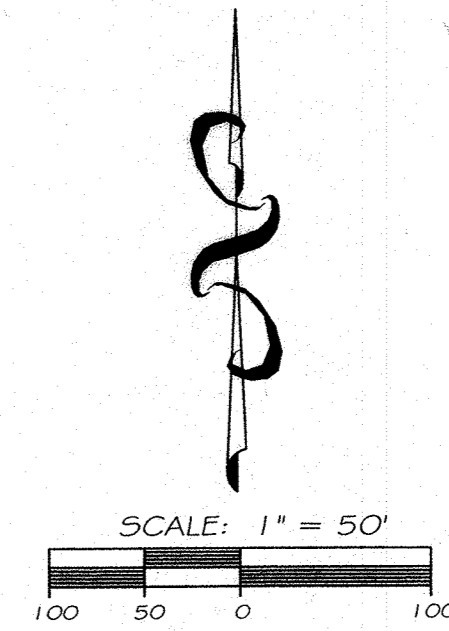
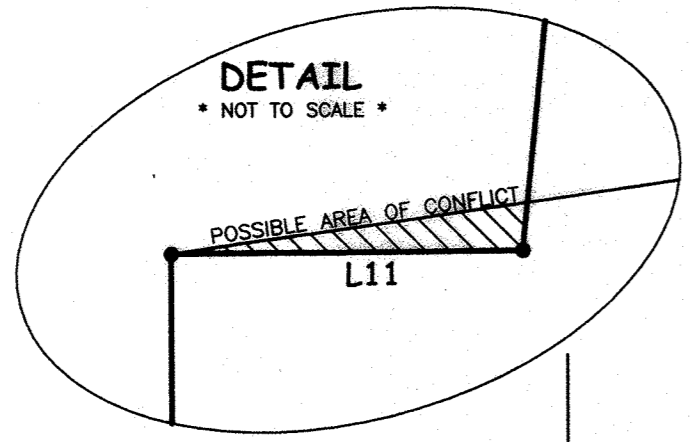
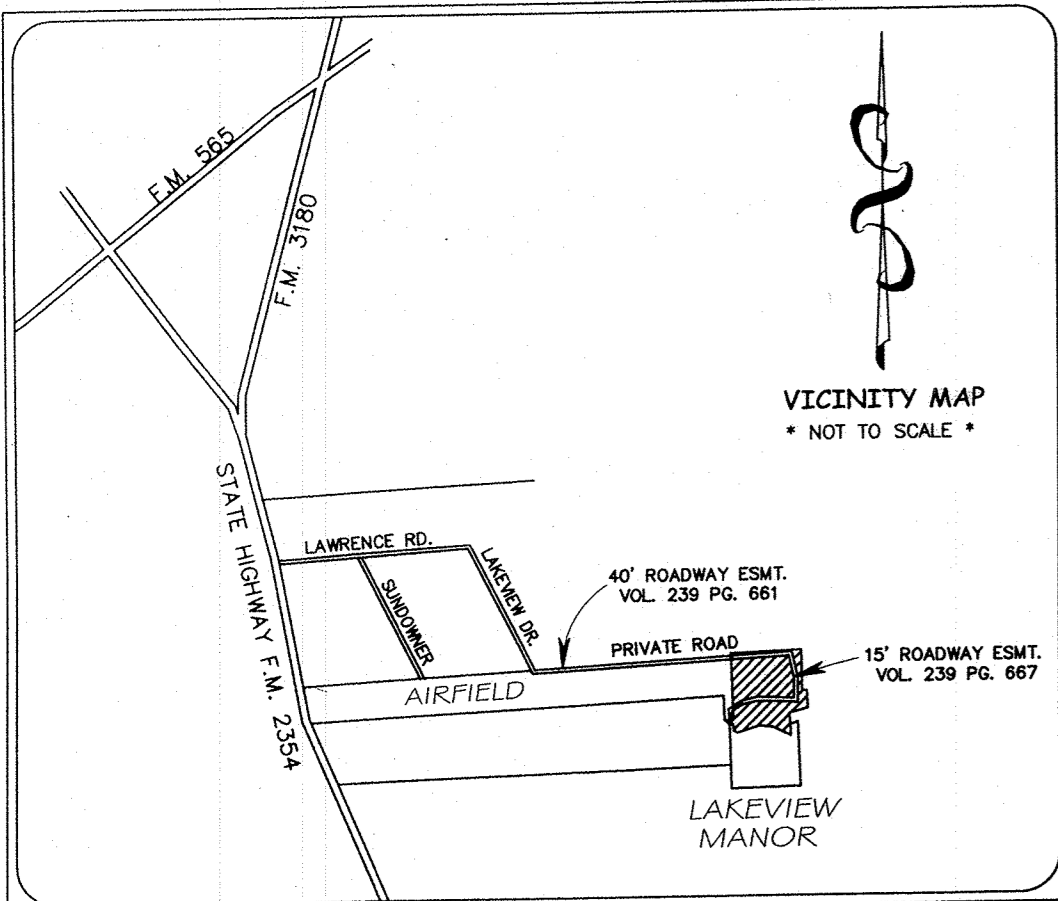


# LAKEVIEW MANOR

BEING FOUR LOTS OUT OF 8.4921 ACRES SITUATED IN THE SOLOMON BARROW SURVEY, ABSTRACT No. 3, CHAMBERS COUNTY, TEXAS, CONVEYED TO R. D. JOHNSON, INDEPENDENT EXECUTOR IN DEEDS DATED MAY 27, 2010, AND RECORDED IN VOLUME 1196 AT PAGE 57 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.



## SOLOMON BARROW SURVEY A - 3

STATE OF TEXAS  
COUNTY OF CHAMBERS)

I, \_\_\_\_\_, BEING THE OWNER OF A 8.4921 ACRE TRACT OF LAND, SITUATED IN THE SOLOMON BARROW SURVEY, ABSTRACT No. 3, CHAMBERS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO LINES, STREETS, ALLEYS, AND EASEMENTS SHOWN HEREIN.

IT IS HEREBY ACKNOWLEDGED THAT THIS PROPERTY LIES WITHIN THE CITY LIMITS OF BEACH CITY AT THE TIME OF FILING OF THIS PLAT.

WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAWS, AND STATUTES OF CHAMBERS COUNTY, THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

WITNESS MY HAND IN CHAMBERS COUNTY, TEXAS, THIS 26<sup>th</sup> DAY OF May, 2016.

*[Signature]*  
R. D. JOHNSON  
POWER OF ATTORNEY FOR  
FANNIE MARIE JOHNSON

STATE OF TEXAS  
COUNTY OF CHAMBERS)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED R. D. JOHNSON, POWER OF ATTORNEY FOR FANNIE MARIE JOHNSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 26<sup>th</sup> DAY OF May, 2016.

*[Signature]*  
Notary Public in and for Chambers County, Texas.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26<sup>th</sup> DAY OF May, 2016.

*[Signature]*  
CITY OF BEACH CITY MAYOR

STATE OF TEXAS  
COUNTY OF CHAMBERS)

I, ROBERT L. HALL, JR., COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE SUBDIVISION REGULATIONS OF CHAMBERS COUNTY, TEXAS AND DESIGN STANDARDS APPLICABLE THERETO THIS THE 26<sup>th</sup> DAY OF MAY, 2016.

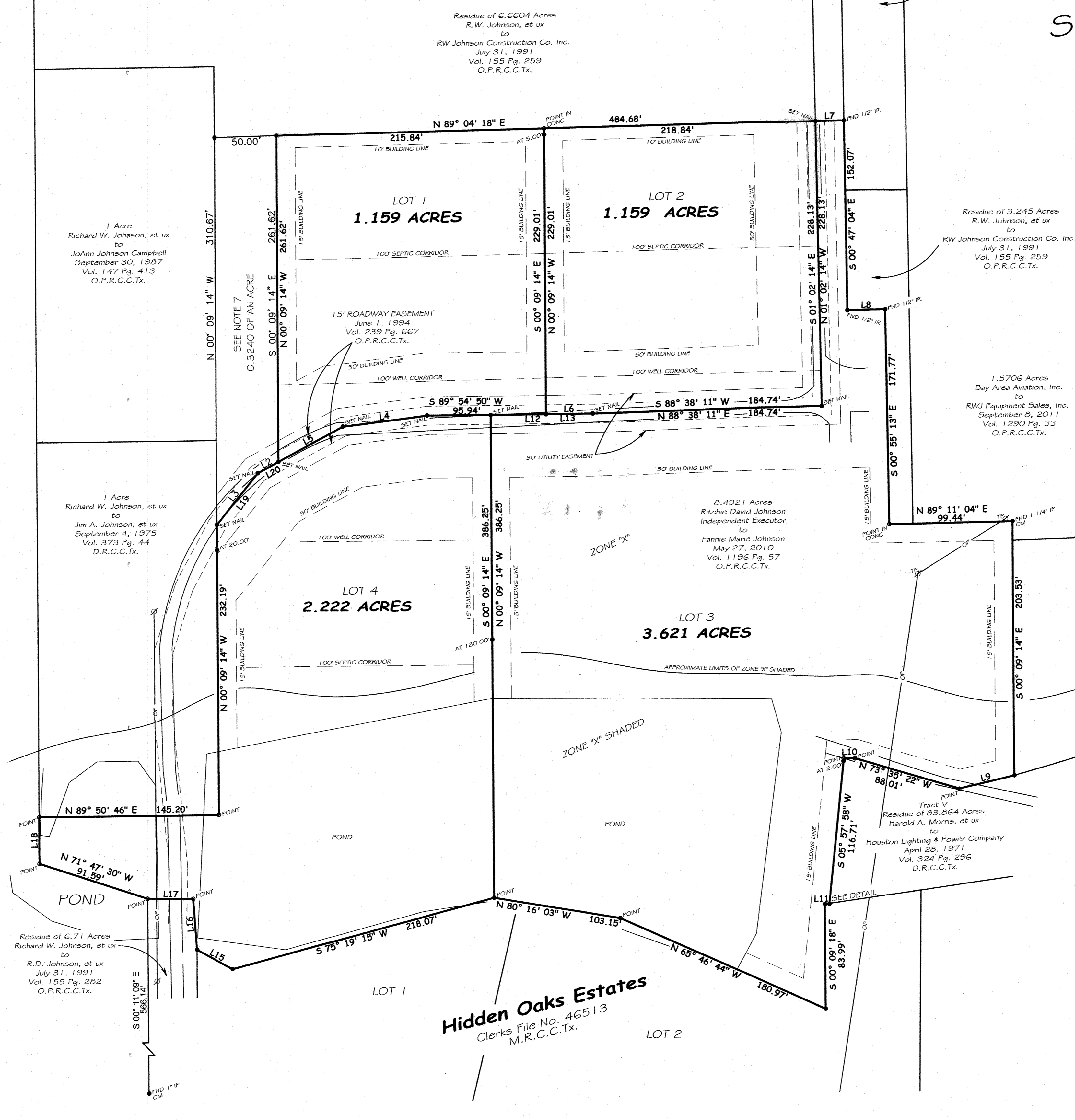
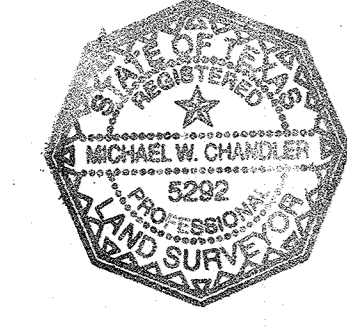
*[Signature]*  
ROBERT L. HALL, JR.

NOTE:  
1.) BEARINGS ARE BASED ON DEED BEARINGS IN 8.4921 ACRES IN DEED DATED MAY 27, 2010, RECORDED IN VOLUME 1196 AT PAGE 57 OF THE OFFICIAL PUBLIC RECORDS, AND FOUND MONUMENTS AT THE MOST SOUTHERLY CORNER OF SAID 8.4921 ACRES AND THE SOUTHWEST CORNER OF HIDDEN OAKS ESTATES RECORDED AT CLERKS FILE NO. 46513 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I, MICHAEL W. CHANDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME DURING MAY, 2015; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH 1/2 INCH IRON RODS WITH CAP STAMPED M. CHANDLER 5292.

MAY 25, 2016

*[Signature]*



- ### GENERAL NOTES
- A "BUILDING PERMIT" IS REQUIRED PRIOR TO CONSTRUCTION OF HOUSES ETC.
  - THERE IS A 40 FOOT ROADWAY EASEMENT, RECORDED IN VOL. 239 PG. 661 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, LOCATED FROM THE DEDICATED RIGHT OF WAY OF LAKEVIEW DRIVE TO THE BEGINNING OF THE 15 FOOT ROADWAY EASEMENT RECORDED IN VOL. 239 PG. 667 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AS SHOWN ON VICINITY MAP.
  - ROADWAY EASEMENTS RECORDED IN SAID VOL. 239 PG. 661 AND 667 REMAIN PRIVATE ROADWAY EASEMENTS AND SHALL NOT BE DEDICATED TO PUBLIC OR MAINTAINED BY CHAMBERS COUNTY.
  - THERE IS ALSO DEDICATED A 5 FOOT WIDE AERIAL EASEMENT FROM 20 FEET ABOVE THE GROUND UPWARD ADJACENT TO ALL UTILITY EASEMENTS SHOWN HEREON.
  - FURTHER SUBDIVISION OF LOTS 1 - 4 OF LAKEVIEW MANOR IS PROHIBITED.
  - THIS PROPERTY IS LOCATED IN ZONE "X" SHADED AND ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 4801210190 E, FOR THE CITY OF BEACH CITY, TEXAS, DATED MAY 4, 2015.
  - THE 0.3240 OF AN ACRE SHOWN HEREON IS FOR CONVEYANCE TO THE WEST ADJOINER, NOT TO BE PLATTED AS AN INDIVIDUAL LOT FOR HOME RESIDENT PURPOSES.
  - ALL SHOWN HEREON ARE SET 1/2 INCH IRON RODS MARKED WITH A PLASTIC CAP STAMPED "MCHANDLER5292" UNLESS OTHERWISE NOTED.

Line	Bearing	Distance
2	S 61° 52' 03" W	18.98'
3	S 39° 00' 17" W	52.64'
4	S 83° 05' 57" W	68.37'
5	S 61° 52' 03" W	58.86'
6	S 89° 54' 50" W	37.63'
7	N 89° 04' 18" E	23.08'
8	N 89° 14' 38" E	30.37'
9	S 77° 10' 38" W	45.34'
10	S 89° 12' 38" W	9.00'
11	N 89° 47' 18" W	3.70'
12	N 89° 54' 50" E	44.52'
13	N 89° 54' 50" E	37.63'
15	N 60° 46' 58" W	33.04'
16	N 04° 03' 08" W	40.78'
17	N 89° 20' 45" W	36.91'
18	N 00° 09' 14" W	37.18'
19	N 39° 00' 17" E	52.64'
20	N 61° 52' 03" E	18.98'

WATER AND SEWER REQUIREMENTS WHERE WELLS AND ONSITE SEWER FACILITIES ARE TO BE INSTALLED

NOTE: THE TOP OF ALL POTABLE WATER WELLS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE BASE FLOOD ELEVATION (BFE) AND THE AEROBIC SEWERAGE TREATMENT TANKS ARE TO BE ABOVE \_\_\_\_\_ FT. MSL (FLOOD PLAIN CONTOUR).

NOTE: IT IS HEREBY ACKNOWLEDGED THAT NEITHER WASTE WATER TREATMENT FACILITIES OR POTABLE WATER WILL BE PROVIDED TO ANY LOTS IN THE SUBDIVISION PLATTED HEREON. LET IT BE KNOWN THAT EACH INDIVIDUAL PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THESE SERVICES WITH THE FOLLOWING RESTRICTIONS:

To minimize the possibility of the transmission of waterborne diseases due to the pollution of the water supplied for domestic use, each lot in the platted subdivision shall have a site-specific design by a registered professional engineer or a registered sanitarian and approved by the local jurisdictional authority. In no instance shall the area available for such systems be less than two times the design area.

STATE OF TEXAS  
COUNTY OF CHAMBERS)

I, REX TUNZE, ENVIRONMENTAL HEALTH OFFICER FOR CHAMBERS COUNTY TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE ON SITE SEWAGE DISPOSAL REGULATIONS OF CHAMBERS COUNTY TEXAS, AND DESIGN STANDARDS APPLICABLE THERETO.

GIVEN UNDER MY HAND, THIS THE 26<sup>th</sup> DAY OF MAY, 2016.

*[Signature]*  
ENVIRONMENTAL HEALTH OFFICER

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

*[Signature]*  
HEATHER H. HAWTHORNE  
County Clerk, Chambers County, Texas  
By *[Signature]* Deputy

COUNTY CLERK  
CHAMBERS COUNTY, TEXAS

FILED FOR RECORD  
This the 2 day of June  
A.D. 2016 at 11:00 clock A.M.  
CLERK'S FILE NO. 112930 VOL. 1196 PG. 57