

CHAMBERS COUNTY, TEXAS VICINITY MAP SCALE: 1" = 2000'

BENCHMARK PUBLISHED ELEVATION - 32.07'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF BAYTOWN MONUMENT NUMBER 5, BEING AN ALUMINUM CAP IN CONCRETE AT THE SOUTHWEST INTERSECTION OF CEDAR ROAD AND WALL ENTRANCE ROAD, LOCATED APPROXIMATELY 12.4 FT WEST OF CURB AND 16.3 FT SOUTHEAST FROM A MANHOLE, HAVING A PUBLISHED ELEVATION OF 32.07 FEET, NAVD 1988.

TEMPORARY BENCHMARK NO. 1 ELEVATION - 26.73' CAPPED 5/8" I.R. LOCATED ON THE WEST SIDE OF STATE HIGHWAY 146 APPROX. 1000 FEET SOUTH OF INTERSTATE HIGHWAY NO. 10, AS SHOWN HEREON. ELEVATION = 26.73 FEET.

TEMPORARY BENCHMARK NO. 2 ELEVATION - 27.82' CAPPED 5/8" I.R. LOCATED AT THE SOUTHWEST CORNER OF NEEDLEPOINT ROAD AND STATE HIGHWAY NO. 146, AS SHOWN HEREON. ELEVATION = 27.82 FEET.

STATE OF TEXAS COUNTY OF CHAMBERS

We, KM 146 Partners LP, a Texas limited partnership, acting by and through KM 146, LLC, a Texas limited liability company, its sole general partner, acting by and through Steven Stone, its Authorized Agent, hereinafter referred to as the owners of the property...

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon as utility easement and aerial easement ("U.E. & A.E.").

Notwithstanding anything in this plat to the contrary, the owners shall have the right to use the easements created by this plat provided such use does not unreasonably interfere with the public's use of such easements.

We certify that the plat of this subdivision complies with all 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.

IN TESTIMONY WHEREOF, KM 146 Partners LP, a Texas limited partnership, acting by and through KM 146, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Randall D. Keith, its Authorized Agent, this 27 day of JULY, 2023.

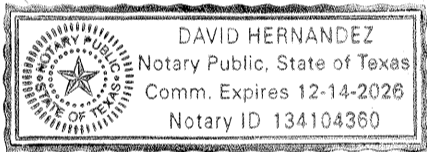
KM 146 Partners LP, a Texas limited partnership By: KM 146, LLC, a Texas limited liability company

Signature of Randall D. Keith, Authorized Agent

STATE OF TEXAS COUNTY OF CHAMBERS

Before me, the undersigned authority, on this day personally appeared Steven Stone, Authorized Agent for KM 146, LLC, a Texas limited liability company, known to me to be the 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27 day of July, 2023



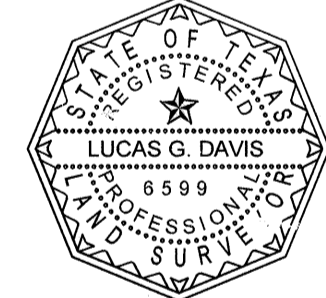
Notary Public in and for the State of Texas My Commission Expires: 12-14-2026

Surveyors Certification

This is to certify that I, LUCAS G. DAVIS, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey made under my supervision on the ground on or during September 2019; that all monuments, block corners, angle points and points of curve are, or will be properly marked with iron rods a minimum of 5/8 inch in diameter and 24 inches in length with cap stamped "Windrose". This subdivision is located in Unshaded Zone "X", Shaded Zone "X", Zone "AE", and Zone "AE" Floodway according to FIRM Community Panel No. 48071C0160F, Map Revised January 19, 2016.

Date: 7/26/2023

Signature of Lucas G. Davis, Registered Professional Land Surveyor



This is to certify that the Planning & Zoning Commission of the City of Baytown, Texas, has approved this plat and subdivision of CHAMBERS COMMONS FINAL PLAT in conformance with the laws of the State of Texas and the ordinances of the City of Baytown as shown hereon and authorized the recording of this plat this

the 15th day of SEPTEMBER 2023

By: Tracey Wheeler, Chair, Planning and Zoning Commission

Signature of Martin Scribner, ACP, CFM, Secretary to the Commission

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
EASMT. - EASEMENT
FND - FOUNN
C.C.C.F. - CHAMBERS COUNTY CLERKS FILE
C.C.D.R. - CHAMBERS COUNTY DEED RECORDS
C.C.M.R. - CHAMBERS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
S.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
ST. - STREET
H.B. - HIGH BANK

DESCRIPTION

A TRACT OR PARCEL CONTAINING 100.492 ACRES OR 4,377,433 SQUARE FEET OF LAND BEING COMPRISED OF THE RESIDUE OF A CALLED 10,719 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN D. FITZGERALD, ET AL, AS RECORDED IN VOL. 376, PG. 426, OF CHAMBERS COUNTY DEED RECORDS (C.C.D.R.), THE RESIDUE OF A CALLED 183.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN D. FITZGERALD, ET AL, AS RECORDED IN VOL. 376, PG. 426, OF CHAMBERS COUNTY DEED RECORDS (C.C.D.R.), AND A PORTION OF THE RESIDUE OF A CALLED 183.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN D. FITZGERALD, ET AL, AS RECORDED IN VOL. 376, PG. 426, OF CHAMBERS COUNTY DEED RECORDS (C.C.D.R.), SITUATED IN THE WILLIAM BLOODGOOD LEAGUE, ABSTRACT NO. 4, CHAMBERS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AS RECORDED IN VOL. 64, PG. 536, C.C.D.R., VOL. 95, PG. 397, C.C.D.R. AND VOL. 178, PG. 437, C.C.D.R. AND THE NORTHERLY R.O.W. LINE OF NEEDLEPOINT ROAD (80 FEET WIDE) AS RECORDED IN VOL. 66, PG. 303, C.C.D.R. AND LOT 2, FITZGERALD SUBDIVISION, AS SHOWN ON FILE NO. 2254, C.C.D.R., DESCRIBED CAP METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

THENCE, SOUTH 77 DEGREES 16 MINUTES 04 SECONDS WEST, WITH THE NORTHERLY R.O.W. LINE OF SAID NEEDLEPOINT ROAD, A DISTANCE OF 1326.32 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE COMMON SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID FITZGERALD SUBDIVISION AND THE RESIDUE OF SAID CALLED 183.69 ACRES TRACT, AS FOLLOWS: NORTH 12 DEGREES 40 MINUTES 14 SECONDS WEST, A DISTANCE OF 276.57 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;

SOUTH 77 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF 460.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;

SOUTH 12 DEGREES 40 MINUTES 14 SECONDS EAST, A DISTANCE OF 276.57 FEET TO A CAPPED 1/2-INCH IRON ROD FOUND ON THE NORTHERLY R.O.W. LINE OF SAID NEEDLEPOINT ROAD, MARKING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHAD & RYAN MINOR PLAT, AS RECORDED IN VOL. 98, PG. 302, O.P.R.C.C., AND MARKING A SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 77 DEGREES 16 MINUTES 04 SECONDS WEST, WITH THE NORTHERLY R.O.W. LINE OF SAID NEEDLEPOINT ROAD, A DISTANCE OF 1326.32 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE COMMON SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, NORTH 09 DEGREES 58 MINUTES 50 SECONDS EAST, WITH THE EASTERLY LINE OF SAID CALLED 183.69 ACRES TRACT, A DISTANCE OF 641.05 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

SOUTH 80 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF 486.04 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 606.78 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

NORTH 60 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 163.53 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

NORTH 79 DEGREES 11 MINUTES 15 SECONDS WEST, A DISTANCE OF 132.47 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

SOUTH 42 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 53.50 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

NORTH 31 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.33 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

NORTH 13 DEGREES 57 MINUTES 28 SECONDS WEST, A DISTANCE OF 47.70 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

NORTH 57 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.19 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

SOUTH 48 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.59 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR CORNER;

THENCE, NORTH 10 DEGREES 00 MINUTES 55 SECONDS EAST, CONTINUING WITH AND ALONG THE COMMON LINE OF SAID CALLED 8.936 ACRE TRACT AND THE RESIDUE OF SAID CALLED 183.69 ACRE TRACT, OVER AND ACROSS SAID CALLED 10.719 ACRE TRACT, A DISTANCE OF 239.56 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE SOUTHERLY R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 10, MARKING A NORTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 10, AS FOLLOWS: EASTERLY, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02 DEGREES 35 MINUTES 09 SECONDS, AN ARC LENGTH OF 265.13 FEET, A RADIUS OF 5874.60 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 40 MINUTES 25 SECONDS EAST, 285.11 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" MARKING THE NORTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

NORTH 82 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 72.60 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND FOR CORNER;

SOUTH 89 DEGREES 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 363.58 FEET TO A 1-INCH IRON PIPE FOUND FOR CORNER;

SOUTH 88 DEGREES 07 MINUTES 58 SECONDS EAST, A DISTANCE OF 257.27 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 11.0 ACRE TRACT OF LAND DESCRIBED IN DEED TO PETROLEUM WHOLESALE, INC. AS RECORDED IN VOL. 478, 284, C.C.D.R., AND MOST NORTHERLY NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, DEPARTING SAID SOUTHERLY R.O.W. LINE, SOUTH 05 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 683.17 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE SOUTHWEST CORNER OF SAID CALLED 11.0 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 48.01 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "CLARK" FOUND MARKING THE NORTHEAST CORNER OF SAID CALLED 11.0 ACRE TRACT OF LAND DESCRIBED IN DEED TO PETROLEUM WHOLESALE, INC. AS RECORDED IN VOL. (97), PG. 460, O.P.R.C.C., AND A NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 10 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 220.05 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "CLARK" FOUND MARKING THE SOUTHWEST CORNER OF SAID CALLED 1.2800 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 223.63 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND ON THE WESTERLY R.O.W. LINE OF SAID STATE HIGHWAY 146, MARKING THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 12 DEGREES 07 MINUTES 06 SECONDS WEST, WITH THE WESTERLY R.O.W. LINE OF SAID STATE HIGHWAY 146, A DISTANCE OF 1604.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 100.492 ACRES OR 4,377,433 SQUARE FEET OF LAND.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 45,425 ACRES OR 1,978,701 SQUARE FEET OF LAND BEING COMPRISED OF THE RESIDUE OF A CALLED 10,719 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN D. FITZGERALD, ET AL, AS RECORDED IN VOL. 376, PG. 426, OF CHAMBERS COUNTY DEED RECORDS (C.C.D.R.), AND A PORTION OF THE RESIDUE OF A CALLED 183.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN D. FITZGERALD, ET AL, AS RECORDED IN VOL. (96), 303, PG. 70, OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY (O.P.R.C.C.), SITUATED IN THE WILLIAM BLOODGOOD LEAGUE, ABSTRACT NO. 4, CHAMBERS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 1/2-INCH IRON ROD STAMPED "CHANDLER 5292" FOUND ON THE SOUTH R.O.W. LINE OF INTERSTATE HIGHWAY NO. 10 (R.O.W. VARIES) AS RECORDED UNDER A TEXAS HIGHWAY DEPARTMENT R.O.W. MAP AND THE SOUTH LINE OF CHAD & RYAN MINOR PLAT, AS RECORDED UNDER CLERK'S FILE 117526, CHAMBERS COUNTY PLAT RECORDS (C.C.P.R.), AND A NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, WITH THE SOUTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 10, A DISTANCE OF 50.69 FEET TO A CAPPED 5/8-INCH ALUMINUM CAP FOUND FOR THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 77 DEG. 16 MIN. 04 SEC. WEST, DEPARTING SAID R.O.W., PASSING AT A DISTANCE 252.86 FEET THE NORTHEAST CORNER OF A CALLED 15.947 ACRE TRACT DESCRIBED IN DEED TO H.L. & P. CO. AS RECORDED UNDER VOL. 305, PG. 255, C.C.D.R., AND CONTINUE IN ALL A TOTAL DISTANCE OF 3031.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTHEAST R.O.W. LINE OF NEEDLEPOINT ROAD (CALLED 100 FEET WIDE) AS RECORDED UNDER VOL. B, PAGE 249, MAP RECORDS OF CHAMBERS COUNTY (M.R.C.C.), MARKING THE SOUTHWEST CORNER OF SAID 15.947 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 77 DEG. 16 MIN. 04 SEC. WEST, ALONG SAID R.O.W., A DISTANCE OF 491.87 FEET TO THE CENTERLINE OF CEDAR BAYOU, BEING THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, MEANDERING ALONG THE CENTERLINE OF SAID CEDAR BAYOU, AS FOLLOWS: NORTH 24 DEG. 14 MIN. 13 SEC. WEST, 256.77 FEET TO A POINT FOR CORNER;

NORTH 17 DEG. 49 MIN. 13 SEC. WEST, 98.96 FEET TO A POINT FOR CORNER;

NORTH 11 DEG. 36 MIN. 13 SEC. WEST, 84.46 FEET TO A POINT FOR CORNER;

NORTH 06 DEG. 11 MIN. 13 SEC. WEST, 123.45 FEET TO A POINT FOR CORNER;

NORTH 38 DEG. 48 MIN. 47 SEC. EAST, 150.94 FEET TO A POINT FOR CORNER;

SOUTH 64 DEG. 20 MIN. 13 SEC. EAST, 287.38 FEET TO A POINT FOR CORNER;

SOUTH 59 DEG. 44 MIN. 13 SEC. EAST, 79.97 FEET TO A POINT FOR CORNER;

NORTH 87 DEG. 28 MIN. 47 SEC. EAST, 115.95 FEET TO A POINT FOR CORNER;

NORTH 19 DEG. 18 MIN. 47 SEC. EAST, 304.88 FEET TO A POINT FOR CORNER;

NORTH 27 DEG. 28 MIN. 47 SEC. EAST, 286.88 FEET TO A POINT FOR CORNER;

NORTH 13 DEG. 54 MIN. 13 SEC. WEST, 31.49 FEET TO A POINT FOR CORNER;

NORTH 59 DEG. 08 MIN. 13 SEC. WEST, 34.99 FEET TO A POINT FOR CORNER;

SOUTH 84 DEG. 11 MIN. 47 SEC. WEST, 30.96 FEET TO A POINT FOR CORNER;

SOUTH 63 DEG. 48 MIN. 47 SEC. WEST, 134.45 FEET TO A POINT FOR CORNER;

SOUTH 72 DEG. 51 MIN. 47 SEC. WEST, 129.95 FEET TO A POINT FOR CORNER;

NORTH 74 DEG. 29 MIN. 13 SEC. WEST, 166.43 FEET TO A POINT FOR CORNER;

NORTH 64 DEG. 31 MIN. 13 SEC. WEST, 166.93 FEET TO A POINT FOR CORNER;

NORTH 45 DEG. 47 MIN. 13 SEC. WEST, 175.43 FEET TO A POINT FOR CORNER;

NORTH 01 DEG. 52 MIN. 13 SEC. WEST, 129.45 FEET TO A POINT FOR CORNER;

NORTH 49 DEG. 05 MIN. 47 SEC. EAST, 82.47 FEET TO A POINT FOR CORNER;

NORTH 83 DEG. 33 MIN. 47 SEC. EAST, 131.45 FEET TO A POINT FOR CORNER;

NORTH 52 DEG. 08 MIN. 47 SEC. EAST, 15.49 FEET TO A POINT FOR CORNER;

NORTH 19 DEG. 40 MIN. 47 SEC. EAST, 42.98 FEET TO A POINT FOR CORNER;

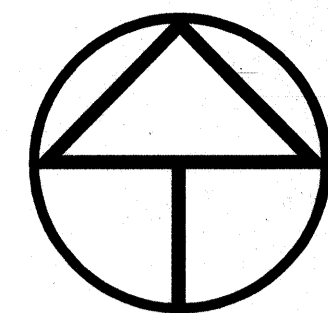
NORTH 30 DEG. 21 MIN. 13 SEC. WEST, 48.88 FEET TO A POINT FOR CORNER;

NORTH 37 DEG. 06 MIN. 13 SEC. WEST, 85.67 FEET TO A POINT FOR CORNER;

NORTH 74 DEG. 12 MIN. 13 SEC. WEST, 144.84 FEET TO A POINT FOR CORNER;

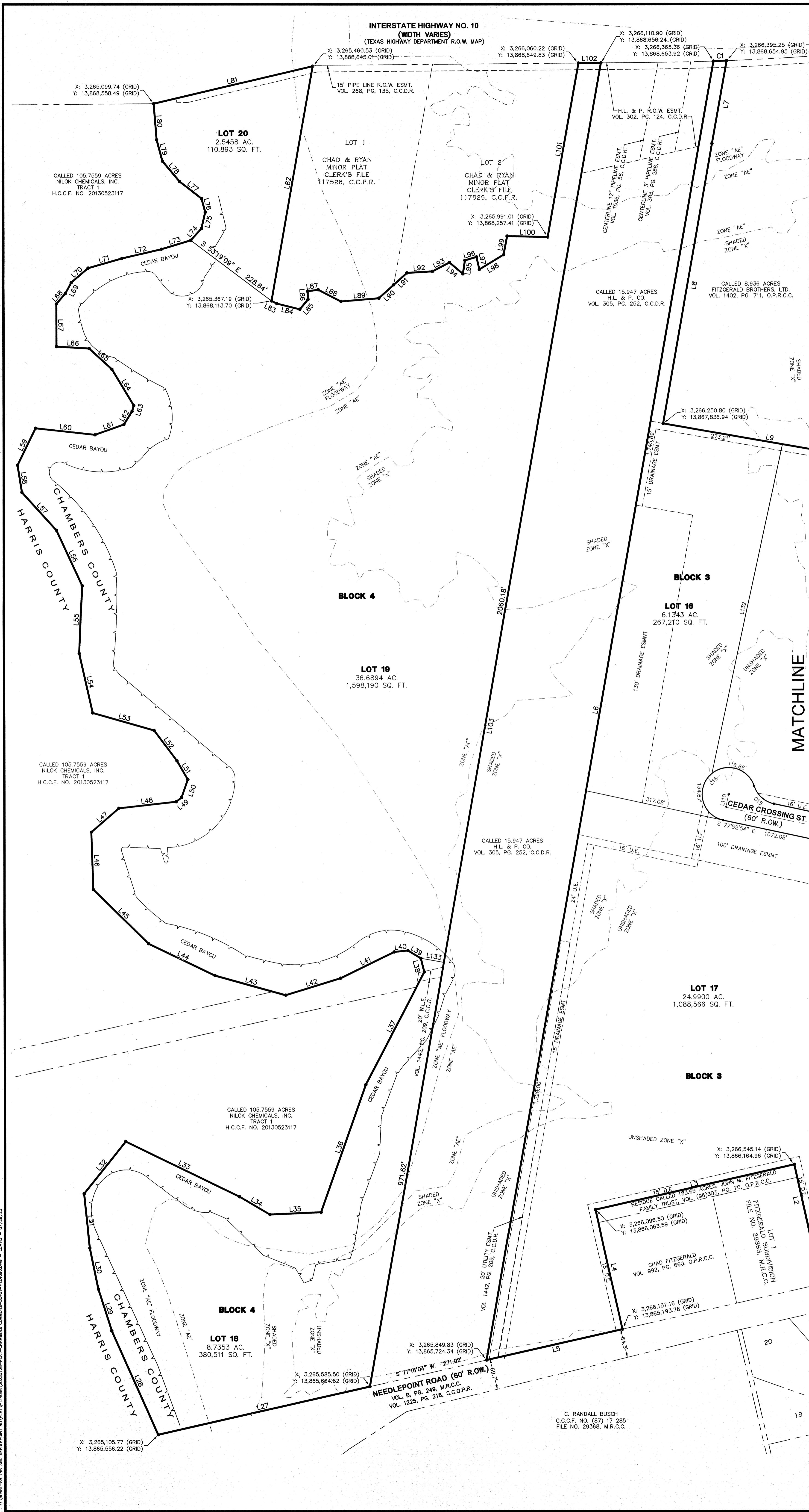
NORTH 12 DEG. 39 MIN. 13 SEC. WEST, 137.44 FEET TO A POINT FOR CORNER;

INTERSTATE HIGHWAY NO. 10
(WIDTH VARIES)
(TEXAS HIGHWAY DEPARTMENT R.O.W. MAP)



NORTH

100 0 100 200 Feet
GRAPHIC SCALE: 1" = 100'



MATCHLINE
SEE SHEET 3

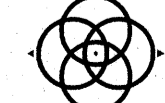
**FINAL PLAT OF
CHAMBERS COMMONS**

A SUBDIVISION OF
145.917 AC. / 6,356,134 SQ. FT.
SITUATED IN THE
WILLIAM BLOODGOOD LEAGUE,
ABSTRACT NO. 4
CITY OF BAYTOWN
CHAMBERS COUNTY, TEXAS

4 BLOCKS 20 LOTS
JULY 2023

Owner
KM 146 Partners LP,
a Texas limited partnership
5555 SAN FELIPE, SUITE 510
HOUSTON, TX 77056
713-275-2600

Surveyor



WINDROSE
LAND SURVEYING & PLATTING
P.L.L.C.
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

C. RANDALL BUSCH
C.C.C.F. NO. (87) 17 285
FILE NO. 29368, M.R.C.C.

NEEDLEPOINT ROAD (60' R.O.W.)
VOL. B, PG. 249, M.R.C.C.
VOL. 1225, PG. 218, C.C.O.P.R.

RESIDUE CALLED 181.88 ACRES, JOHN M. FITZGERALD
FAMILY TRUST, VOL. (96) 303, PG. 70, O.P.R.C.C.
LOT 1
FITZGERALD SUBDIVISION
FILE NO. 29368, M.R.C.C.

LOT 18
8.7353 AC.
380,511 SQ. FT.

LOT 17
24.9900 AC.
1,088,566 SQ. FT.

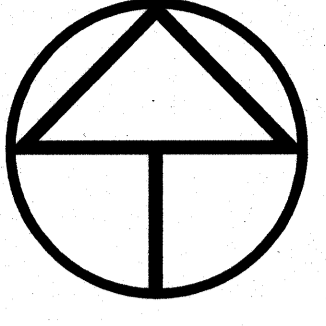
LOT 16
6.1343 AC.
267,210 SQ. FT.

LOT 19
36.6894 AC.
1,598,190 SQ. FT.

LOT 20
2.5458 AC.
110,893 SQ. FT.

Z:\50451-SK-146 AND NEEDLEPOINT RD\PLAT\124094\20230725-PLAT-CHAMBERS COMMONS-50451-P124094.DWG - LDAMS - 07/26/23

INTERSTATE HIGHWAY NO. 10
(WIDTH VARIES)
(TEXAS HIGHWAY DEPARTMENT R.O.W. MAP)
C2



NORTH

100 0 100 200 Feet
GRAPHIC SCALE: 1" = 100'

SEE SHEET 2
MATCHLINE



**FINAL PLAT OF
CHAMBERS COMMONS**

A SUBDIVISION OF
145.917 AC. / 6,356,134 SQ. FT.
SITUATED IN THE
WILLIAM BLOODGOOD LEAGUE,
ABSTRACT NO. 4
CITY OF BAYTOWN
CHAMBERS COUNTY, TEXAS

4 BLOCKS 20 LOTS
JULY 2023

Owner
KM 146 Partners LP,
a Texas limited partnership
5555 SAN FELIPE, SUITE 510
HOUSTON, TX 77056
713-275-2600

Surveyor



WINDROSE
LAND SURVEYING & PLATTING
TBM REGISTRATION NO. 1010889
713.458.2281 | WINDROSESERVICES.COM
5535 W SAM HOUSTON PKWY N. SUITE 150, HOUSTON TX 77041