

STATE OF TEXAS
COUNTY OF HARRIS

We, Fondren Real Estate LLC, a Texas limited liability company, acting by and through Riyaz R. Maknojia, Manager and Aziz N. Ali, Manager, being officers of Fondren Real Estate LLC, a Texas limited liability company, Owners, hereinafter referred to as Owners of the 1.5853 acre tract described in the above and foregoing map of BUZZY BEE DEER PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners 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 restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Fondren Real Estate LLC, a Texas limited liability company, has caused these presents to be signed by Riyaz R. Maknojia, its Manager, thereunto authorized, attested by its Manager, Aziz N. Ali, this ____ day of _____, 2019.

Fondren Real Estate LLC, a Texas limited liability company

By: _____
Riyaz R. Maknojia, Manager

Attest: _____
Aziz N. Ali, Manager

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BEFORE ME, the undersigned authority, on this day personally appeared Riyaz R. Maknojia and Aziz N. Ali, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged 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 _____, 2019

Notary Public in and for the State of Texas

My Commission expires:

Harry H. Hovis IV
Texas Registration No. 4827

We, the Fire Chief and/or Fire Marshall, 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

Buddy Rice, Fire Marshall

Public Works and Engineering Approval

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 Subdivision Ordinance.

R. Adam Ballesteros, 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 ____ day of _____, 2019, on motion made and seconded, adopted, approved said subdivision of the BUZZY BEE DEER PARK and by its order, duly recorded in the minutes of Deer Park Planning and Zoning Commission, ordered said plat filed for record in the Office of the County Clerk of Harris County, Texas.

Witness our hands at Deer Park, Harris County, Texas, this the ____ day of _____, 2019.

Ray Balusek, Chairman

Stan Garrett, Secretary

I, Diane Trautman, 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 _____, 2019, at _____ o'clock ____M., and duly recorded on _____, 2019, 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.

DESCRIPTION

1.5853 acres of land situated in the Nicholas Clopper Jr Survey, Abstract Number 198, City of Deer Park, Harris County, Texas, being a portion of that certain called 14.610 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W283081, also being a portion of that certain Lot 528 of Out Lots to the Town of La Porte, a subdivision as shown on map or plat recorded under Volume 1, Page 33 of the Map Records of Harris County, Texas, said 1.5853 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the Northerly right-of-way line of East Pasadena Boulevard (80 foot right-of-way) with the Easterly right-of-way line of East Boulevard (150 foot right-of-way), for the Southwesterly corner of said 14.610 acre tract;

Thence, N 03°02'20" W, along the Easterly right-of-way line of said East Boulevard, at 175.95 feet pass a 5/8 inch iron rod with cap set for corner, in all a total distance of 334.68 feet to a 5/8 inch iron rod with cap set for corner, from which a 5/8 inch iron rod with cap found for the Northwesterly corner of said 14.610 acre tract bears N 03°02'20" W, 443.32 feet;

Thence, N 87°24'41" E, severing said 14.610 acre tract, a distance of 220.00 feet to a 5/8 inch iron rod with cap set for corner;

Thence, S 03°02'20" E, a distance of 157.00 feet to a 5/8 inch iron rod with cap set for corner;

Thence, S 86°57'40" W, a distance of 25.50 feet to a 5/8 inch iron rod with cap set for corner;

Thence, S 03°02'20" E, a distance of 177.00 feet to a 5/8 inch iron rod with cap set in the Northerly right-of-way line of said East Pasadena Boulevard;

Thence, S 87°16'13" W, along the Northerly right-of-way line of said East Pasadena Boulevard, a distance of 194.50 feet to the POINT OF BEGINNING and containing 1.5853 acres of land.

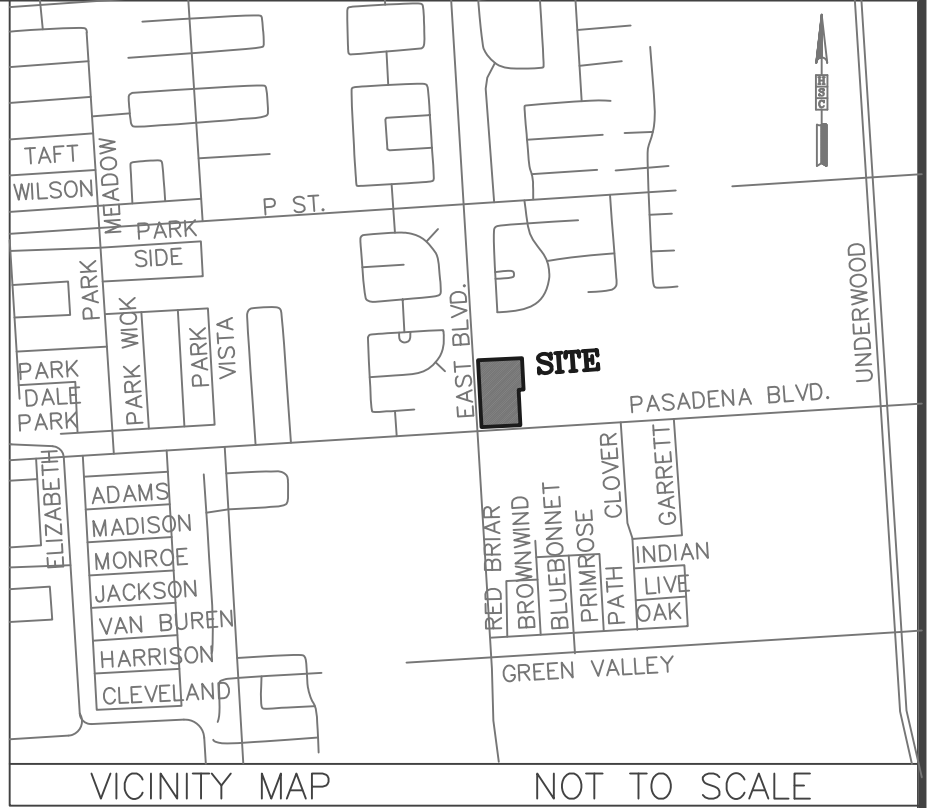
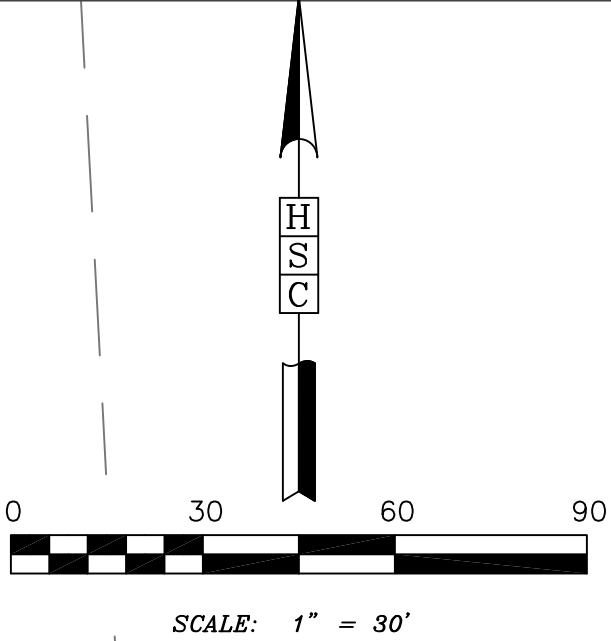
FND 5/8" I.R.

PINEY POINT SECTION ONE
FILM CODE NO. 553088
M.R.H.C.

REMAINING PORTION OF
CALLED 14.610 ACRES
H.C.C.F. NO. W283081
PORTION OF LOTS 528 AND 529
OUT LOTS TO THE
TOWN OF LA PORTE
VOL. 1, PG. 33
M.R.H.C.

LEGEND:

B.L. = BUILDING LINE
D.R.H.C. = DEED RECORDS HARRIS COUNTY
FND. = FOUND
H.C.C.F. NO. = HARRIS COUNTY CLERK'S FILE NUMBER
I.R. = IRON ROD
M.R.H.C. = MAP RECORDS HARRIS COUNTY
NO. = NUMBER
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
W/CAP = WITH CAP



NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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 factor: 0.99988443.
- B.L. indicates Building Line, F.C. indicates Film Code, U.E. indicates Utility Easement, STM. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, W.L.E. indicates Water Line Easement.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Subject to the Zoning and/or Building Ordinances now in force in the City of Deer Park, Texas.
- Property lies within City of Deer Park Zoning District GC at time of plotting.

REMAINING PORTION OF
CALLED 14.610 ACRES
H.C.C.F. NO. W283081
PORTION OF LOTS 528 AND 529
OUT LOTS TO THE
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PRELIMINARY PLAT BUZZY BEE DEER PARK

A SUBDIVISION OF 1.5853 ACRES OF
LAND SITUATED THE NICHOLAS
CLOPPER JR. SURVEY, ABSTRACT NO
198, CITY OF DEER PARK, HARRIS
COUNTY, TEXAS

BEING A PARTIAL REPLAT OF LOT
528 OF THE OUT LOTS TO THE TOWN
OF LA PORTE
VOLUME 1, PAGE 33 M.R.H.C.

2 LOTS, 1 BLOCK

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY

Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovisurveying.com
Texas Firm Registration No. 10030400

DATE: SEPTEMBER 2019 SCALE: 1" = 30' JOB NO. 19-007-00

HSC 03176-E-1