N

W E

S

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

STATE OF TEXAS
COUNTY OF HARRIS

I, ELSA MARQUEZ, THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING MAP OF THE NISSI ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS NISSI ESTATES IN THE JOHN W. MAXCY SURVEY, ABSTRACT No. 1270, 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 OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND DO DEDICATED.

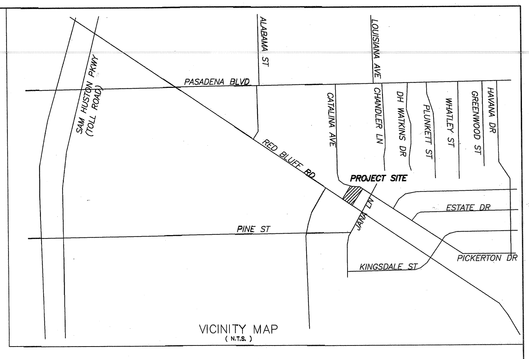
FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MANTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PRPPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

* THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLAIN OF 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 15 DAY OF September 2016

OWNER

BY: Emarquez



VICINITY MAP
(N.T.S.)

THIS IS TO CERTIFY THAT I, DON TED MALER, OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTSS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS (5/8 INCH DIA. X 18 INCHES AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DON TED MALER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4342

9/9/16

STATE OF TEXAS REGISTERED DON TED MALER 4342 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ELSA MARQUEZ, known to me to be the person (s) whose name (s) are subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purposes and consideraotions therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of September, 2016

Notary Public in and for the State of Texas

Printed Name: Amalia Cardenas

My Commission Expires Oct 14, 2018

AMALIA G CARDENAS
My Commission Expires
October 14, 2018

" 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 CITY ORDINANCES, ON THE _____ DAY OF _____, 2017 ON MOTION MADE AN SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF NISSI ESTATES 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 THE_____ DAY OF _____ A.D. 2017

_____ CHAIR, PLANNING AND ZONING COMMISSION
STAN GARRETT

_____ SECRETARY, PLANNING AND ZONING COMMISSION
DON TIPPIT

I, DIRECTOR OF PUBLIC WORKS AND/OR CITY ENGINEER FOR THE CITY OF DEER PARK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF DEER PARK'S SUBDIVISION ORDINANCE.

_____
CITY ENGINEER / DIRECTOR OF PUBLIC WORKS
W.R. (BILL) PEDERSEN, P.E.

FLOOD ZONE NOTES:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 48201C 0920 L, DATED JULY 18TH 2007 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

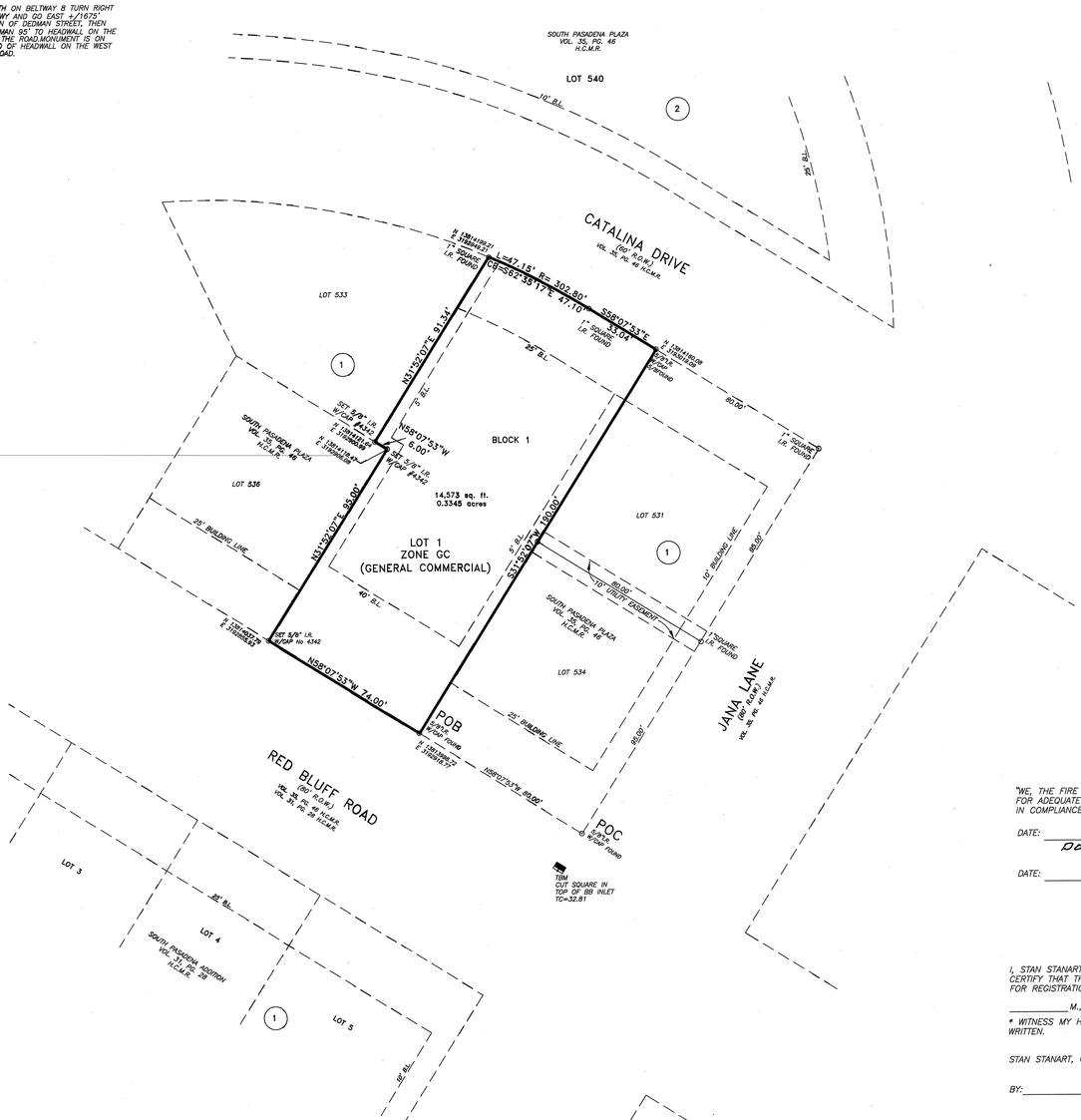
STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS ONLY TO BE USED FOR DETERMINING FLOOD INSURANCE RATES, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO RM020050 IS A BRASS DISC STAMPED RM 020050 ELEVATION 28.16, NAVD88, 2001 ADJUSTMENT

TO REACH LOCATION:

TRAVELING NORTH ON BELTWAY 8 TURN RIGHT ON SPENCER HWY AND GO EAST +/1675' TO INTERSECTION OF DEDMAN STREET, THEN SOUTH ON DEDMAN 95' TO HEADWALL ON THE RIGHT SIDE OF THE ROAD.MONUMENT IS ON THE NORTH END OF HEADWALL ON THE WEST SIDE OF THE ROAD.



BEING 0.3345 ACRES (14,573 SQUARE FEET) OF LAND SITUATED IN THE JOHN W. MAXEY SURVEY, ABSTRACT 1270, HARRIS COUNTY, TEXAS AND BEING ALL OF LOTS 532 AND 535in BLOCK 1 OF SOUTH PASADENA PLAZA, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 35, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 0.3345 ACRES IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT: BEARINGS ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE;

COMMENCING AT A 5/8-INCH IRON ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF LOT 534 IN BLOCK 1 OF SAID SOUTH PASADENA PLAZA AND THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF JANA LANE (80 FEET WIDE) WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF RED BLUFFY ROAD (80 FEET WIDE);

THENCE NORTH 58°07'53"WEST, ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID RED BLUFF ROAD, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND MARKING THE SOUTHEASTERLY CORNER LOT 535 IN BLOCK 1 OF SAID SOUTH PASADENA PLAZA AND THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 58°07'53"WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RED BLUFF ROAD, A DISTANCE OF 74.00 FEET TO A 5/8-INCH IRON ROD WITH CAP NO 4342 SET FOR THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 31°52'07"EAST, ALONG THE COMMON LINE BETWEEN OF LOTS 535 AND 536 IN BLOCK 1 OF SAID SOUTH PASADENA PLAZA, A DISTANCE OF 85.00 FEET TO A 5/8-INCH IRON ROD WITH CAP NO 4342 SET FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 58°07'53"WEST, ALONG THE COMMON LINE OF LOTS 536 AND LOT 532 IN BLOCK 1 OF SOUTH PASADENA PLAZA, A DISTANCE OF 6.00 FEET TO A 5/8-INCH IRON ROD WITH CAP NO 4342 SET FOR THE MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 31°52'07"EAST, ALONG THE EASTERLY LINE OF LOT 533 IN BLOCK 1 OF SAID SOUTH PASADENA PLAZA, A DISTANCE OF 91.34 FEET TO A 1-INCH SQUARE IRON FOUND MARKING THE NORTHWESTERLY CORNER OF LOT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF CATALINA DRIVE (60.00 FEET WIDE) AND A CURVE TO THE RIGHT HAVING A LENGTH OF 47.15 FEET, A RADIUS OF 302.80 FEET AND A CHORD BEARING OF SOUTH 62°51'17"EAST, 47.10 FEET TO A 1-INCH SQUARE IRON ROD FOUND MARKING THE POINT OF CURVATURE OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 58°07'53"EAST, ALONG THE SOUTHERLY MARGIN OF SAID CATALINA DRIVE, A DISTANCE OF 33.04 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND MARKING THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 31°52'07"WEST, ALONG THE EASTERLY LINE OF LOT 532 AND 535 IN BLOCK 1 OF SAID SOUTH PASADENA PLAZA, A DISTANCE OF 190.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3345 ACRES (14,573 SQUARE FEET) OF LAND MORE OR LESS.

"WE, THE FIRE CHIEF AND/OR FIRE MARSHAL, DO HEREBY CERTIFY THAT THIS PLAT PROVIDES FOR ADEQUATE FIRE PROTECTION AND PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERTINENT ORDINANCES.

DATE: _____
DON DAVIS FIRE CHIEF

DATE: _____
BUDDY RICE FIRE MARSHAL

I, STAN STANART, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON_____, 2017 AT_____ O'CLOCK

_____M., IN VOLUME_____ AT PAGE _____, HARRIS COUNTY MAP RECORDS.

* WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

BY:_____, DEPUTY."

LEGEND

B.L.=BUILDING LINE
H.C.M.R.=HARRIS COUNTY MAP RECORDS
H.C.D.R.=HARRIS COUNTY DEED RECORDS
U.E.=UTILITY EASEMENT.
VOL.=VOLUME.
PG.=PAGE.
F.C.=FILM CODE.
NO.=NUMBER.
SQ.=SQUARE.
FT.=FEET.
AC.=ACREAGE.
ROW.=RIGHT OF WAY.
S.F.= SQUARE FEET
CM=CONTROL MONUMENT
I.R.=IRON ROD
I.P.=IRON PIPE
H.C.M.R.=HARRIS COUNTY MAP RECORDS

B: BEARINGS AND DISTANCES SHOWN ARE GRID WITH A COMBINED SCALE FACTOR OF 0.999881061 AND REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE.

OWNER:
ELSA MARQUEZ
2407 LONDONDERRY DRIVE
PEARLAND, TEXAS 77581

SURVEYOR:
D.T. MALER & Associates
FIRM No. 10194086
HOME OFFICE: 805 PURDY STREET
BROOKSHIRE, TEXAS 77423 E-Mail: dtmaler@yahoo.com
PHONE: (832) 526-4720 FAX: (281) 934-3765
P.M. URIEL FIGUEROA
VOICE 713-460-5300
E-Mail: ufig_dtmandassociates@yahoo.com

NISSI ESTATES

BEING A SUBDIVISION OF 0.3345 (14,573 SQUARE FEET) ACRES OF LAND SITUATED IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 1270, HARRIS COUNTY, TEXAS AND BEING A REPLAT OF LTS 532 & 535 IN BLOCK 1 OF SOUTH PASADENA PLAZA, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE A COMMERCIAL LOT

SCALE 1"=30' DATE: MARCH 16, 2016
1 LOT 1 BLOCK