

STATE OF TEXAS
COUNTY OF HARRIS

We, Martin and Maria D. Vasquez, the owners of the property subdivided in the above and foregoing map of Maria and Martin Vasquez Subdivision do hereby make subdivision of said property, and easements therein shown, and designate said subdivision as Maria and Martin Vasquez Subdivision in the H. W. Raglin Survey A-677, an addition to the City of Deer Park, Harris County, Texas; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades; and do hereby bind ourselves heirs and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to each side of all public utility rear lot easements shown hereon.

Witness our hands in Deer Park, Harris County, Texas, this ____ day of _____

By: _____
Martin Vasquez

By: _____
Maria D. Vasquez

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared, Martin Vasquez and Maria D. Vasquez, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____

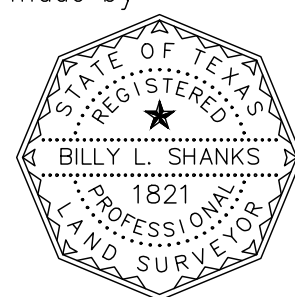
Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires: _____

This is to certify that I, Billy L. Shanks, of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle-points, and points of curve are properly marked with iron rods (5/8 inch diameter x 18 inches), and that this plat correctly represents that survey made by me.

Billy L. Shanks
Registered Professional Land Surveyor
Texas Registration Number 1821



I, Director of Planning and Development and/or City Engineer for the City of Deer Park, do hereby certify that the plot of this subdivision complies with the City of Deer Park's subdivision ordinance.

City Engineer/Director of Planning and Development
Dilcia Jimenez-Vazquez, P.E., MEM

We, the undersigned members of the Deer Park Planning and Zoning Commission in a meeting duly and legally held in the City of Deer Park, in accordance with the city ordinances, on the ____ day of _____ 20____, on motion made and seconded, adopted, approved said subdivision of Maria and Martin Vasquez Subdivision and by its order duly recorded in the minutes of the Deer Park Planning and Zoning Commission, ordered said plat filed for record in the office of County Clerk of Harris County, Texas.

Witness our hands at Deer Park, Harris County, Texas, this ____ day of _____

Chair, Planning and Zoning Commission
Troy Cothran

Secretary, Planning and Zoning Commission
Don Tippet

We, the Fire Chief and Fire Marshal, do hereby certify that this plat provides for adequate fire protection and the proper location and number of fire hydrants in compliance with all pertinent ordinances.

Date: _____
Phillip Arroyo Fire Chief

Date: _____
Buddy Rice Fire Marshal

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____ M., and duly recorded on _____, 20____, at _____ o'clock ____ m. and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written and duly recorded on _____ at _____ o'clock ____ m.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

METES AND BOUNDS:

A tract of land containing 0.5200 acres (22,652 square feet) of land, more or less, being described as: TRACT 1: The West 100 feet of the tract marked "Reserved by Mrs. Lillian Matlock" on the Replat of Block One (1), of MATLOCK-KEMPEF SUBDIVISION, an addition to the Town of Deer Park, Texas, according to the map thereof recorded in Volume 38, Page 59, of the Map Records of Harris County, Texas. TRACT 2: All that certain tract or parcel of land out of Tract Twelve (12), of the Richey Re-Subdivision of the Town of Deer Park out of the Raglin Survey, Abstract 677 in Harris County, Texas, according to the map or plat thereof recorded in Volume 354, Page 490 of the Deed Records of Harris County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING at a point marking the intersection of the north right-of-way line of Fourth Street (50 feet wide) and the west right-of-way of Center Avenue (100 feet wide);

THENCE S 86 degrees 34 minutes 11 seconds W a distance of 367.00 feet along the north right-of-way of Fourth Street to the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE S 86 degrees 34 minutes 11 seconds W a distance of 100.00 feet continuing along the north right-of-way line of Fourth Street to a capped iron rod found for the southwest corner of the herein described tract;

THENCE N 3 degrees 25 minutes 49 seconds W a distance of 226.50 feet to a point on the south right-of-way of Third Street (60 feet wide), also being the northwest corner of the herein described tract;

THENCE N 86 degrees 34 minutes 11 seconds E a distance of 100.00 feet along the south right-of-way of Third Street to a bent 5/8 inch iron rod found marking the northeast corner of the herein described tract;

THENCE S 3 degrees 25 minutes 49 seconds E a distance of 226.50 feet to the POINT OF BEGINNING of the herein described tract containing 0.5200 acres (22,652 square feet) of land, more or less.

FLOOD ZONE NOTES:

I have examined the Flood Insurance Rate Map, Community Panel No. 48201C0910 M, dated January 6, 2017 and have determined that the tract hereby surveyed lies wholly within Zone "X", or areas determined to be outside the 500 year floodplain.

NOTICE: Statement is based on scaling the location of said survey on the above referenced map. This information is to be used to determine flood insurance rates only, and is not intended to identify specific flood conditions.

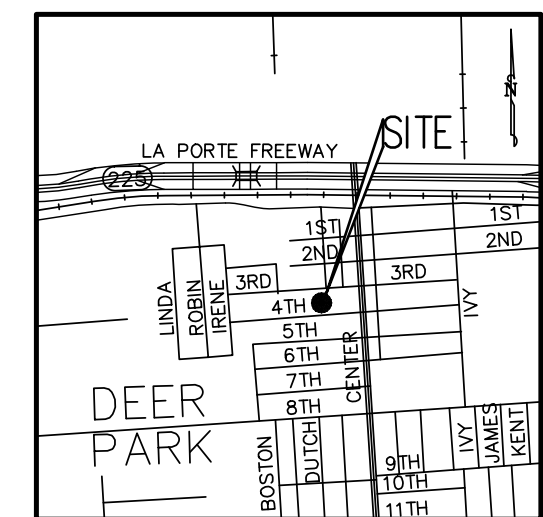
BENCHMARK:

Harris County Floodplain Reference Mark Number 070418
Brass disc stamped 070418 on the sidewalk on the north side of the 8 th. Street bridge over the centerline of Patrick Bayou.

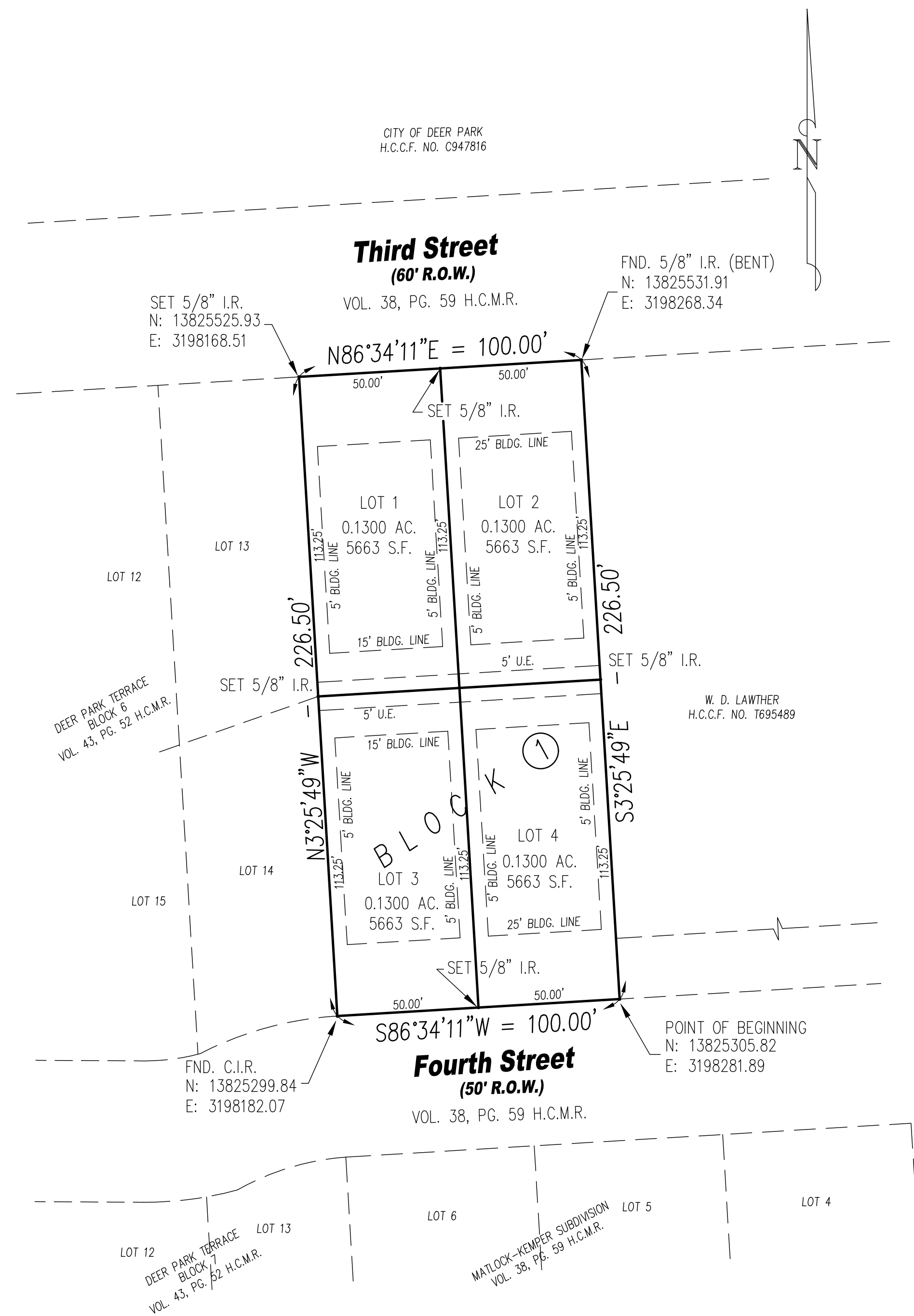
Elevation: 25.49 NAVD88, 2001 adjustment.

GENERAL NOTES:

- Bearings were based on the Texas State plane Coordinate System, South Central Zone (NAD83)
- All Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following scale factor ?0.99988405.
- All water supply and sanitary sewer mains to be constructed according to the City of Deer Park specifications.
- Existing electrical service is present along the Third Street and Fourth Street.
- Property zoning is designated SF2 - Single Family SF2
- Easements will be granted for public utility companies on-site as required.
- Abstract Name: H. W. Raglin Survey, A-677
Total subdivision acreage: 0.5200 acres
- Adjacent property and adjacent street elevation functionally the same as the tract elevation.
- This site is zoned as Single Family 2.



VICINITY MAP
NOT TO SCALE



LEGEND:

AC.	ACRES
SQ. FT.	SQUARE FEET
BLDG. LINE	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
A.E.	ARIAL EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
C.F. NO.	CLERK FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F. NO.	HARRIS COUNTY CLERK FILE NUMBER
H.C.F.C.	HARRIS COUNTY FLIM CODE
FND.	FOUND
I.R.	IRON ROD



GRAPHIC SCALE: 1" = 30'

CONSULTING COMPANY:
CSF CONSULTING, LP
11301 FALLBROOK
SUITE 320
HOUSTON, TX. 77065

OWNER:
MARTIN AND MARIA D. VASQUEZ
321 S. 15TH. STREET
LA PORTE, TEXAS 77571

SURVEYOR
Billy L. Shanks R.P.L.S.
4902 Caroline St.
Seabrook, Tx. 77586
281-808-4789
FIRM NO. 10193000

**MARIA AND MARTIN VASQUEZ
SUBDIVISION**

A SUBDIVISION OF 0.5200 ACRES (22,652 SQ. FT.) BEING THE WEST 100 FEET OF A TRACT MARKED "RESERVED BY MRS. LILLIAN MATLOCK" ON THE REPLAT OF BLOCK 1 OF MATLOCK-KEMPER SUBDIVISION AND A TRACT OF LAND OUT OF TRACT TWELVE (12) OF THE RICHEY RESUBDIVISION OF THE TOWN OF DEER PARK OUT OF THE RAGLIN SURVEY, ABSTRACT 677 IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 354, PAGE 490 OF THE HARRIS COUNTY DEED RECORDS

HARRIS COUNTY, TEXAS

1 BLOCK 4 LOTS

October, 2024