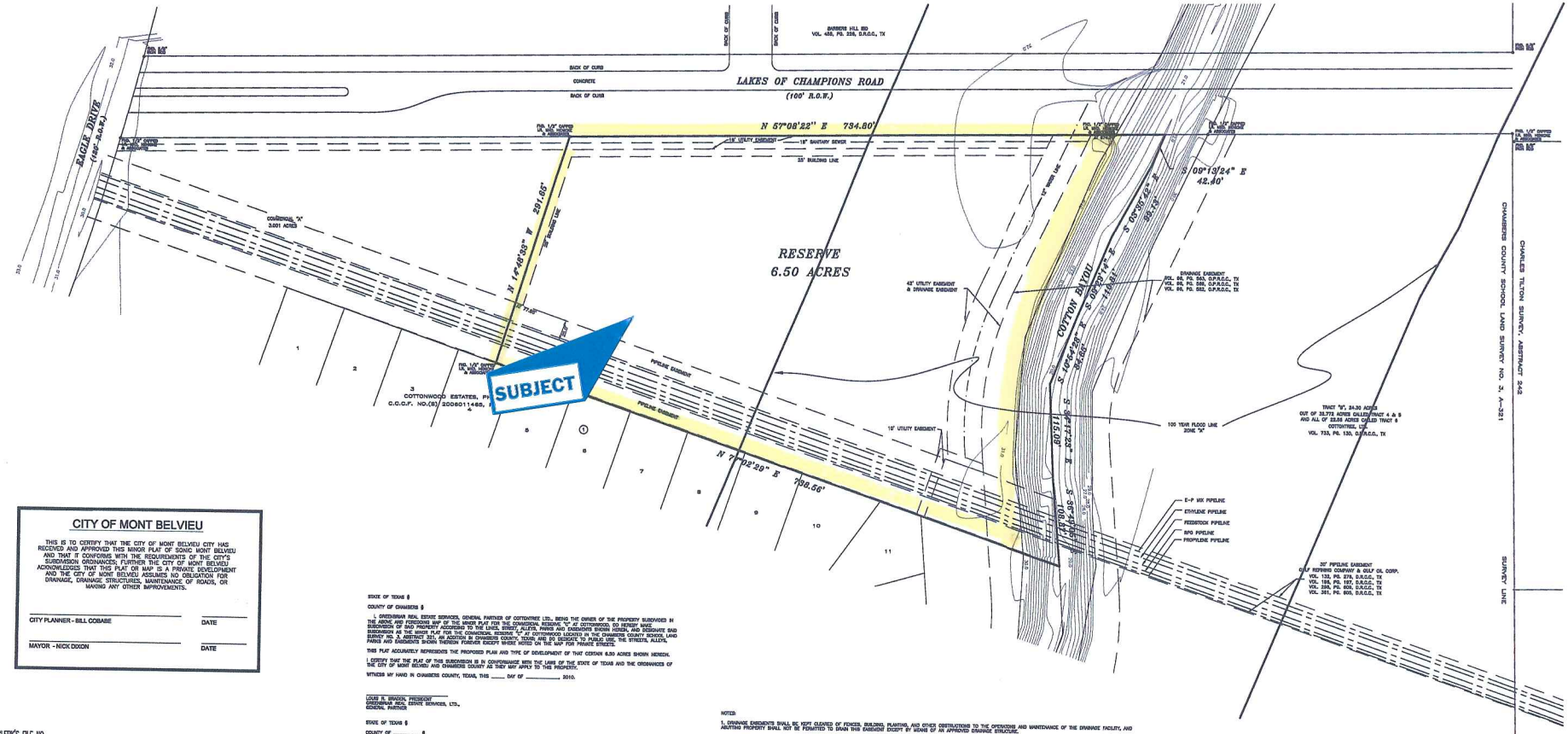
A MINOR PLAT BEING 6.50 ACRES SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, ABSTRACT 321, CHAMBERS COUNTY, TEXAS AND BEING OUT OF 38.773 ACRES CALLED TRACT 4 & 5 CONVEYED TO COTTONTREE, LTD. RECORDED BY DEED IN VOLUME 733, PAGE 130 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, CONSISTING OF 1 RESERVE.



LEGEND

CP = CONTROL POINT
B.S.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
O.P.R.C.C. = OFFICIAL PUBLIC RECORDS CHAMBERS COUNTY, TX
D.R.C.C. = DEED RECORDS CHAMBERS COUNTY
P.R.C.C. = PLAT RECORDS OF CHAMBERS COUNTY
VOL. = VOLUME
PG. = PAGE





CITY OF MONT BELVIEU

THIS IS TO CERTIFY THAT THE CITY OF MONT BELVIEU CITY HAS RECEIVED AND APPROVED THIS MINOR PLAT OF SONIC MONT BELVIEU AND THAT IT CONFORMS WITH THE REQUIREMENTS OF THE CITY'S SUBDIVISION ORDINANCES; FURTHER THE CITY OF MONT BELVIEU ACKNOWLEDGES THAT THIS PLAT OR MAP IS A PRIVATE DEVELOPMENT AND THE CITY OF MONT BELVIEU ASSUMES NO OBLIGATION FOR DRAINAGE, DRAINAGE STRUCTURES, MAINTENANCE OF ROADS, OR MAKING ANY OTHER IMPROVEMENTS.

CITY PLANNER - BILL COBABE _____ DATE _____

MAYOR - NICK DIXON _____ DATE _____

CLERK'S FILE NO.____

FILED FOR RECORD

This the ____day of _____

A.D. ____ at ____O'clock ___M.

Clerk's File No.____Vol.____Pg. ____

HEATHER HAWTHORNE
County Clerk, Chambers County, Texas

By _____ Deputy

STATE OF TEXAS
COUNTY OF CHAMBERS }

I, HEATHER 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

STATE OF TEXAS §

COUNTY OF CHAMBERS §

I, GREENHAWK REAL ESTATE SERVICES, GENERAL PARTNER OF COTTONTREE LTD., BEING THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE MINOR PLAT FOR THE COMMERCIAL RESERVE "C" AT COTTONWOOD, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS THE MINOR PLAT FOR THE COMMERCIAL RESERVE "C" AT COTTONWOOD LOCATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, ABSTRACT 321, CHAMBERS COUNTY, TEXAS, AND DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS.

THIS PLAT ACCURATELY REPRESENTS THE PROPOSED PLAN AND TYPE OF DEVELOPMENT OF THAT CERTAIN 6.50 ACRES SHOWN HEREON.

I CERTIFY THAT THE PLAT OF THIS SUBDIVISION IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MONT BELVIEU AND CHAMBERS COUNTY AS THEY MAY APPLY TO THIS PROPERTY.

WITNESS MY HAND IN CHAMBERS COUNTY, TEXAS, THIS ____ DAY OF _____, 2010.

_____
LOUIS R. BRAGDA, PRESIDENT
GREENHAWK REAL ESTATE SERVICES, LTD.,
GENERAL PARTNER

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS R. BRAGDA, GENERAL PARTNER, OWNER OF SAID PROPERTY SHOWN TO ME, TO THE BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, 2010.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

THIS IS TO CERTIFY THAT I, HOWARD L. MARTIN REGISTERED PROFESSIONAL LAND SURVEYOR NO 4078, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING APRIL 20, 2007; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVE, ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 1/2 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED RMA LAND. THIS SUBDIVISION IS LOCATED PARTIALLY IN FLOOD ZONE "A" AND "C" ACCORDING TO FIRM COMMUNITY PANEL NO. 480123 0010A, DATED 08-15-1983.

DATE_____

_____
HOWARD L. MARTIN,
R.P.L.S. NO. 4078

NOTES:

1. DRAINAGE EASEMENTS SHALL BE KEPT CLEARED OF FENCES, BUILDING, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
2. LOTS SHALL BE LAID OUT SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AND INDIVIDUAL LOT DRAINAGE SHALL BE COORDINATED WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.
3. DRAINAGE SHALL BE DESIGNED SO AS TO AVOID DRAINING INTO ADJACENT LOTS.
4. DETENTION HAS BEEN PROVIDED FOR THIS PROPERTY WITH THE EXISTING DETENTION AREA LOCATED EAST OF COTTONWOOD ESTATES, PHASE ONE AND WEST OF COTTON BAYOU.
5. THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO THE HIGHER OF (1) 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOT IS IN FLOODPLAIN); (2) 18 INCHES OVER THE AVERAGE TERRAIN; (3) 18 INCHES OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS BY OPEN DITCH OR (4) 18 INCHES OVER ELEVATION OF THE CURB WHEN DRAINAGE IS BY CURB AND GUTTER.
6. 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 33-4.1 (a) OF THE CODE OF ORDINANCES OF THE CITY OF MONT BELVIEU, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
7. EXTERNAL BOUNDARIES OF SUBDIVISION SHALL BE MONUMENTED IN THE FIELD BY MONUMENTS OF PIPES AT LEAST THIRTY (30) INCHES LONG AND TWO (2) INCHES IN DIAMETER. THESE MONUMENTS SHALL BE PLACED NOT MORE THAN FIVE HUNDRED FEET APART IN ANY STRAIGHT LINE AND AT ALL CORNERS OF EACH BLOCK OF ALL CURVES, AT THE POINT WHERE A CURVE CHANGES ITS RADIUS, AT ALL ANGLE POINTS IN ANY LINE, AND AT ALL ANGLE POINTS ALONG A MEANDER LINE. THOSE POINTS TO BE NOT LESS THAT TWENTY (20) FEET BACK FROM THE BANK OF ANY RIVER OR STREAM.
8. ALL ROAD PAVEMENT, SHOULDERS, DRAINAGE IMPROVEMENTS AND STRUCTURES, CURBS, TURNAROUNDS, AND SIDEWALKS SHALL CONFORM TO ALL CONSTRUCTION STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY COUNCIL AND CITY ENGINEER IN ACCORDANCE WITH THE CITY OF MONT BELVIEU SUBDIVISION CONSTRUCTION MANUAL.
9. ALL DOMESTIC AND FIRE WATER SERVICES, IN ADDITION TO SANITARY SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF MONT BELVIEU.
10. ACCESS STUB OUTS PROVIDED FOR ADJACENT PROPERTIES SHALL NOT BE BLOCKED OR ENCUMBERED.
11. LAKES OF CHAMPIONS ROAD IS RESTRICTED TO ONE (1) ACCESS POINT, 1 PER 400 LINEAR FEET BASED ON ULTIMATE USAGE AND CITY GUIDELINES.
12. ONE CROSS-ACCESS IS REQUIRED TO THE PARCEL TO THE WEST, BASED ON CITY GUIDELINES.

BENCHMARK

CITY OF MONT BELVIEU BENCHMARK NO. 24, A BRASS DISK SET IN THE TOP OF A 1/2-INCH DIAMETER GALVANIZED STEEL PIPE DRIVEN 10 FEET INTO GROUND. LOCATED ON THE WEST SIDE OF EAGLE DRIVE NEAR DOUBLE POWER POLES AT TEXAS COURTS ACROSS FROM BARBERS HILL HIGH SCHOOL. ELEVATION = 33.72'

TBM

RAILROAD SPIKE IN POWER POLE IN THE WEST RIGHT-OF-WAY LINE OF EAGLE DRIVE APPROXIMATELY SIXLEG SOUTHWEST FROM THE CENTERLINE OF COTTONWOOD DRIVE AND THE EAST RIGHT-OF-WAY LINE OF EAGLE DRIVE. ELEVATION = 35.40'

JOB NO. 2053413
DATE: 11/24/2010
OWNER: COTTONTREE, LTD.
ADDRESS: 4824 FM 1960 WEST
HOUSTON, TX 77069

H&H PROFESSIONAL LAND SERVICES
P.O. Box 1814
Mont Belvieu, TX 77580
Phone: (281) 385-0087
Fax: (281) 385-0722

© Copyright 2010 H & H Professional Land Services, Inc.