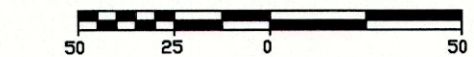


SCALE: 1 INCH = 50 FEET



SURVEY NOTES

- 1. BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF 3.097 ACRES CONVEYED TO EMILIO GARZA, ET UX, IN VOL. 1292 AT PG. 282 OF THE O.P.R.C.C.T.X.
2. THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119 0220 F, DATED JANUARY 19, 2018.
3. ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "MCHANDLER5292" UNLESS OTHERWISE STATED.
4. COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.

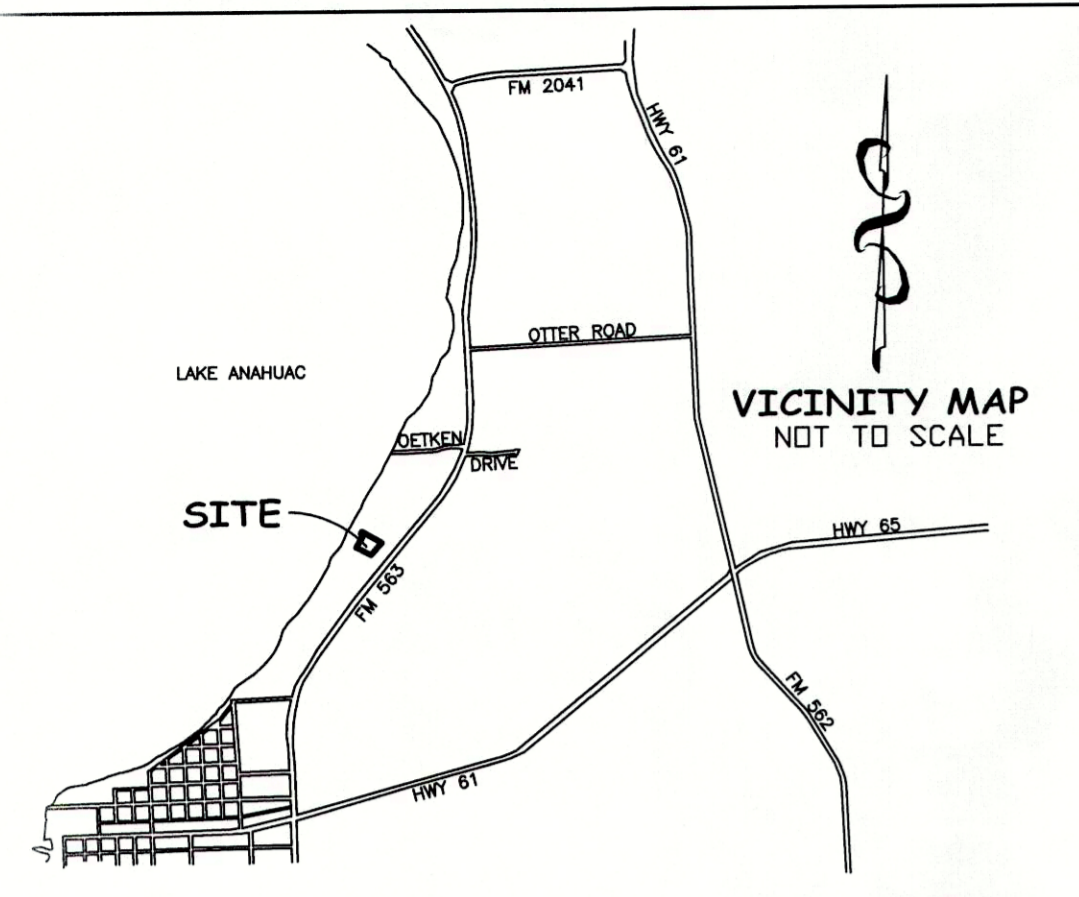
GENERAL NOTES

- 1. A "BUILDING PERMIT" IS REQUIRED PRIOR TO CONSTRUCTION OF HOUSES ETC.
2. A "DRIVEWAY PERMIT" IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY ON PUBLIC RIGHT OF WAY.
3. LOTS SHALL BE LAID OUT SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
4. DRAINAGE SHALL BE DESIGNED SO AS TO AVOID DRAINING INTO ADJACENT LOTS.
5. THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO HIGHER OF (i) 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN THE LOTS ARE IN THE FLOOD PLAIN) (ii) 18 INCHES OVER THE AVERAGE TERRAIN, (iii) 18 INCHES OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS BY OPEN DITCH OR (iv) 18 INCHES OVER ELEVATION OF THE CURB WHEN DRAINAGE IS BY EXTRA SPACE AND GUTTER.
6. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
7. THIS DEVELOPMENT SHALL NOT BLOCK DRAINAGE FROM ADJACENT PROPERTIES.
8. ALL DOMESTIC AND FIRE WATER SERVICES IN ADDITION TO SANITARY SERVICES SHALL BE PROVIDED BY TRINITY BAY CONSERVATION DISTRICT.
9. ANY STRUCTURE PLACED WITHIN A TRINITY BAY CONSERVATION DISTRICT EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND MUST HAVE ALL APPROPRIATE PERMITS IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE PERMITS MUST INCLUDE, BUT ARE NOT LIMITED TO U.S. ARMY CORPS OF ENGINEERS SECTION 404 AND SECTION 10 PERMITS. DESIGN OF SAID STRUCTURE SHALL BE REVIEWED, AND APPROVED BY THE TRINITY BAY CONSERVATION DISTRICT PRIOR TO CONSTRUCTION IN ATTEMPT TO REDUCE THE POTENTIAL FOR NEGATIVE IMPACTS TO THE REGIONAL DRAINAGE SYSTEM.

MINOR PLAT OF GARZA ACRES

A SUBDIVISION OF 2.970 ACRES SITUATED IN THE J. H. SHERMAN SURVEY A - 233 & THE E. D. SHERMAN SURVEY A - 232, BEING THE RESIDUE OF 3.097 ACRES CALLED TRACT 1 CONVEYED TO EMILIO GARZA, ET UX, IN VOL. 1292 PG. 282 OF THE O.P.R.C.C.T.X.

AUGUST 22, 2019



STATE OF TEXAS
COUNTY OF CHAMBERS)

WE, EMILIO AND JANIE GARZA, BEING THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE MINOR PLAT OF GARZA ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DESIGNATE SAID SUBDIVISION AS THE MINOR PLAT OF GARZA ACRES IN THE J. H. SHERMAN SURVEY A - 233 & E. D. SHERMAN SURVEY A - 232, CHAMBERS COUNTY, TEXAS; AND DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; 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 THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF 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 UTILITY EASEMENTS SHOWN HEREON.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC ALL DRAINAGE EASEMENTS INDICATED ON THIS MAP FOR DRAINAGE PURPOSES, GIVING THE COUNTY, TRINITY BAY CONSERVATION DISTRICT, OR ANY PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR ANY PUBLIC PURPOSE.

FURTHER, WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAWS, AND STATUTES OF CHAMBERS COUNTY, THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

WITNESS MY HAND IN CHAMBERS COUNTY, TEXAS, THIS DAY OF 2019.

Signatures of Emilio Garza and Janie Garza.

STATE OF TEXAS
COUNTY OF CHAMBERS)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIO GARZA KNOWN TO ME TO BE 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 SET FORTH.

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

NOTARY PUBLIC IN AND FOR CHAMBERS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CHAMBERS)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JANIE GARZA KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

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

NOTARY PUBLIC IN AND FOR CHAMBERS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CHAMBERS)

I, CORY W. TAYLOR, P.E. COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE SUBDIVISION REGULATIONS OF CHAMBERS COUNTY, TEXAS AND DESIGN STANDARDS APPLICABLE THERETO THIS DAY OF 2019.

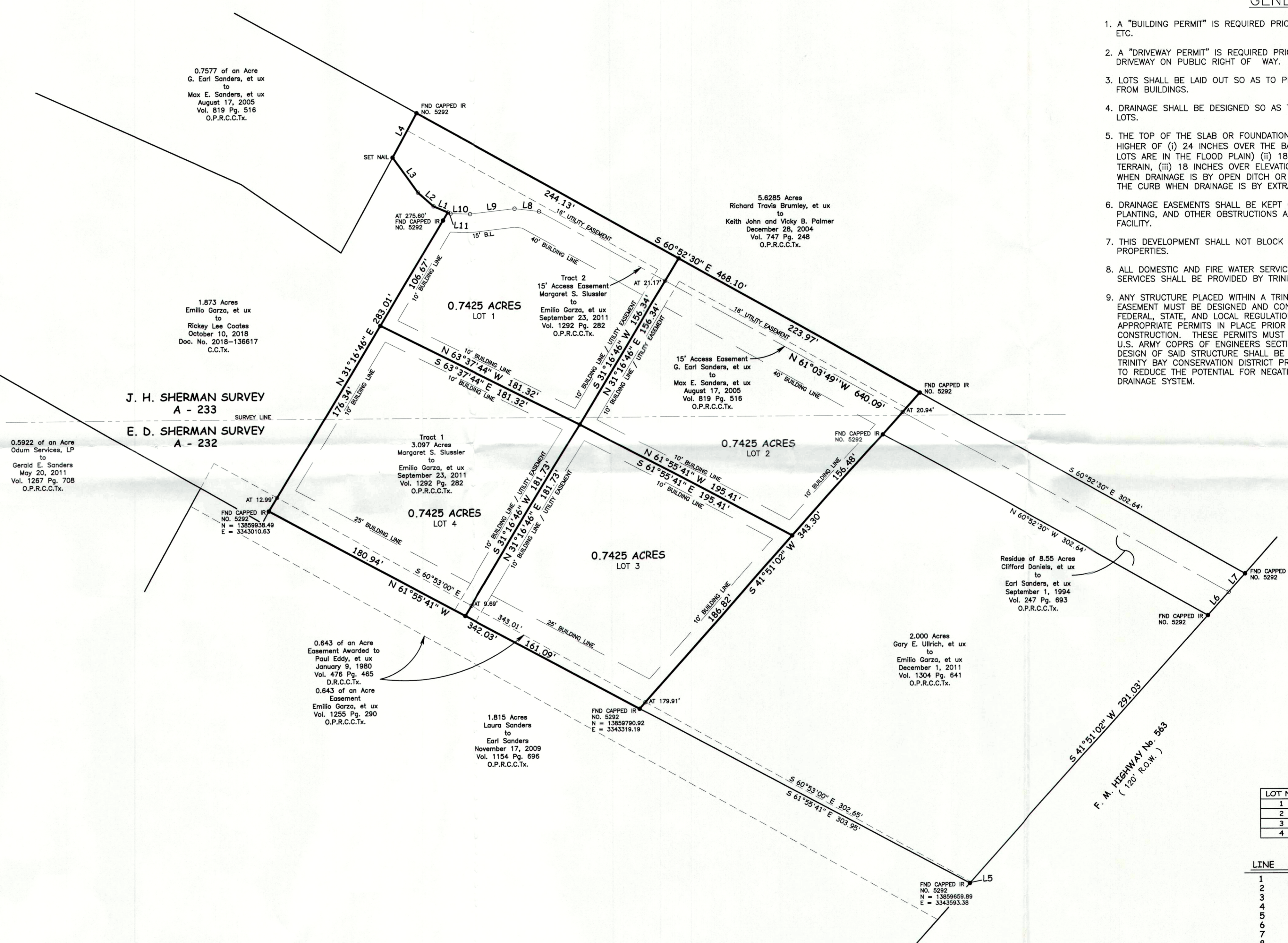
CORY W. TAYLOR, P.E.

THIS IS TO CERTIFY THAT THE COMMISSIONER'S COURT OF CHAMBERS COUNTY, TEXAS, ON MOTION MADE, SECONDED, AND ADOPTED HAS APPROVED THIS PLAT AND SUBDIVISION OF MINOR PLAT OF GARZA ACRES AS SHOWN HEREON, AND ORDERED SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS, THIS DAY OF 2019.

COUNTY JUDGE

I, JERRY SHADDEN, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE REGULATIONS OF THE TRINITY BAY CONSERVATION DISTRICT AND DESIGN STANDARDS APPLICABLE THERETO THIS DAY OF 2019.

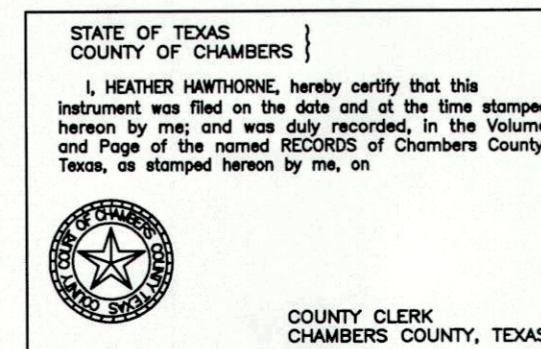
JERRY SHADDEN
GENERAL MANAGER



THIS IS TO CERTIFY THAT I, MICHAEL W. CHANDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND DURING JULY, AND AUGUST, 2019; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 1/2 INCH IRON RODS AND PLASTIC CAP STAMPED "M. CHANDLER 5292" UNLESS OTHERWISE NOTED.

AUGUST 22, 2019.

MICHAEL W. CHANDLER, R.P.L.S. NO. 5292



FILED FOR RECORD
This the day of
A.D. at o'clock
CLERK'S FILE NO.
HEATHER HAWTHORNE
County Clerk, Chambers County, Texas
By Deputy

Table with 2 columns: LOT NO. and ADDRESS. Lists lots 1, 2, 3, and 4 with their corresponding addresses.

Table with 3 columns: LINE, BEARING, and DISTANCE. Lists survey lines 1 through 11 with their respective bearings and distances.

CHAMBERS SURVEYING & MAPPING
P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE: 281-576-6788 FIRM NO. 100127-00
Includes fields for DRAWN BY, JOB NO., SUBDIVISION, CHECKED BY, DATE, and SURVEY.