2016037036

Pg 1 of 2

# THE COVE AT TAYLOR LANDING

FORMERLY
LAKE ESTATES SECTION ONE
LAKE ESTATES SECTION TWO
LAKE ESTATES SECTION THREE
LAKE ESTATES SECTION ONE, PHASE TWO
AMENDED FINAL PLAT OF LAKE ESTATES, SECTION TWO
LAKE ESTATES SECTION ONE, PHASE THREE
LAKE ESTATES SECTION THREE
LAKE ESTATES SECTION ONE, PHASE FOUR
LAKE ESTATES SECTION ONE, PHASE FIVE
63.21 ACRES OF LAND AND WATER OUT OF THE
A. HOTCHKISS SURVEY ABSTRACT NO. 31
JEFFERSON COUNTY, TEXAS

Acknowledgement and certificate of dedication by the Owner, to wit:

STATE OF TEXAS
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE ESTATES, LTD, OWNER OF 63.21 ACRES OF LAND AND WATER OUT OF THE A. HOTCHKISS SURVEY, ABSTRACT NO. 31, JEFFERSON COUNTY, TEXAS AS CONVEYED BY DEED DATED MARCH 26, 1990, AND RECORDED IN FILM CODE NO. 103-10-0870 AND 98-9847694, OFFICIAL PUBLIC RECORDS, JEFFERSON COUNTY, DO HEREBY SUBDIVIDE 63.21 ACRES OF LAND AND WATER OUT OF THE A. HOTCHKISS SURVEY, ABSTRACT NO. 31, TO BE KNOWN AS THE COVE AT TAYLOR LANDING, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND IN JEFFERSON COUNTY, TEXAS THIS 10 DAY OF November A.D., 2016

OWNER: BRYAN PHELPS, PRESIDENT — OWNER: JERRY BRAXTON, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYAN PHELPS (PRESIDENT) AND JERRY BRAXTON (VICE PRESIDENT), KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND ARE IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF November A.D., 2016

NOTARY PUBLIC IN AND FOR JEFFERSON COUNTY, TEXAS

MY COMMISSION EXPIRES 10-26-17 (DATE)

Certificate of County Approval to-wit:

STATE OF TEXAS
COUNTY OF JEFFERSON

APPROVED BY THE COMMISSIONERS COURT OF JEFFERSON COUNTY, TEXAS ON THE 22nd DAY OF November A.D. 2016 AUTHORIZING THE FILING FOR RECORD OF THIS PLAT. JEFFERSON COUNTY ASSUMES NO OBLIGATIONS FOR THE MAINTENANCE OF STREETS, ROADS, DRAINAGE, OR ANY OTHER IMPROVEMENTS.

COMMISSIONER PRECINCT NO. 1, JEFFERSON COUNTY, TEXAS
COMMISSIONER PRECINCT NO. 2, JEFFERSON COUNTY, TEXAS
COMMISSIONER PRECINCT NO. 3, JEFFERSON COUNTY, TEXAS
COMMISSIONER PRECINCT NO. 4, JEFFERSON COUNTY, TEXAS
COUNTY JUDGE, JEFFERSON COUNTY, TEXAS

Certificate of Recording, to wit:

STATE OF TEXAS
COUNTY OF JEFFERSON

I, Carolyn Guidry, COUNTY CLERK OF JEFFERSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF November 2016, AT 2:39 O'CLOCK P.M., AND DULY RECORDED ON THE 29 DAY OF November 2016 AT 2:39 O'CLOCK P.M., IN THE PLAT RECORDS OF JEFFERSON COUNTY, TEXAS, IN BOOK ____ PAGE ____ 2016037036

Carolyn Guidry
COUNTY CLERK, JEFFERSON COUNTY, TEXAS
BY: Jan Sartin, Deputy Clerk

Certificate of County Director of Engineering:

I, DON RAD, DIRECTOR OF ENGINEERING OF JEFFERSON COUNTY, DO HEREBY CERTIFY THAT THIS PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY COMMISSIONER'S COURT OF JEFFERSON COUNTY, TEXAS

DIRECTOR OF ENGINEERING

Certification of Surveyor:

I, ANTHONY M. LEGER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JEFFERSON COUNTY.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS, THIS 17th DAY OF October A.D., 2016

CHAIRMAN

ATTESTED AND APPROVED FOR ADMINISTRATION:

SECRETARY

SCALE: 1" = 100'

VICINITY MAP
NO SCALE

- ○ = FOUND 3/8" STEEL ROD
- ⊕ = FOUND BRASS DISK
- ○ = FOUND 1/2" STEEL ROD CAPPED "SOUTEX"
- • = SET 1/2" STEEL ROD CAPPED "SOUTEX"
- △ = POINT FOR CORNER
- ⊗ = FOUND SCRIBE MARK ON CONC. BULKHEAD
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT

**Development Regulations Note:**
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL JEFFERSON COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.

**Municipal/ETJ note:**
THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF PORT ARTHUR'S AREA OF EXTRA TERRITORIAL JURISDICTION.

**School District plat note:**
THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE FANNETT SCHOOL DISTRICT.

**FEMA flood plain note:**
PLATTED PARCELS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF FLOOD ZONE C AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, COMMUNITY PANEL # 480285-0280-C, DATED 11/20/91. FEMA FLOOD ZONE C DENOTES AREAS OF MINIMAL FLOODING.

**Utility notes:**
ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY: ENTERGY
TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY: AT&T
GAS UTILITY SERVICE WILL BE PROVIDED BY: NONE
WATER UTILITY SERVICE WILL BE PROVIDED BY: DEVELOPER
SEWER UTILITY SERVICE WILL BE PROVIDED BY: SUBDIVISION SEWER FACILITY
CABLE UTILITY SERVICE WILL BE PROVIDED BY: NONE

**Sewage Disposal Note:**
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM, WHICH HAS BEEN APPROVED AND PERMITTED BY JEFFERSON COUNTY.

**Pipeline Easement Note:**
NO PIPELINE MARKERS WERE OBSERVED ON THE TRACT OF LAND.

**Drainage Easement Note:**
ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L1 | N 03°04'21" W (CALLED N 00°36'30" W) | 74.93' (CALLED 75.07') |
| L2 | N 23°27'06" E (CALLED N 23°48'35" E) | 80.88' |
| L3 | N 66°33'03" W | 124.93' |
| L4 | N 23°28'18" E | 114.58' |
| L5 | N 03°02'00" E | 56.00' |
| L6 | N 03°01'48" E | 63.01' |
| L7 | N 85°16'16" E | 114.95' |
| L8 | N 50°31'28" E | 9.95' |
| L9 | S 76°45'35" E | 85.86' |
| L10 | N 67°35'18" E | 100.86' |
| L11 | S 85°30'05" E | 23.40' |
| L12 | S 18°00'55" E | 93.38' |
| L13 | S 74°49'29" E | 124.00' |
| L14 | N 03°01'28" W | 10.00' |
| L15 | S 03°28'31" E | 10.00' |
| L16 | S 87°00'19" W (CALLED S 89°18'34" W) | 50.09' (CALLED 50.17') |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RAD. | ARC | CHD. BRG. | CHD. DIST. | |
| C1 | 585.23' | 422.74' (CALLED 422.15') | N 86°19'30" E (CALLED N 86°42'41" E) | 413.61' (CALLED 413.06') | |
| C2 | 353.23' | 102.78' (CALLED 102.42') | N 37°19'10" E (CALLED N 38°39'55" E) | 102.41' (CALLED 102.06') | |
| C3 | 609.04' | 206.24' | N 13°44'22" E | 205.28' | |
| C4 | 370.02' | 29.58' | N 00°56'54" E | 29.57' | |
| C5 | 495.02' | 38.28' | N 27°17'23" W | 38.25' | |

POINT OF COMMENCING
S.W. CORNER OF
CALLED 235.93 ACRE TRACT

POINT OF BEGINNING
N. 13895821.12
E. 3509780.84

COUNTRY CLUB ROAD

BELLE OAKS GOLF COURSE
F.# 9847694 O.P.R.J.C.
FORMERLY PORT ARTHUR COUNTRY CLUB
CALLED 235.93 ACRE TRACT

BELLE OAKS GOLF COURSE
F.# 9847694 O.P.R.J.C.
FORMERLY PORT ARTHUR COUNTRY CLUB
CALLED 235.93 ACRE TRACT

TAYLOR BAYOU

GRACE CIRCLE NORTH (PRIVATE STREET)
GRACE CIRCLE SOUTH (PRIVATE STREET)
ELIZABETH DRIVE (PRIVATE STREET)
ALICE LANE (PRIVATE STREET)

RESERVE "A" 0.5397 ACRE 40' R.O.W. DRAINAGE WATER, SEWER & ROADWAY EASEMENT

RESERVE "B" 1.3072 ACRES

RESERVE "C" 0.2784 ACRE

RESERVE "D" 10.3229 ACRES

UNDEVELOPED PROPERTY (RESCUE)
F.# 2013-10-0870, O.P.R.J.C.

B.C. HEBERT HEIRS CALLED TWELFTH TRACT
VOL. 31, PG. 88, D.R.J.C.

SURVEYORS NOTES

1. BEARINGS, DISTANCES, COORDINATES & ACREAGE ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-SOUTH CENTRAL ZONE, NAD 83, EPOCH 2011, US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
2. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE "C". LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 11/20/91, PANEL NO. 480385-0280-C
3. BOAT RAMP IN RESERVE "A" IS FOR THE BENEFIT OF THE RESIDENCE LIVING WITHIN THE DEVELOPMENT OF THE COVE AT TAYLOR LANDING

| JOB NO. 16-0537 | DRAWN BY: T. CHASE | SHEET 1 OF 2 |
|---|---|---|

SOUTEX SURVEYORS & ENGINEERS
T.B.P.E. FIRM #3755 • T.X.L.S. FIRM #10123800
3737 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.983.2004
Fax. 409.983.2005
soutexsurveyors.com