

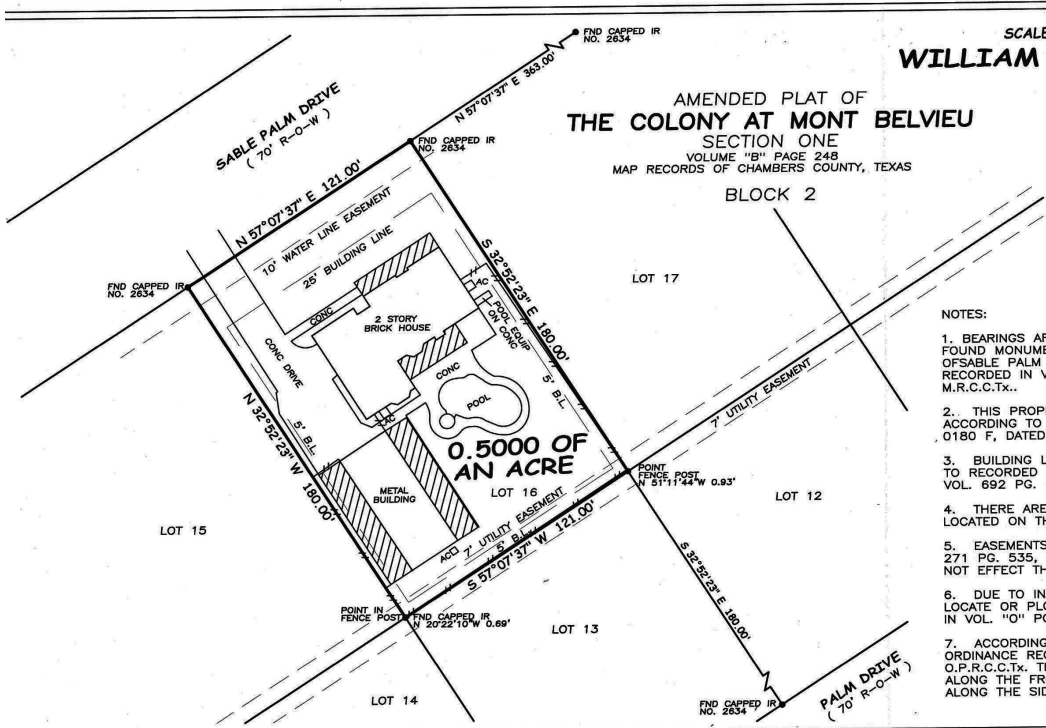
SCALE: 1 INCH = 40 FEET

**WILLIAM HODGES LEAGUE
A - 13**

**AMENDED PLAT OF
THE COLONY AT MONT BELVIEU**

SECTION ONE
VOLUME "B" PAGE 248
MAP RECORDS OF CHAMBERS COUNTY, TEXAS

BLOCK 2



NOTES:

1. BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH RIGHT OF WAY LINE OF SABLE PALM DRIVE, 70 FOOT RIGHT OF WAY, AS RECORDED IN VOLUME "B" AT PAGE 248 OF THE M.R.C.C.Tx..
2. THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480122 0180 F, DATED JANUARY 19, 2018.
3. BUILDING LINES SHOWN HEREON ARE ACCORDING TO RECORDED PLAT AND RESTRICTIONS RECORDED IN VOL. 692 PG. 697 OF THE O.P.R.C.C.Tx.
4. THERE ARE NO VISIBLE PIPELINE MARKERS LOCATED ON THIS PROPERTY.
5. EASEMENTS RECORDED IN VOL. 276 PG. 368, VOL. 271 PG. 535, & 268 PG. 357 OF THE D.R.C.C.Tx. DO NOT EFFECT THIS PROPERTY.
6. DUE TO INADEQUATE DESCRIPTION UNABLE TO LOCATE OR PLOT BLANKET TYPE EASEMENT RECORDED IN VOL. "O" PG. 238 OF THE D.R.C.C.Tx.
7. ACCORDING TO THE CITY OF MONT BELVIEU CITY ORDINANCE RECORDED IN VOL. 242 PG. 324 OF THE O.P.R.C.C.Tx. THERE IS A 25 FOOT BUILDING LINE ALONG THE FRONT AND 10 FOOT WIDE BUILDING LINES ALONG THE SIDES AND REAR.

LEGEND

= COVERED CONC
 = WOOD FENCE
 = BUILDING LINE

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision on August 7, 2019 of Lot 16, Block 1 of The Colony At Mont Belvieu Section One; only improvements on the ground are shown hereon, there are no visible encroachments, conflicts, or overlapping of improvements except as shown, all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 12th day of August, A. D., 2019.

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE: 281-576-6788 FIRM REG. NO. 100127-00

DRWN BY:	LOT	SECTION
JWM	16	1
CHKD BY:	BLOCK	COUNTY
CGC	2	CHAMBERS
DATE:	JOB No.:	
8/12/19	19-4396	

SUBDIVISION: THE COLONY AT MONT BELVIEU
 SURVEY: WILLIAM HODGES LEAGUE, A - 13
 ADDRESS: 3002 SABLE PALM DRIVE
 BAYTOWN, TX 77523

SURVEY FOR: