

STATE OF TEXAS
COUNTY OF HARRIS

WE, RED BLUFF OPPORTUNITY ZONE, LLC, ACTING BY AND THROUGH JOSHUA UNGERECHT, MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF DEER PARK RV, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS DEER PARK RV IN THE F. REYNOLDS SURVEY, A-643, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND DEDICATE TO PRIVATE USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR 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 FEET WIDE, FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY REAR LOT EASEMENT SHOWN HEREON.

IN TESTIMONY WHEREOF, THE RED BLUFF OPPORTUNITY ZONE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSHUA UNGERECHT, MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 20____.

BY: RED BLUFF OPPORTUNITY ZONE, LLC

BY: _____
JOSHUA UNGERECHT, MANAGER

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSHUA UNGERECHT, MANAGER OF RED BLUFF OPPORTUNITY ZONE, LLC, 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 CONSIDERATION THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

I, DILCIA JIMENEZ, P.E., 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.

DILCIA JIMENEZ, P.E.
CITY ENGINEER

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 _____ OF _____, 20____, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF DEER PARK RV, 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, TEXAS, THIS _____ OF _____, 20____.

DON TIPPIT, CHAIR, PLANNING AND ZONING COMMISSION

TROY COTHMAN, SECRETARY, PLANNING AND ZONING COMMISSION

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

WITNESS OUR HANDS THIS _____ OF _____, 20____.

DON DAVIS, FIRE CHIEF

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 NO _____ 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.

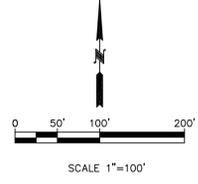
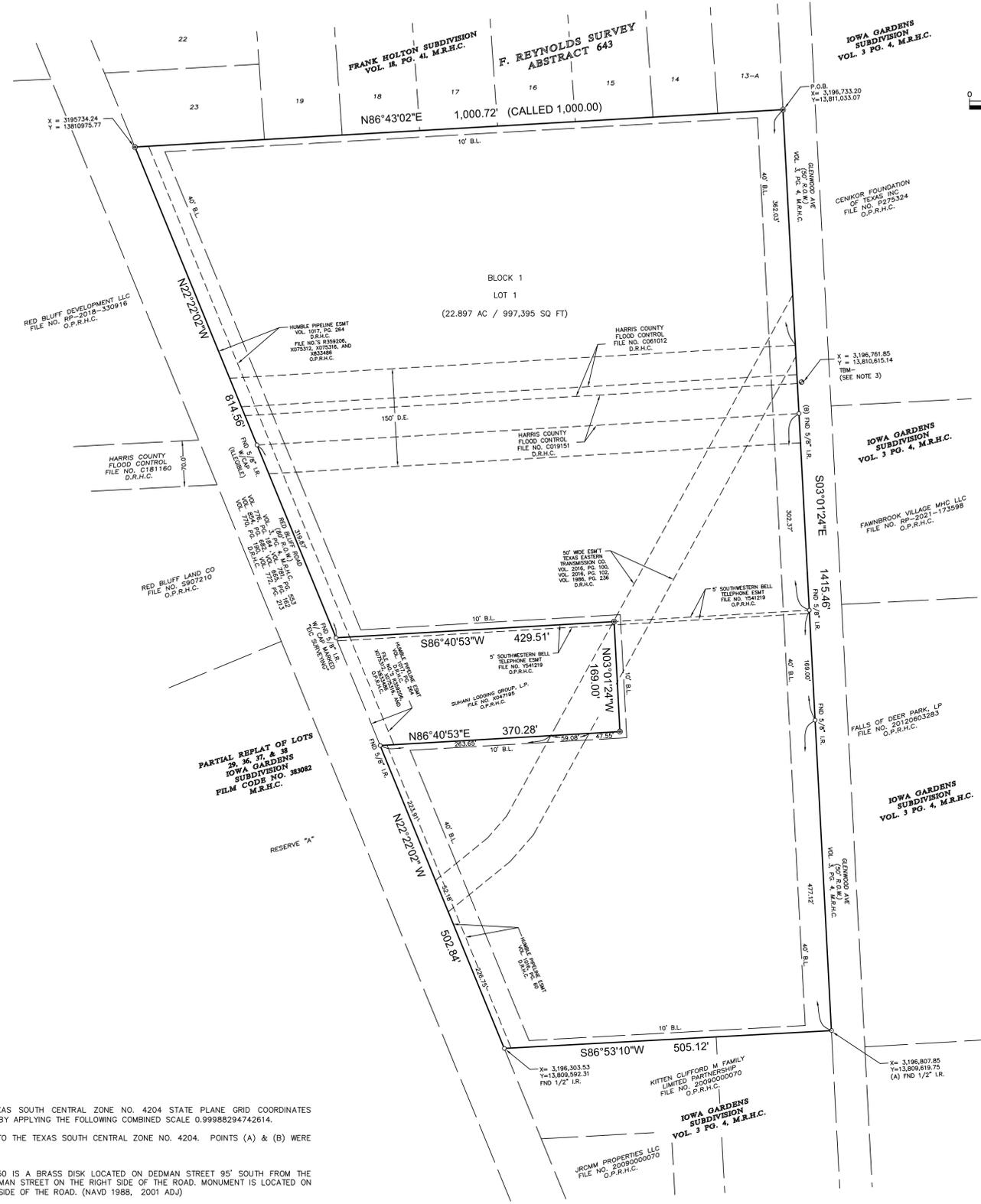
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

- THE 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 COMBINED SCALE 0.99988294742614.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- BENCHMARK: ELEVATION = 28.16
FLOODPLAIN REFERENCE MARK NUMBER 020050 IS A BRASS DISK LOCATED ON DEDMAN STREET 95' SOUTH FROM THE INTERSECTION OF SPENCER HIGHWAY AND DEDMAN STREET ON THE RIGHT SIDE OF THE ROAD. MONUMENT IS LOCATED ON THE NORTH END OF HEADWALL ON THE WEST SIDE OF THE ROAD. (NAVD 1988, 2001 ADJ.)
TBM: ELEVATION = 29.29'
BOX CUT IN CONCRETE OF STORM INLET IN THE WEST R.O.W. LINE OF GLENWOOD AVENUE AND THE NORTHEAST CORNER OF THE HARRIS COUNTY FLOOD CONTROL DISTRICT ALONG GLENWOOD AVENUE.
COORDINATES: X = 3,196,761.85 Y = 13,810,615.14
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.48201C 0920 M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THE PROPERTY IS LOCATED IN ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN).
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF DEER PARK SPECIFICATIONS.
- WARREN PETROLEUM CORPORATION, RECORDED IN VOL. 2306, PG. 345, D.R.H.C., LOCATED ALONG AND WITHIN 8' OF THE TEXAS EASTERN TRANSMISSION LINE.
- WARREN PETROLEUM CORPORATION, RECORDED IN VOL. 2306, PG. 321, D.R.H.C., LOCATED NO MORE THAN FIVE (5') FEET REMOVED AND PARALLEL WITH THE TEXAS EASTERN TRANSMISSION LINE.
- SUBJECT TRACT IS ZONED HIGHWAY SERVICES.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY SOUTH LAND TITLE, (GUARANTEE FILE) G.F. NO. TP2399878, EFFECTIVE DATE JANUARY 3, 2024.

- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - S.T.M.S.E. = STORM SEWER EASEMENT
 - M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
 - O.P.R.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
 - D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
 - ⊙ = TEMPORARY BENCHMARK



DESCRIPTION OF A TRACT OF LAND CONTAINING 22.897 ACRES (997,395 SQUARE FEET) SITUATED IN THE F. REYNOLDS SURVEY, ABSTRACT 643 HARRIS COUNTY, TEXAS.

BEING A TRACT OF LAND CONTAINING 22.897 ACRES (997,395 SQUARE FEET), SITUATED IN THE F. REYNOLDS SURVEY, ABSTRACT 643, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 28 AND ALL OF LOT 39 OF THE IOWA GARDENS SUBDIVISION, A SUBDIVISION PLAT AS RECORDED IN VOLUME 3, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO RED BLUFF OPPORTUNITY ZONE, LLC BY DEED RECORDED UNDER CLERK'S FILE NO. RP-2019-138853, RP-2019-241004, RP-2019-137384 AND RP-2023-467732 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 22.897-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET "X" IN CONCRETE IN THE WEST RIGHT-OF-WAY LINE OF GLENWOOD AVENUE (50.00 FEET WIDE) AND IN THE EAST LINE OF SAID LOT 23 OF THE IOWA GARDENS SUBDIVISION FOR THE SOUTHEAST CORNER OF FRANK HOLTON SUBDIVISION, AS RECORDED IN VOLUME 18, PAGE 41 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 03°01'24" EAST, ALONG SAID RIGHT-OF-WAY LINE OF GLENWOOD AVENUE (50.00 FEET WIDE) AND IN THE EAST LINE OF SAID LOTS 23, 28 AND 39, A DISTANCE OF 1,415.46 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 86°53'10" WEST, A DISTANCE OF 505.12 FEET TO A FOUND 1/2-INCH IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD (80.00 FEET WIDE) FOR THE SOUTHWEST CORNER OF SAID LOT 39 AND THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°22'02" WEST, ALONG THE EAST LINE OF SAID RED BLUFF ROAD, A DISTANCE OF 502.84 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO SUHANI LODGING, LP AND FOR A WESTERLY EXTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 86°40'53" EAST, ALONG THE SOUTH LINE OF SAID SUHANI LODGING TRACT A DISTANCE OF 370.28 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID SUHANI LODGING TRACT AND FOR AN INTERIOR CORNER;

THENCE NORTH 03°01'24" WEST, ALONG THE EAST LINE OF SAID SUHANI LODGING TRACT, A DISTANCE OF 169.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF SAID SUHANI LODGING TRACT AND FOR AN INTERIOR CORNER;

THENCE SOUTH 86°40'53" WEST, ALONG THE NORTH LINE OF SAID SUHANI LODGING TRACT, A DISTANCE OF 429.51 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "TIC SURVEYING" IN THE EAST LINE OF SAID RED BLUFF ROAD, FOR THE NORTHWEST CORNER OF SAID SUHANI LODGING TRACT AND FOR A WESTERLY EXTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°22'02" WEST, WITH THE EAST LINE OF SAID RED BLUFF ROAD, A DISTANCE OF 814.56 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF FRANK HOLTON SUBDIVISION AND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 86°43'02" EAST, ALONG THE SOUTH LINE OF SAID FRANK HOLTON SUBDIVISION, A DISTANCE OF 1,000.72 (CALLED 1,000.00) FEET TO THE POINT OF BEGINNING AND CONTAINING 22.897 ACRES (997,395 SQUARE FEET), MORE OR LESS.

DEER PARK RV

A SUBDIVISION OF 22.897 ACRES (997,395 SQ FT) IN THE F. REYNOLDS SURVEY, A-643, ALSO BEING A PARTIAL REPLAT OF LOTS 23, 28 AND A REPLAT OF LOT 39 OF THE IOWA GARDENS SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 4, MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 1 LOT
1 BLOCK 1 LOT
JANUARY 15, 2024

OWNER:
RED BLUFF OPPORTUNITY ZONE, LLC
9201 NORTH PARK DR, STE 9215
JOHNSTON, IA 50131
281-389-0194



PROJECT NO. 7-125886-23