

STATE OF TEXAS
COUNTY OF HARRIS

WE, RAO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF RAO DEER PARK SUBDIVISION SECTION TWO, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS RAO DEER PARK SUBDIVISION SECTION TWO, 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 OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO 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 MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS 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.

"WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 26TH DAY OF FEBRUARY 2019.

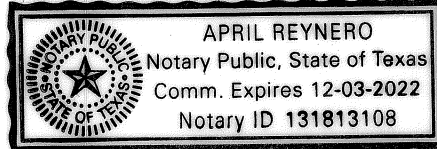
RAO HOLDINGS, LLC
BY: *[Signature]*
MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

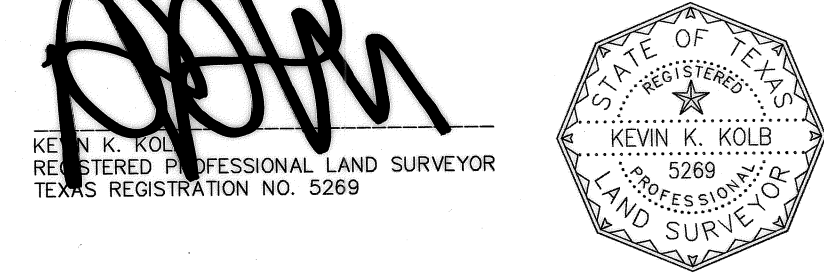
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Re: [Signature]*,
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26TH DAY OF FEBRUARY, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: April Reynoso
MY COMMISSION EXPIRES: 12-03-2022



THIS IS TO CERTIFY THAT I, KEVIN KOLB, 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 CURVATURE BE PROPERLY MARKED WITH IRON RODS (5/8 INCH DIA. X 18 INCHES), AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



I, R. ADAM BALLESTEROS, 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
R. ADAM BALLESTEROS, P.E.

"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 2019, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF RAO DEER PARK SUBDIVISION SECTION TWO, 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. - 2019.

DON TIPPIT CHAIR, PLANNING AND ZONING COMMISSION
DOUGLAS COX 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 PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERTINENT ORDINANCES.

DATE: _____ DON DAVIS FIRE CHIEF

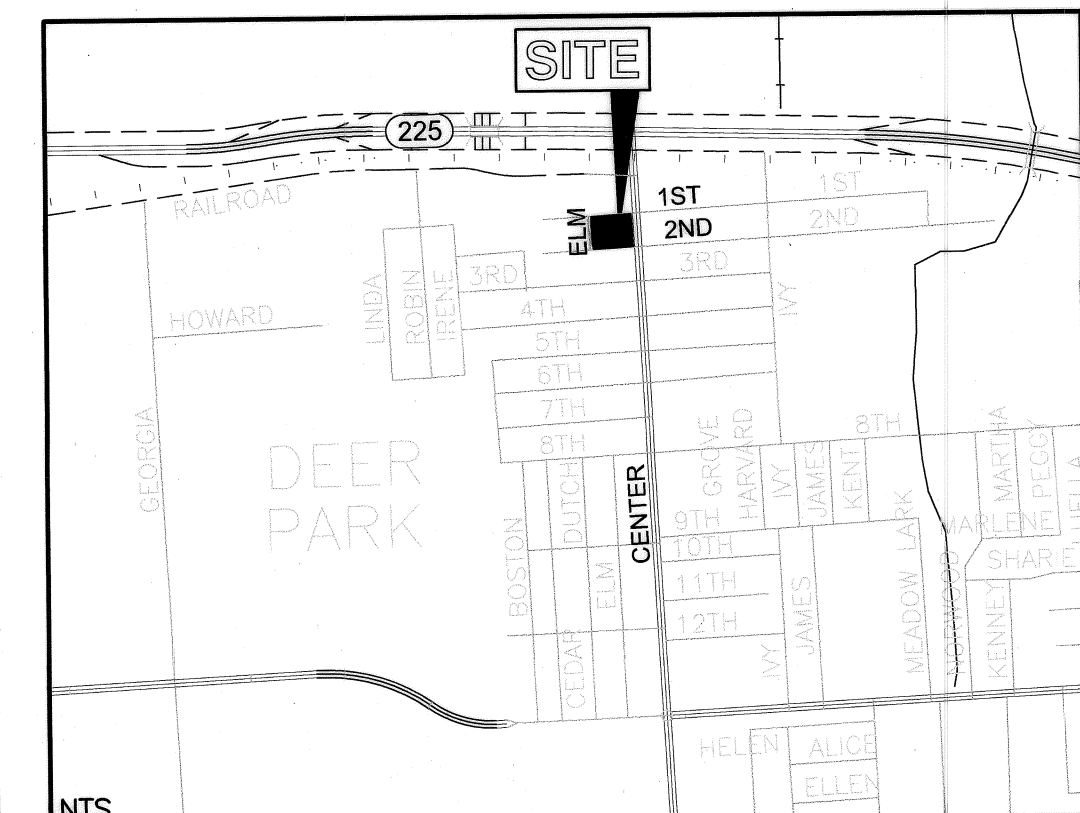
DATE: _____ BUDDY RICE FIRE MARSHAL

I, DIANE TRAUTMAN, 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 _____, 2019, AT _____ O'CLOCK _____ M., IN VOLUME _____, AT PAGE _____, HARRIS COUNTY MAP RECORDS.

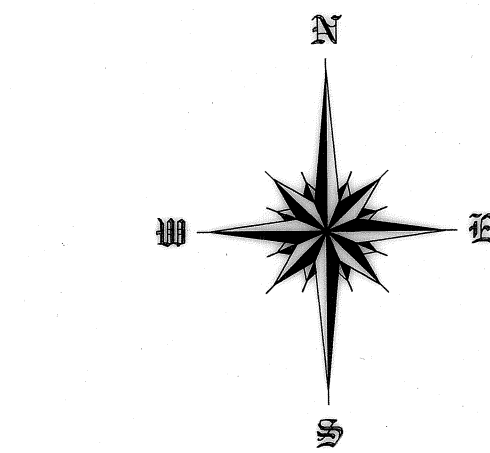
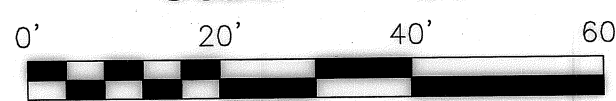
"WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

BY: _____, DEPUTY."



Scale 1" = 20'



RICHEY'S RE-SUBDIVISION
OF DEER PARK
VOL. 354, PG. 490, H.C.D.R.

PORTION OF
LOT 5

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

SHELL CITY
(BLOCK A)
VOL. 11, PG. 31, H.C.M.R.

25' ALLEY WAY
VOL. 11, PG. 31, H.C.M.R.

LOT 9

LOT 10

LOT 10

SHELL CITY
(BLOCK 1)
VOL. 11, PG. 31, H.C.M.R.

W. FIRST STREET
(50' R.O.W.)
VOL. 11, PG. 31, H.C.M.R.

N 87°00'23" E 250.00'

N 13826025.63
E 3198613.11

SET 5/8" IR
W/ICAP

10' SIDE YARD SET BACK

H.W. RAGLIN SURVEY
A-677

TOTAL
1.1478 ACRES
50,000 SQ. FT.

LOT 1

BLOCK
1

ELM STREET
(50' R.O.W.)
VOL. 11, PG. 31, H.C.M.R.

N 02°59'37" W 200.00'

10' BUILDING LINE

N 13825812.85
E 3198573.90

FND 5/8" IR

POINT OF BEGINNING

S 87°00'23" W 250.00'

W. SECOND STREET
(50' R.O.W.)
VOL. 11, PG. 31, H.C.M.R.

N 13825825.90
E 3198623.56

SET 5/8" IR
W/ICAP

FND 5/8" IR
S 86°08'13" W 1.13
FROM CORNER

S 02°59'37" E 200.00'

CENTER STREET
(100' R.O.W.)
VOL. 11, PG. 31, H.C.M.R.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 1

SHELL CITY
(BLOCK 5)
VOL. 11, PG. 31, H.C.M.R.

METES AND BOUNDS DESCRIPTION
1.1478 ACRES (50,000 SQ. FT.)
H.W. RAGLIN SURVEY, ABSTRACT NO. 677
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

Being 1.1478 acres or 50,000 square feet of land situated in the H.W. Raglin Survey, Abstract No. 677, City of Deer Park, Harris County, Texas, being all of Lots 1 - 18, and all of an abandoned 25 foot wide alley way, in Block "B", of Shell City of Deer Park, a subdivision according to the map or plat thereof recorded under Volume 11, Page 31 of the Map Records of Harris County, Texas, Harris County, Texas. Said 1.1478 acres or 50,000 square feet of land being more fully described by metes and bounds as follows:

> All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204.

BEGINNING at a 5/8-inch iron rod with plastic cap found for corner, said corner being the southwest boundary corner of said Block "B", same being the intersection of the north right-of-way line of W. Second Street, a called 50 foot wide public right-of-way, with the east right-of-way line of Elm Street, a called 50 foot wide, both dedicated by said plat of Shell City of Deer Park;

THENCE North 02° 59' 37" West, along the west boundary line of said Block "B", same being the east right-of-way line of said Elm Street, for a distance of 200.00 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being the northwest boundary corner of said Block "B", same being the intersection of the south right-of-way line of W. First Street, a called 50 foot wide public right-of-way, dedicated by said plat of Shell City of Deer Park, with the east right-of-way line of said Elm Street;

THENCE North 87° 00' 23" East, along the north boundary line of said Block "B", same being the south right-of-way line of said W. First Street, for a distance of 250.00 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being the northeast boundary corner of said Block "B", same being the intersection of the west right-of-way line of Center Street, a called 100 foot wide public right-of-way, dedicated by said plat of Shell City of Deer Park, with the south right-of-way line of said W. First Street;

THENCE South 02° 59' 37" East, along the east boundary line of said Block "B", same being the west right-of-way line of said Center Street, for a distance of 200.00 feet, to a 5/8-inch iron rod with plastic cap set for corner, from which a 5/8-inch iron rod was found at a bearing and distance of South 86° 08' 13" West - 1.13 feet, said corner being the southeast boundary corner of said Block "B", same being the intersection of the north right-of-way line of said W. Second Street, with the west right-of-way line of said Center Street;

THENCE South 87° 00' 23" West, along the south boundary line of said Block "B", same being the north right-of-way line of said W. Second Street, for a distance of 250.00 feet, to the **POINT OF BEGINNING** and containing within these calls 50,000 square feet or 1.1478 acres of land.

PORTION OF
LOTS
RICHEY'S RE-SUBDIVISION
OF DEER PARK
VOL. 354, PG. 490, H.C.D.R.

ABBREVIATIONS

AL	ARC LENGTH
CB	CHORD BEARING
CL	CHORD LENGTH
E	EAST
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
N	NORTH
Pg.	PAGE
R	RADIUS
S	SOUTH
W	WEST
W/	WITH
VOL	VOLUME
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
FC NO.	FILM CODE NUMBER
NAD83	NORTH AMERICAN VERTICAL DATUM

BENCHMARK:

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 020270

BRASS DISC STAMPED RM 020270 ON HEADWALL AT CENTER STREET (N-BOUND) AND WILLOW SPRINGS BAYOU, LOCATED ON HEADWALL, S. OF INTERSECTION WITH MOOREWORTH, E. OF CENTER IN THE ARMAND BAYOU WATERSHED

ELEVATION: 28.043 FEET NAVD 1988, 2001 ADJUSTED.

FLOOD ZONE NOTES:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 482010030 M, DATED JANUARY 6th 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: STATEMENTS 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.

GENERAL NOTES:

- ALL WATER SUPPLY AND SANITARY SEWER MAINS TO BE CONSTRUCTED ACCORDING TO THE CITY OF DEER PARK SPECIFICATIONS.
- EXISTING ELECTRICAL SERVICE IS PRESENT ALONG WEST 1st STREET, ELM STREET AND WEST 2nd STREET.
- PROPERTY ZONING IS DESIGNATED GC - GENERAL COMMERCIAL.
- EASEMENTS WILL BE GRANTED FOR PUBLIC UTILITY COMPANIES ON-SITE AS REQUIRED.
- ABSTRACT NAME: H.W. RAGLIN SURVEY, A-677, TOTAL SUBDIVISION ACERAGE: 1.1478
- ADJACENT PROPERTY AND ADJACENT STREET ELEVATION FUNCTIONALLY THE SAME AS THE TRACT ELEVATION.
- CITY OF DEER PARK, TEXAS ABANDONED THE 25' ALLEY WAY, BY CITY OF DEER PARK ORDINANCE NO. 1084.
- A DEDICATED RESERVE EASEMENT (10) TEN FEET WIDE WAS RELEASED BY HOUSTON LIGHTING & POWER COMPANY BY H.C.C.F. NO. S647533.
- EXISTING IMPROVEMENTS NOT SHOWN

SURVEYOR:
TOTAL SURVEYING INC.
4301 CENTER STREET
DEER PARK, TEXAS 77536
281-479-8719
KEVIN KOLB, R.P.L.S.

OWNER:
RAO HOLDINGS LLC
PO BOX 1896
DEER PARK, TEXAS 77536

RAO DEER PARK SUBDIVISION SECTION TWO

A SUBDIVISION OF 1.1478 ACRES OF LAND SITUATED IN THE H.W. RAGLIN SURVEY, ABSTRACT NO. 677, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, ALSO BEING A REPLAT OF LOTS 1 - 18 AND ALL OF AN ABANDONED 25' ALLEY WAY, BLOCK "B" OF SHELL CITY OF DEER PARK, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 11, PAGE 31, OF THE MAP RECORDS OF HARRIS COUTNY, TEXAS

OWNER:

RAO HOLDINGS, LLC

PREPARED BY:

TSE
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.S.P.L.S. FIRM REGISTRATION NO. 10075900

SCALE: 1" = 20'
1 LOT

DATE: FEBRUARY, 2019
1 BLOCK