

**SYMBOL LEGEND**

- FND IRON ROD
- ⊙ FND IRON PIPE
- SET IRON ROD
- ⊗ X CUT

**LEGEND**

CM	CONTROLLING MONUMENT
CONC	CONCRETE
FND.	FOUND
IP	IRON PIPE
IR	IRON ROD
INST	INSTRUMENT NO.
C.C.D.R.	CHAMBERS COUNTY DEED RECORDS
C.C.P.R.	CHAMBERS COUNTY PLAT RECORDS
C.C.C.F.	CHAMBERS COUNTY CLERK'S FILE NO.
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS CHAMBERS COUNTY TEXAS
MON.	MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" STEEL ROD W/CAP "ALLY"
SX	SET "X" CUT IN CONCRETE
VOL./PG.	VOLUME/PAGE

**Line Table**

No.	Bearing	Length
L1	S80°31'03"W	52.95'
L2	S09°19'19"E	175.22'
L3	N09°18'52"W	4.29'
L4	N87°14'38"E	15.33'
L5	N02°43'08"W	63.32'
L6	N81°00'29"E	80.57'
L7	S09°24'11"E	114.05'
L8	N80°59'48"E	71.46'
L9	S89°01'26"E	20.51'
L10	N09°18'52"W	58.81'

**Curve Table**

No.	Delta	Radius	Arc	Bearing	Chord
C1	24°28'20"	148.50'	63.43'	S02°54'51"W	62.95'
C2	1°08'03"	5,050.00'	99.96'	N80°25'51"E	99.95'
C3	81°08'37"	166.00'	235.09'	N41°44'33"E	215.93'

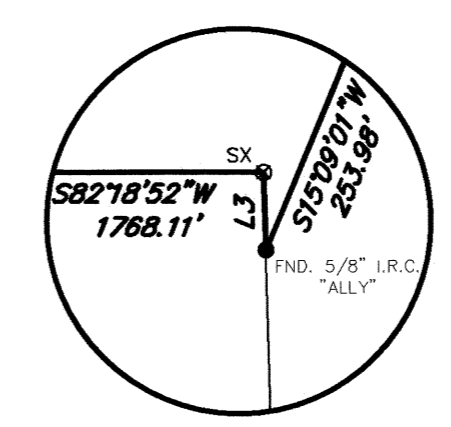
## SAM HOUSTON EAST & WEST LOOP ROAD PLAT

19.2712 ACRES (839,453 SQ. FT.)  
OF LAND SITUATED IN THE  
CHAMBERS SCHOOL LAND SURVEY, SECTION 3, ABSTRACT NO. 321  
CITY OF MONT BELVIEU, CHAMBERS COUNTY, TEXAS

CREATING TWO (2) RESTRICTED RESERVES

OWNER:  
CITY OF MONT BELVIEU  
P.O. BOX 1048  
CITY OF MONT BELVIEU,  
TEXAS 77580  
281-576-2213

SURVEYOR:  
ALLY GENERAL SOLUTIONS LLC  
DBA AGS ENGINEERING &  
CONSTRUCTION  
5300 HOLLISTER RD., STE. 111  
HOUSTON, TEXAS 77040  
281-888-7682  
TBPELS FIRM NO. 10194392



FILED FOR RECORD IN:  
Chambers County  
On: 2/19/2026 9:40:29 AM  
Doc Number: 2026-222225  
Number of Pages: 2  
Amount: 139.00  
Order#: 20260219000012  
By: KN



Heather H. Hawthorne, County Clerk  
Recorded: *Knehan*



FILE PATH: T:\0020-096-24.COMB - Restaurant Area\Void\05\_0020-096-24.COMB - Sam Houston East & West Loop Road Plat.dwg



METES AND BOUNDS OF  
19.2712 ACRES  
OF LAND SITUATED IN THE  
CHAMBERS SCHOOL LAND SURVEY,  
SECTION 3, ABSTRACT NO. 321  
CITY OF MONT BELVIEU  
CHAMBERS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CHAMBERS

WE, THE CITY OF MONT BELVIEU, CHAMBERS COUNTY, ACTING BY AND THROUGH JOEY MCWILLIAMS, ITS MAYOR, HERINAFTER REFERRED TO AS THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE SAM HOUSTON EAST & WEST LOOP ROAD PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DESIGNATE SAID SUBDIVISION AS THE SAM HOUSTON EAST & WEST LOOP ROAD PLAT LOCATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 321, AN ADDITION IN CHAMBERS COUNTY, TEXAS AND DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS.

WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND WITH ALL APPLICABLE ORDINANCES WITHIN THE CITY OF MONT BELVIEU AND CHAMBERS COUNTY AS THEY MAY APPLY TO THIS PROPERTY.

IN TESTIMONY WHEREOF, THE CITY OF MONT BELVIEU, CHAMBERS COUNTY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOEY MCWILLIAMS, ITS MAYOR.

THEREUNTO AUTHORIZED, THIS THE 17 DAY OF February, 2026.

THE CITY OF MONT BELVIEU, CHAMBERS COUNTY  
BY: JOEY MCWILLIAMS, CITY MAYOR.

*Joe Williams*  
JOEY MCWILLIAMS, CITY MAYOR

THIS IS TO CERTIFY THAT THE CITY OF MONT BELVIEU HAS RECEIVED AND APPROVED THIS PLAT OF SAM HOUSTON EAST & WEST LOOP ROAD PLAT AND THAT IT CONFORMS WITH THE REQUIREMENTS FOR THE CITY'S SUBDIVISION ORDINANCES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17<sup>th</sup> DAY OF February, 2026.

*Joe Williams*  
JOEY MCWILLIAMS  
CITY OF MONT BELVIEU MAYOR

*Kenneth Barnadyn*  
KENNETH BARNADYN  
CITY PLANNER

THIS IS TO CERTIFY THAT I, GRACE Y. CERVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5564, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FORM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING NOVEMBER 2024 AND JULY 2025; ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE MARKED WITH 5/8-INCH IRON STEEL ROD WITH CAP STAMPED "ALLY", UNLESS OTHERWISE NOTED.

SIGNED:  
*Grace Y. Cervin*  
GRACE Y. CERVIN, R.P.L.S. NO. 5564



Being 19.2712 acres (839,453 square feet) tract of land situated in the Chambers School Land Survey, Section 3, Abstract No. 321, City of Mont Belvieu, Chambers County, Texas and being out of the following tracts of land:

- A portion of residue of a called 76.321 acre tract of land as described in a Special Warranty Deed conveyed to City of Mont Belvieu, a general law municipality as recorded under Clerk File No. 2013-9057 (Volume 1466, page 475) of the Official Public Records of Chambers County, Texas (O.P.R.C.C.T.)
- All of Lot 1 and part of Lot 2, Block 1 of Mont Belvieu Crossing Subdivision as recorded under Document No. 2017-125758 of the Chambers County Plat Records, Texas (C.C.P.R.T.) and being all of a called 4.269 acre tract of land as described in a Special Warranty Deed conveyed to City of Mont Belvieu, Texas a home rule municipality as recorded under Clerk File No. 2024-206660 O.P.R.C.C.T.
- Tract 1-All of Reserve A of Magnolia Landing Subdivision Section Two (2) as recorded under Plat No. 2018-135379 C.C.P.R.T. and Tract-2 a called 9.0080 acre tract of land as described in a General Warranty Deed conveyed to The City of Mont Belvieu, Texas a home rule municipal corporation in the State of Texas as recorded under Clerk File No. 2024-203680 and 2024-204297 O.P.R.C.C.T.
- All of Reserve A of Plat of Austin, Bowie, Lamar and Reserve A Subdivision as recorded under Plat No. 2018-136968 C.C.P.R.T. and being all of a 2.99 acre tract as described in a General Warranty Deed to City of Mont Belvieu, Texas as recorded under Clerk File No. 2018-135838 O.P.R.C.C.T.
- A portion of a called 1.7286-acre tract of land as described in a Special Warranty Deed conveyed to The City of Mont Belvieu as recorded under Clerk File No. 2021-166533 O.P.R.C.C.T.

and said 19.2712 acres of land being more particularly described by metes and bounds as follows (bearing are referenced to the Texas Coordinate System of 1983, Texas South Central Zone 4204 (NAD 1983) and distances described are surface distances):

BEGINNING at a 5/8-inch iron with cap stamped "ERS 5963" found (Grid Coordinates North: 13,872,951.83, East 3,283,595.19) being on the south right-of-way line of Langston Boulevard (variable width as recorded under Clerk File No.'s 2016-113302 and 2018-113504 C.C.P.R. and being the northeast corner of a residue called 82,186 acre tract of land conveyed to Write Development, Inc. as recorded under Clerk File No. 2014-94775 O.P.R.C.C.T. and being the northwest corner of the residue of said 76.321 acre tract and being the west northeast corner of the herein described tract;

THENCE, North 80°59'48" East, along the south right-of-way line of Langston Boulevard and the north line of said residue 76.321 acre tract, a distance of 71.46 feet to a "X" cut set in concrete and being a point of curvature to the left;

THENCE, in a Northeasterly direction along the south right-of-way line of Langston Boulevard and the along said curve to the left, along an arc length of 99.98 feet, a radius of 5,050.00 feet, a central angle of 01°08'03", and whose chord bearing and distance bears North 80°25'51" East, 99.95 feet to a "X" cut set in concrete and being the northeast corner of the herein described tract;

THENCE, South 09°18'52" East, departing the south right-of-way line of Langston Boulevard, pass at a distance of 29.91 feet to a point for the northeast corner of Lot 1 and northwest corner of Lot 2, Block 1 of Mont Belvieu Crossing Subdivision and the northeast corner of said 4.269 acre tract, and continuing along the common line of Lot 1 and Lot 2 and the east line of said 4.269 acre tract, for a total distance of 881.98 feet to a 5/8-inch iron rod with cap stamped "ALLY" found and being the southeast corner of Lot 1 and a corner of Lot 2, Block 1 of Mont Belvieu Crossing Subdivision, and a corner of said 4.269 acre tract and the herein described tract;

THENCE, South 80°31'03" West, along the east line of said 4.269 acre tract and the south line of Lot 1 and common line of Lot 2, Block 1 of Mont Belvieu Crossing Subdivision, a distance of 52.95 feet to a 5/8-inch iron rod with cap stamped "ALLY" found and being a corner of the herein described tract;

THENCE, South 09°19'19" East, continuing along the east line of said 4.269 acre tract, pass at a distance of 24.55 feet to a point for the northwest corner of Lot 3 and a corner of Lot 2, Block 1 of Mont Belvieu Crossing Subdivision, and continuing along the common line of Lot 2 and Lot 3, a total distance of 175.22 feet to a 5/8-inch iron rod with cap stamped "ALLY" found and being a point of curvature to the right;

THENCE, in a Southwesterly direction along said curve to the right and the east line of said 4.269 acre tract and the common line of Lot 2 and Lot 3, Block 1 of Mont Belvieu Crossing, and along an arc length of 63.43 feet, having a radius of 148.50 feet, a central angle of 2°42'20", and whose chord bearing and distance bears South 02°54'51" West, 62.95 feet to a 5/8-inch iron rod with cap stamped "ALLY" found for a point of tangency;

THENCE, South 15°09'01" West, continuing along the common line of Lot 2 and Lot 3, Block 1 of Mont Belvieu Crossing Subdivision and the east line of said 4.269 acre tract, a distance of 253.98 feet to a 5/8-inch iron rod with cap stamped "ALLY" found and being a common corner of Lot 2 and Lot 3 and the south corner of said 4.269 acre tract and on the east line of Minor Plat of Ybarra 3,000 Acres Subdivision as recorded under Clerk File No. 2016-113857 O.P.R.C.C.T. and being the southeast corner of the herein described tract;

THENCE, North 09°18'52" West, along the east line of Minor Plat of Ybarra 3,000 Acres Subdivision, west line of Lot 2, Block 1 of Mont Belvieu Crossing, and the west line of said 4.269 acre tract, a distance of 4.29 feet to a "X" cut set in concrete and being the northeast corner of said Minor Plat of Ybarra 3,000 Acres Subdivision and the southeast corner of said called 9.0080 acre tract and a corner of the herein described tract;

THENCE, South 82°16'42" West, along the south line of said 9.0080, pass at a distance of 1322.56 feet being the southwest corner of said 9.0080 acre tract and the southeast corner of Reserve A of Plat of Austin, Bowie, Lamar and Reserve A Subdivision, pass at a distance of 1681.91 feet the southwest corner of Reserve A of Plat of Austin, Bowie, Lamar and Reserve A Subdivision and being the southeast corner of Reserve A of Magnolia Landing Subdivision, Section 2, pass at a distance of 1762.28 feet for the southwest corner of Reserve A of Magnolia Landing Subdivision, Section 2 and continuing a total distance of 1,768.11 feet crossing said 1.7286 acre tract and being on the east line of Lot 5 of Brick Yard Subdivision Section 1, a 5/8-inch iron rod with cap stamped "ALLY" set and being the southwest corner of the herein described tract;

THENCE, North 02°26'44" West, along the east line of Lot 5 of Brick Yard Subdivision, Section 1 and the west line of said 1.7286 acre tract, pass at a distance of 277.36 feet to a 1/2-inch iron rod found with cap stamped "RPLS" found and being the northeast corner of Lot 5 of Brick Yard Subdivision Section 1 and the southeast corner of Unrestricted Reserve B, Block 1 of Minor Plat of the Brickyard Apartments Subdivision, and continuing for a total distance of 1197.18 feet along the east line of Unrestricted Reserve B, Block 1 of Minor Plat of the Brickyard Apartments and the west line of said 1.7286 acre tract to a 5/8-inch iron rod found and being the northwest corner of the said 1.7286 acre tract and a corner of the herein described tract;

THENCE, North 87°14'38" East, along the north line of said 1.7286 acre tract and continuing with the east line of Unrestricted Reserve B, Block 1 of Minor Plat of the Brickyard Apartments, a distance of 15.33 feet to a 5/8-inch iron rod with cap stamped "ALLY" set and being the northeast corner of said 1.7286 acre tract and on the west line of Reserve A of Magnolia Landing Subdivision Section 2 and a corner of the herein described tract;

THENCE, North 02°43'08" West, with the west line of Reserve A of Magnolia Landing Subdivision and continuing with the east line of Unrestricted Reserve B, Block 1 of Minor Plat of the Brickyard Apartments, a distance of 63.32 feet to a 5/8-inch iron rod with cap stamped "ERS 5963" found and being on the south line of said residue 82,186 acre tract and being the northwest corner of Reserve A of Magnolia Landing Subdivision and the northwest corner of the herein described tract;

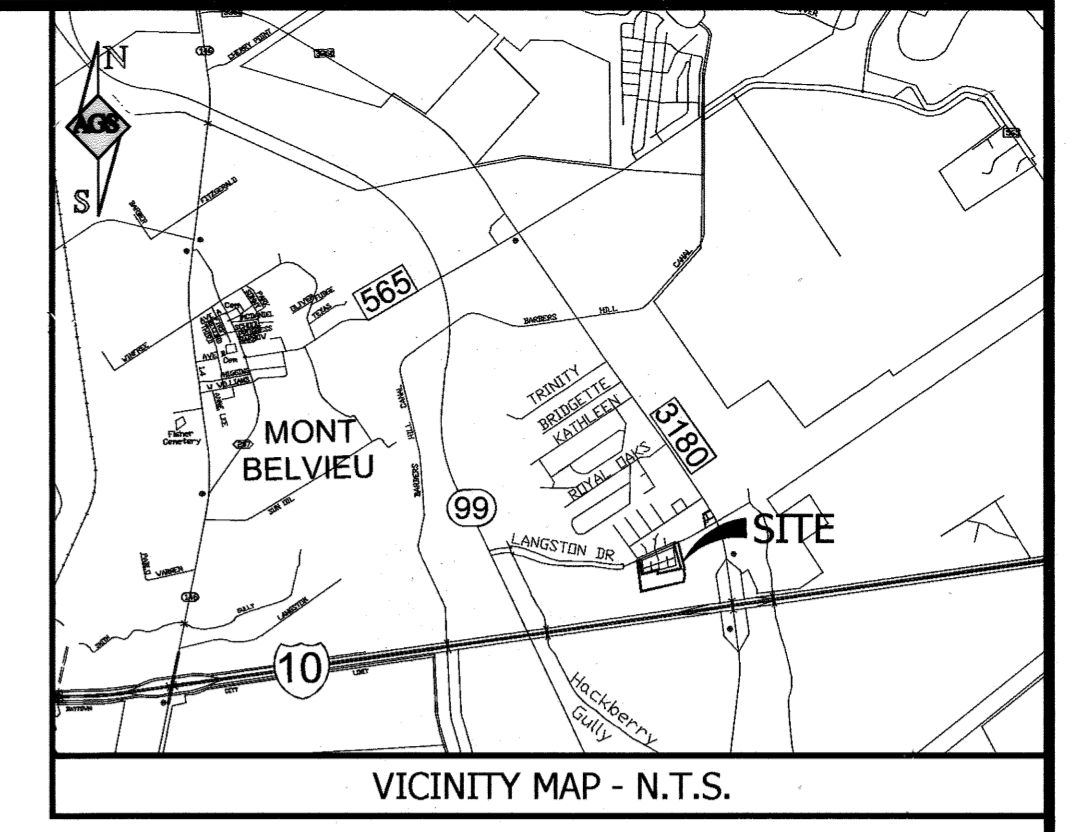
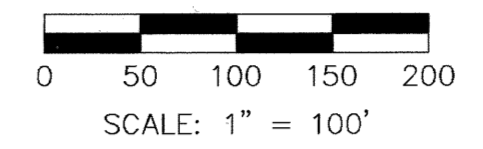
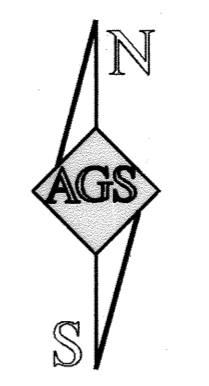
THENCE, North 81°00'29" East, along the south line of said residue 82,186 acre tract and the north line of Reserve A, Magnolia Landing Subdivision Section 2, a distance of 80.57 feet to a 5/8-inch iron rod with cap stamped "ERS 5963" found and being the northeast corner of Reserve A and the northwest corner of Lot 8, Block 1 of Magnolia Landing Subdivision Section 2 and a corner of the herein described tract;

THENCE, along the west and south lines of Block 1 and the east line of Block 2 of Magnolia Landing Subdivision Section 2, the following five (5) courses and distances:

- South 02°55'41" East, along the east line of Reserve A and the west line of Block 1 of Magnolia Landing Subdivision Section 2, a distance of 874.55 feet to a 5/8-inch iron rod with cap stamped "ERS 5963" found and being the northwest corner of Reserve A of Plat of Austin, Bowie, Lamar and Reserve A Subdivision and the southwest corner of Lot 16, Block 1 of Magnolia Landing Subdivision Section 2 and a corner of the herein described tract;
- North 82°16'42" East, along the south line of Block 1 of Magnolia Landing Subdivision Section 2, pass at a distance of 317.10 feet a point at the northeast corner of Reserve A of Plat of Austin, Bowie, Lamar and Reserve A Subdivision and the northwest corner of said 9.0080 acre tract, and continuing for a total distance of 668.28 feet to a 5/8-inch iron rod with cap stamped "ERS 5963" found and being the southeast corner of Lot 24, Block 1 of Magnolia Landing Subdivision Section 2 and a corner of said 9.0080 acre tract and a corner of the herein described tract;
- South 09°24'11" East, continuing along the south line of Block 1 of Magnolia Landing Subdivision Section 2 and the north line of said 9.0080 acre tract, a distance of 114.05 feet to a 5/8-inch iron rod with cap stamped "ERS 5963" found and being the southwest corner of Lot 31, Block 1 of Magnolia Landing Subdivision Section 2 and a corner of said 9.0080 acre tract and a corner of the herein described tract;
- North 82°16'42" East, continuing along the south line of Block 1 of Magnolia Landing Subdivision Section 2 and the north line of said 9.0080 acre tract, a distance of 950.59 feet to a 5/8-inch iron rod with cap stamped "ALLY" set and being the southeast corner of Lot 40, Block 1 of Magnolia Landing Subdivision Section 2 and the northeast corner of said 9.0080 acre tract and being on the west line of said 4.269 acre tract and the west line of Mont Belvieu Crossing Subdivision and a corner of the herein described tract;
- North 09°18'52" West, along the east line of Block 1, the east line of Keeling Land (50 foot width), the east line of Block 2 of Magnolia Landing Subdivision Section 2 and the west line of said 4.269 acre tract, the west line of Lot 1 and 2 of Mont Belvieu Crossing Subdivision and the west line of said residue 76.321 feet, pass at a distance of 1019.32 feet a 5/8-inch iron rod with cap stamped "ERS 5963" found and being the northeast corner of Lot 9, Block 2 of Magnolia Land Subdivision Section 2 and the southeast corner of said residue 82,186 acre tract, and continuing a total distance of 1074.32 feet along the east line of said residue 82,186 acre tract and the west line of said Lot 1 of Mont Belvieu Crossing Subdivision and the west line of said residue 76.321 acre tract to the POINT OF BEGINNING and containing 19.2712 acres (839,453 square feet) of land.

**GENERAL NOTES:**

- BEARING BASIS PER TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1983 ADJUSTMENT).
- ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999026.
- ALL COORDINATES SHOWN HAVE BEEN EXPRESSED IN U.S. FEET GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING A COMBINED SCALE FACTOR OF 1.000097269.
- ALL MONUMENTS ARE 5/8-INCH STEEL RODS WITH CAP STAMPED "ALLY" UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THESE EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- LOTS SHALL BE LAID OUT AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AND INDIVIDUAL LOT DRAINAGE SHALL BE COORDINATED WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.
- DRAINAGE SHALL BE DESIGNED SO AS TO AVOID DRAINING INTO ADJACENT LOTS.
- THE TOP OF SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT THE HIGHER OF (I) 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOT IS IN THE FLOODPLAIN); (II) 18 INCHES OVER THE AVERAGE TERRAIN; (III) 18 INCHES OVER THE CROWN OF THE ROAD WHEN DRAINAGE IS BY OPEN DITCH; OR (IV) 18 INCHES OVER ELEVATION OF CURB WHEN DRAINAGE IS BY CURB AND GUTTER.
- ALL DOMESTIC AND FIRE WATER SERVICES, IN ADDITION TO SANITARY SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF MONT BELVIEU.
- ACCESS STUB OUTS PROVIDED FOR ADJACENT PROPERTIES SHALL NOT BE BLOCKED OR ENCUMBERED.
- THE PROPOSED EASEMENTS LIE WITHIN A TEMPORARY 20' UTILITY EASEMENT AS RECORDED UNDER CLERK FILE NO. 2016-113302 O.P.R.C.C.T. AND WILL BE DEDICATED BY THIS PLAT.
- PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AGREEMENT RECORDED UNDER CLERK'S FILE NO. 0108214 (VOLUME 1613, PAGE 55) A FIRST AMENDMENT TO RESTRICTIVE COVENANTS AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2024-206662 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN/UNDER CLERK'S FILE NOS. 2013090577, 2016114275, AND 2018136278, ALL OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND CLERK'S FILE NO. 135379 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.
- SHORT FORM BLANKET EASEMENT 3-PHASE OVERHEAD AND UNDERGROUND RELATED TO HOUSTON ELECTRIC, LLC FOR ELECTRIC DISTRIBUTION AND RELATED COMMUNICATION FACILITIES BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 00124836; BOOK OR VOLUME 1760, PAGE 502 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL FOR (I) TO CNP ELECTRIC AND EASEMENT FOR ELECTRIC DISTRIBUTION AND RELATED COMMUNICATION FACILITIES (II) TO CNP GAS, AN EASEMENT FOR NATURAL GAS AND RELATED COMMUNICATION FACILITIES, (III) TO AT&T AND (IV) TO COMCAST AN EASEMENT FOR TELEPHONE, FIBER AND/OR CABLE COMMUNICATION FACILITIES BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2018-136120 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- EASEMENT GRANTED TO THE CITY OF MONT BELVIEU FOR ANY MUNICIPAL USE AS REFLECTED ON THE PLAT OF MAGNOLIA LANDING SUBDIVISION, SECTION 2 RECORDED UNDER CLERK'S 135379 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.
- SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES AS GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL, AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2018136120 AND PARTIALLY RELEASED IN/UNDER CLERK'S FILE NO. 2018136570 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2018133974 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- EASEMENT(S) FOR GRANTED TO RELIANT ENERGY HL&P FOR ELECTRIC DISTRIBUTION FACILITIES DATED FEBRUARY 28, 2001 RECORDED IN VOLUME 01488, PAGE 785 (FILE NO. 200101504) OF THE OFFICIAL RECORDS OF CHAMBERS COUNTY, TEXAS. (NO PLOTTABLE DESCRIPTION)
- BUILDING LINES AS ESTABLISHED BY THE CITY OF MONT BELVIEU, TEXAS, AS SET FORTH IN CERTIFIED COPY OF ORDINANCE RECORDED IN VOLUME 242, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- DEVELOPMENT PARTICIPATION AGREEMENT DATED JUNE 21, 2016, BY AND BETWEEN THE CITY OF MONT BELVIEU, TEXAS AND WHITE DEVELOPMENT, INC. RECORDED UNDER CLERK'S FILE NO. 00124249 (VOLUME 1755, PAGE 643) OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.



**SAM HOUSTON EAST & WEST LOOP ROAD PLAT**

19.2712 ACRES (839,453 SQ. FT.)  
OF LAND SITUATED IN THE  
CHAMBERS SCHOOL LAND SURVEY, SECTION 3, ABSTRACT NO. 321  
CITY OF MONT BELVIEU, CHAMBERS COUNTY, TEXAS

CREATING TWO (2) RESTRICTED RESERVES

OWNER: CITY OF MONT BELVIEU	SURVEYOR: ALLY GENERAL SOLUTIONS LLC DBA AGS ENGINEERING & CONSTRUCTION
P.O. BOX 1048 CITY OF MONT BELVIEU, TEXAS 77580 281-576-2213	5300 HOLLISTER RD., STE. 111 HOUSTON, TEXAS 77040 281-888-7682 TBPELS FIRM NO. 10194392

ENGINEERING CONSTRUCTION

FEBRUARY 2026 SHEET 1 OF 2 SCALE: 1"=100'

FILE PATH: T:\020-096-24 COMB - Restaurant Remo\06\_0020-096-24 COMB - Sam Houston East & West Loop Road Plat.dwg