

FINAL PLAT OF HATCHERVILLE HOMESTEADS SUBDIVISION

A 72.13 ACRE TRACT SITUATED IN CHAMBERS COUNTY, TEXAS
BEING THAT SAME 72.13 ACRE TRACT CONVEYED TO SPEER LAND COMPANY LLC.
BY GORDON SPEER BY DEED DATED FEBRUARY 25, 2004, AND RECORDED
IN VOLUME 681 AT PAGE 184 OF THE O.P.R.C.C.TX.

SEPTEMBER 15, 2004
CHAMBERS SURVEYING AND MAPPING
P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
(281) 578-8788

SPEER PROPERTIES, INC.
P. O. BOX 265 MONT BELVIEU, TEXAS 77580
(281) 385-8220

SCALE: 1 INCH = 200 FEET
BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE
OF 35.03 ACRES CONVEYED IN VOLUME 323 AT PAGE 128 OF THE O.P.R.C.C.TX.

LOT NUM	ACREAGE	ADDRESS
1	2.876	11337
2	2.285	11235
3	2.090	11303
4	4.088	11311
5	4.443	11318
6	4.801	11327

LOT NUM	ACREAGE	ADDRESS
7	5.158	11702
8	5.315	11626
9	5.872	11818
10	6.228	11610
11	10.79	11602
12	14.41	11528

VICINITY MAP
NOT TO SCALE

E. D. ELLISOR SURVEY
A - 608

W. N. N. HATCHER SURVEY
A - 637

STATE OF TEXAS
COUNTY OF CHAMBERS

I, KEVIN SPEER, PRESIDENT OF SPEER LAND CO.
PLAT OF 72.13 ACRES DO HEREBY SUBMIT TO THE
ALLEY, PARKS, AND OPEN SPACES WHICH SHOW
HOMESTEADS SUBDIVISION, IN CHAMBERS COUNTY,
ALLEYS, AND OPEN SPACES SHOWN THEREON FOR

IT IS HEREBY ACKNOWLEDGED THAT MONUMENTS WILL
BE PROVIDED TO ANY LOTS IN THE ABOVE
INDIVIDUAL PROPERTY OWNER SHALL BE SOLELY
RESTRICTED.

4) TO MINIMIZE THE POSSIBILITY OF THE TRANS-
FER OF THE POLLUTION OF THE WATER SUP-
PLY IN THE PLATTED SUBDIVISION SHALL HAVE A
REGISTERED PROFESSIONAL ENGINEER OR A
LAND SURVEYOR APPROVED BY THE LOCAL JURISDICTION
THE AREA AVAILABLE FOR SUCH SYSTEMS.

5) ALL INDIVIDUAL WATER WELLS SHALL HAVE
THE SURROUNDING GRADING FILLED WITH EARTH
OR TO THE DEPTH OF THE WATER PRODUCE

FURTHER, IT IS HEREBY ACKNOWLEDGED THAT THE
JURISDICTION OF THE CITY OF MONT BELVIEU, TX
TO THE FILING OF THIS PLAT.

WITNESS MY HAND IN Chambers, TX,
THIS 15th DAY OF September
2004
Kevin Speer
PRESIDENT, SPEER LAND COMPANY

STATE OF TEXAS
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS
15th DAY OF September, 2004, I, KEVIN SPEER,
PRESIDENT OF SPEER LAND COMPANY, HAVE
ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAID DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, IN
CHAMBERS COUNTY, TEXAS.

NICOLE E. ROBERTSON
Notary Public, State of Texas
My Commission Expires 08/08/2006

THE ABOVE DEVELOPMENT TITLED "HATCHERVILLE
APPROVED FOR FILING BY THE COMMISSIONER'S
OFFICE ON THE 12th DAY OF October, 2004.

Michael W. Chandler
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5292

THIS IS TO CERTIFY THAT THE CITY OF MONT
BELVIEU, TEXAS HAS REVIEWED THE PLAT
FOR THE CITY'S SUBDIVISION ORDINANCES.

GIVEN UNDER MY HAND ON THIS 15th DAY OF
September, 2004
Michael W. Chandler
REGISTERED PROFESSIONAL LAND SURVEYOR

I, MICHAEL W. CHANDLER, REG. PROFESSIONAL
LAND SURVEYOR, CERTIFY THAT THIS PLAT DELINEATES THE REAL
PROPERTY OWNERS AND INTERESTS AS SHOWN
HEREON, THAT THIS PLAT ACCORDS TO THE PUBLIC UTILITY PANEL.

Michael W. Chandler
REG. PROFESSIONAL LAND SURVEYOR NO. 5292

NOTE: ALL CORNERS ARE SET 1/4 INCH FROM



Tract 1
35.03 Acres
Lula Barber, Executrix
To
Coastal Industrial Water Authority
February 11, 1971
Vol. 323 Pg. 128
Deed Records of
Chambers County, Texas

487.008 Acres
Glenda Del Brown
To
Exxon Corporation
November 1, 1978
Vol. 455 Pg. 515
Deed Records of
Chambers County, Texas

40' Pipeline Easement
Penole Pipe Line, Inc.
Vol. 241 Pg. 521
O.P.R.C.C.TX.

2,144 Acres
Gulfmark Energy, Inc.
To
Sun Pipeline Company
October 31, 2001
Vol. 323 Pg. 373
Official Public Records of
Chambers County, Texas

NOTES:
1) DEED RESTRICTIONS AFFECTING THE LAND HEREIN DESCRIBED SHALL BE FILED FOR
RECORD IN THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
2) THERE IS A 10' SIDE BUILDING LINE AND A 25' FRONT BUILDING LINE ALONG EACH LOT
WITH THE EXCEPTION OF LOTS 11 & 12 WHICH BUILDING LINES ARE SO MARKED.
3) ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF MONT BELVIEU BENCH MARK
NO. 11 WITH AN ELEV. OF 41.32 FEET.
4) PIPELINES SHOWN HEREON ACCORDING TO MARKERS ONLY.

HANNAH NASH SURVEY
A - 20

E. W. BARBER SURVEY
A - 635

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 08°15' 01" W	65.05'
L 2	N 73°24' 35" W	176.05'
L 3	N 38°01' 38" W	178.81'
L 4	S 68°41' 30" W	203.34'

LOT LINE TABLE

LINE	BEARING	DISTANCE
R 1	N 01°16' 41" W	306.85'
R 2	N 20°48' 47" E	237.67'
R 3	S 78°08' 18" W	84.09'
R 4	S 72°08' 18" W	84.09'
R 5	N 48°08' 34" W	84.85'