

THE STATE OF TEXAS:
COUNTY OF HARRIS:

WE, BELLFORT HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH GORDON KARSTEDT, MANAGER, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF UNDERWOOD CENTER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS UNDERWOOD CENTER IN THE NICHOLAS CLOPPER SURVEY, A-198, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS; AND WE 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 SURFACES OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS, 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 EMERGENCY & PUBLIC AND PRIVATE UTILITIES 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 AND 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 EASEMENTS SHOWN HEREON.

FURTHER, OWNER DOES HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE BELLFORT HOLDINGS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY GORDON KARSTEDT, MANAGER, THEREUNTO AUTHORIZED, THIS 23 DAY OF April, 2019.

BELLFORT HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Gordon Karstedt
GORDON KARSTEDT
MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON KARSTEDT, MANAGER 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF April, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

PRINTED NAME: Amy Hamilton
MY COMMISSION EXPIRES: 06/16/2022

WE, TRUSTMARK NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS UNDERWOOD CENTER, DO HEREBY BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2019-82194 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EASEMENTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRUSTMARK NATIONAL BANK

BY: Gary Doss
NAME: Gary Doss
TITLE: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gary Doss, Vice President 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF April, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

PRINTED NAME: Amy Hamilton
MY COMMISSION EXPIRES: 06/16/2022

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 _____ A.D. 2019, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF UNDERWOOD CENTER, 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

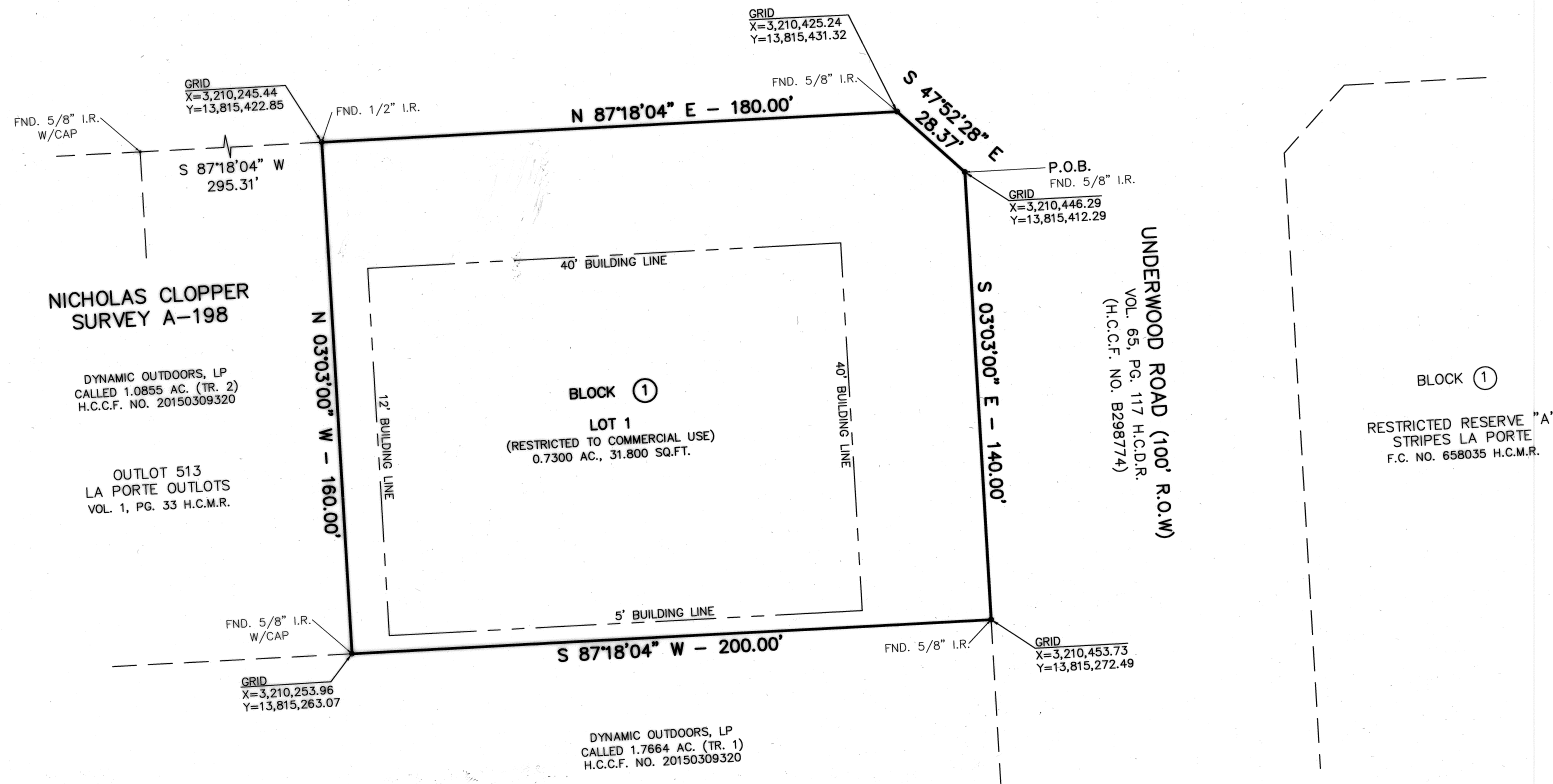
I, BERNARD F. JOHNSON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

BERNARD F. JOHNSON R.P.L.S.
TEXAS REGISTRATION NO. 4314



KINGS BBO
CALLED 1.2555 ACRE
PORTION OF OUTLOT 534
OUTLOTS OF LA PORTE
H.C.A.D. 023-143-000-0592

PASADENA BOULEVARD (100' R.O.W.)
VOL. 1, PG. 33 H.C.M.R. &
H.C.C.F. NO. K334195



NICHOLAS CLOPPER
SURVEY A-198

DYNAMIC OUTDOORS, LP
CALLED 1.0855 AC. (TR. 2)
H.C.C.F. NO. 20150309320

OUTLOT 513
LA PORTE OUTLOTS
VOL. 1, PG. 33 H.C.M.R.

DYNAMIC OUTDOORS, LP
CALLED 1.7664 AC. (TR. 1)
H.C.C.F. NO. 20150309320

I, R. ADAM BALLESTEROS, 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.

R. ADAM BALLESTEROS, P.E.
CITY ENGINEER

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

FIELD NOTE DESCRIPTION OF 0.7300 ACRE (31,800 SQUARE FEET) OF LAND OUT OF OUTLOT 513 OF THE OUTLOTS OF LA PORTE SUBD., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33 OF THE HARRIS COUNTY MAP RECORDS AND LOCATED IN THE NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, SAID 0.7300 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.):

BEGINNING at a 5/8 inch iron rod found at the intersection of the South right-of-way line of Pasadena Blvd., (100 feet wide) and the West right-of-way line of Underwood Road (100 feet wide), for the Easterly most cutback corner and the Easterly most Northeast corner of the herein described tract;

THENCE, South 03°03'00" East, along the West right-of-way line of Underwood Road, a distance of 140.00 feet to a 5/8 inch iron rod found for the Northeast corner of that certain called 1.7664 acres (Tr. 1) recorded under H.C.C.F. No. 20150309320 and the Southeast corner of the herein described tract;

THENCE, South 87°18'04" West, along the North line of said called 1.7664 acre tract, a distance of 200.00 feet to a 5/8 inch iron rod with cap found for the Southeast corner of that certain called 1.0855 acres (Tr. 2) recorded under H.C.C.F. No. 20150309320 and the Southwest corner of the herein described tract;

THENCE, North 03°03'00" West, along the East line of said called 1.0855 acre tract, a distance of 160.00 feet to a 1/2 inch iron rod found in the South right-of-way line of Pasadena Blvd., for the Northeast corner of said called 1.0855 acre tract and the Northwest corner of the herein described tract;

THENCE, North 87°18'04" East, along the South right-of-way line of Pasadena Blvd., a distance of 180.00 feet to a 5/8 inch iron rod found for the Northerly most cutback corner at said intersection and the Northerly most Northeast corner of the herein described tract;

THENCE, South 47°52'28" East, along said cutback line, a distance of 28.37 feet to the POINT OF BEGINNING and containing 0.7300 acre (31,800 square feet) of land, more or less.

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
VOL. - VOLUME
PG. - PAGE
H.C.C.F. - HARRIS COUNTY CLERK FILE
ROW - RIGHT OF WAY
I.R. - IRON ROD
FND. - FOUND
AC. - ACRE
ORD. NO. - ORDINANCE NUMBER
ESMT. - EASEMENT
H.P.L. - HOUSTON PIPE LINE
F.C. NO. - FILM CODE NO.
B.L. - BUILDING LINE
P.O.B. - POINT OF BEGINNING
TR. - TRACT

GENERAL NOTES

- 1- B.L. INDICATES BUILDING LINE.
- 2- U.E. INDICATES UTILITY EASEMENT.
- 3- W.L.E. INDICATES WATER LINE EASEMENT.
- 4- S.S.E. INDICATES SANITARY SEWER EASEMENT.
- 5- S.M.S.E. INDICATES STORM SEWER EASEMENT.
- 6- ABSTRACT NAME: NICHOLAS CLOPPER SURVEY, A-198.
- 7- TOTAL SUBDIVISION ACREAGE: 0.7300
- 8- EXISTING EASEMENTS ON TRACT AS SHOWN.
- 9- GRID COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998442 AS NEEDED.
- 10- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 11- PROPERTY IN THIS PLAT ZONED M-1, AT TIME OF PLATTING.
- 12- BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 020190 IS AN HCFD ALUM DISC STAMPED B 106 BM 03, LOCATED FROM HWY. 225 AND UNDERWOOD; TRAVEL SOUTH ON UNDERWOOD 2.55 MILES TO NORTH L STREET AND TURN LEFT, THEN EAST ON NORTH L STREET 0.5 MILES TO BRIDGE OVER BIG ISLANDSLOUGH. MONUMENT IS AT THE CENTERLINE OF THE SLOUGH AND 14.4' SOUTH OF THE CENTERLINE OF NORTH L STREET, IN KEY MAP 5391 IN THE ARMAND BAYOU WATERSHED NEAR STREAM NUMBER 106-00-00. ELEVATION = 24.19 FEET NAVD 1988, 2001 ADJUSTMENT
- 13- THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C0940M, DATED JANUARY 6, 2017. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
- 14- EXISTING SITE IMPROVEMENTS NOT SHOWN.

UNDERWOOD CENTER

A SUBDIVISION OF 0.7300 ACRES,
LOCATED IN THE NICHOLAS CLOPPER SURVEY A-198,
CITY OF DEER PARK, HARRIS COUNTY, TEXAS. ALSO
BEING A REPLAT OF A PART OF OUTLOT 513, OF THE
LA PORTE OUTLOTS, AS RECORDED IN VOLUME 1, PAGE
33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

LOT 1 BLOCK 1

DATE: APRIL, 2019 SCALE: 1" = 30'

OWNER:
BELLFORT HOLDINGS, LLC
A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 2828, PEARLAND, TX 77588

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063
(713) 780-8871 FAX: (713) 780-7662
Email: dms@centuryengineering.com

REASON FOR REPLAT:
TO CREATE ONE
COMMERCIAL LOT

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY