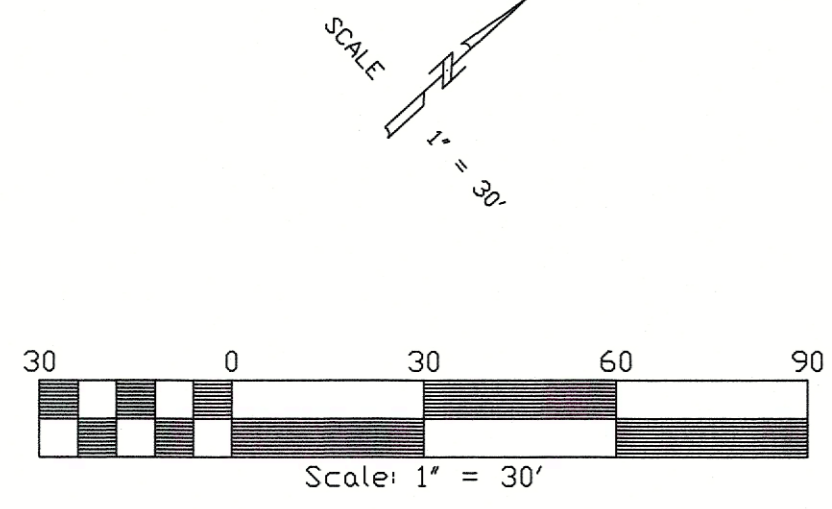
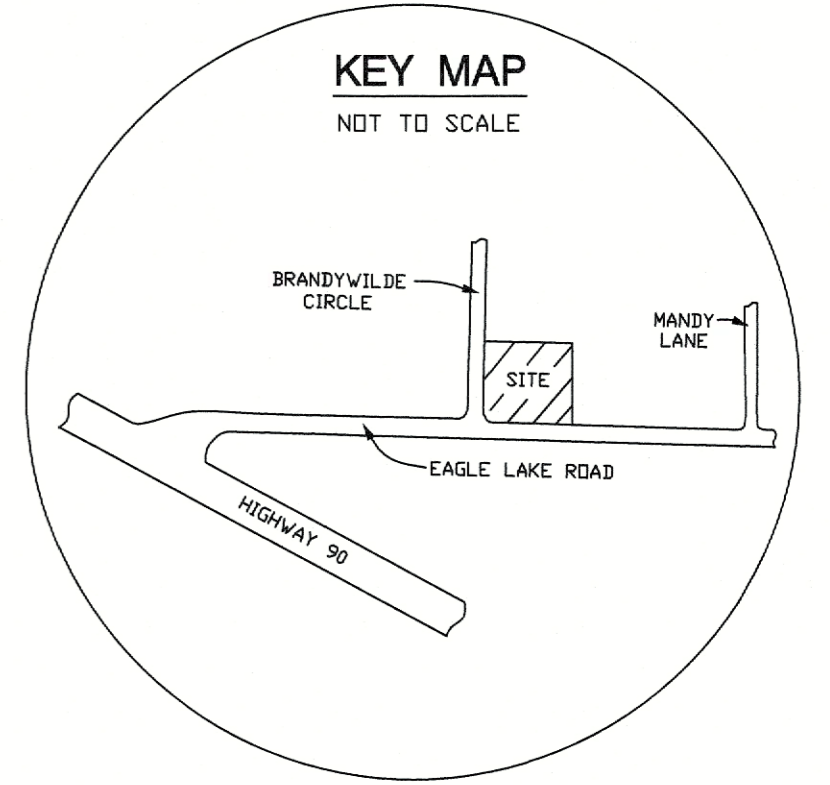


# JUAREZ SUBDIVISION REPLAT NO. 1

A MINOR PLAT OF 0.4717 ACRES AND BEING A REPLAT OF LOT 2 OF JUAREZ SUBDIVISION, RECORDED IN VOLUME 2, PAGE 183 P.R.A.C.T., LOCATED IN THE 'CITY OF SEALY', SAN FELIPE DE AUSTIN TOWN TRACT, A-5, AUSTIN COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN DEED TO GLADYS FRANK & LAUREN POTGIETER, RECORDED IN FILE# 205569 D.R.A.C.T. AND BEING SUBDIVIDED AS SHOWN.



We, Gladys Frank & Lauren Potgieter, owners of the 0.4717 Acre tract described in the above and foregoing plat of the Juarez Subdivision - Replat No. 1, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

WITNESS my hand in the City of Sealy, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

GLADYS FRANK  
LAUREN POTGIETER

BEFORE ME, the undersigned authority, on this day personally appeared Gladys Frank, known to me to be the 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Lauren Potgieter, known to me to be the 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, Rodney Hradil, owner and holder of a lien against the property described in the plat known as the Juarez Subdivision - Replat No. 1, said lien being evidenced by instrument, recorded in File# 205570 of the Official Records of Austin County, Texas do hereby in all things subordinate my interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
RODNEY HRADIL  
LIENHOLDER

BEFORE ME, the undersigned authority, on this day personally appeared Rodney Hradil, 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.

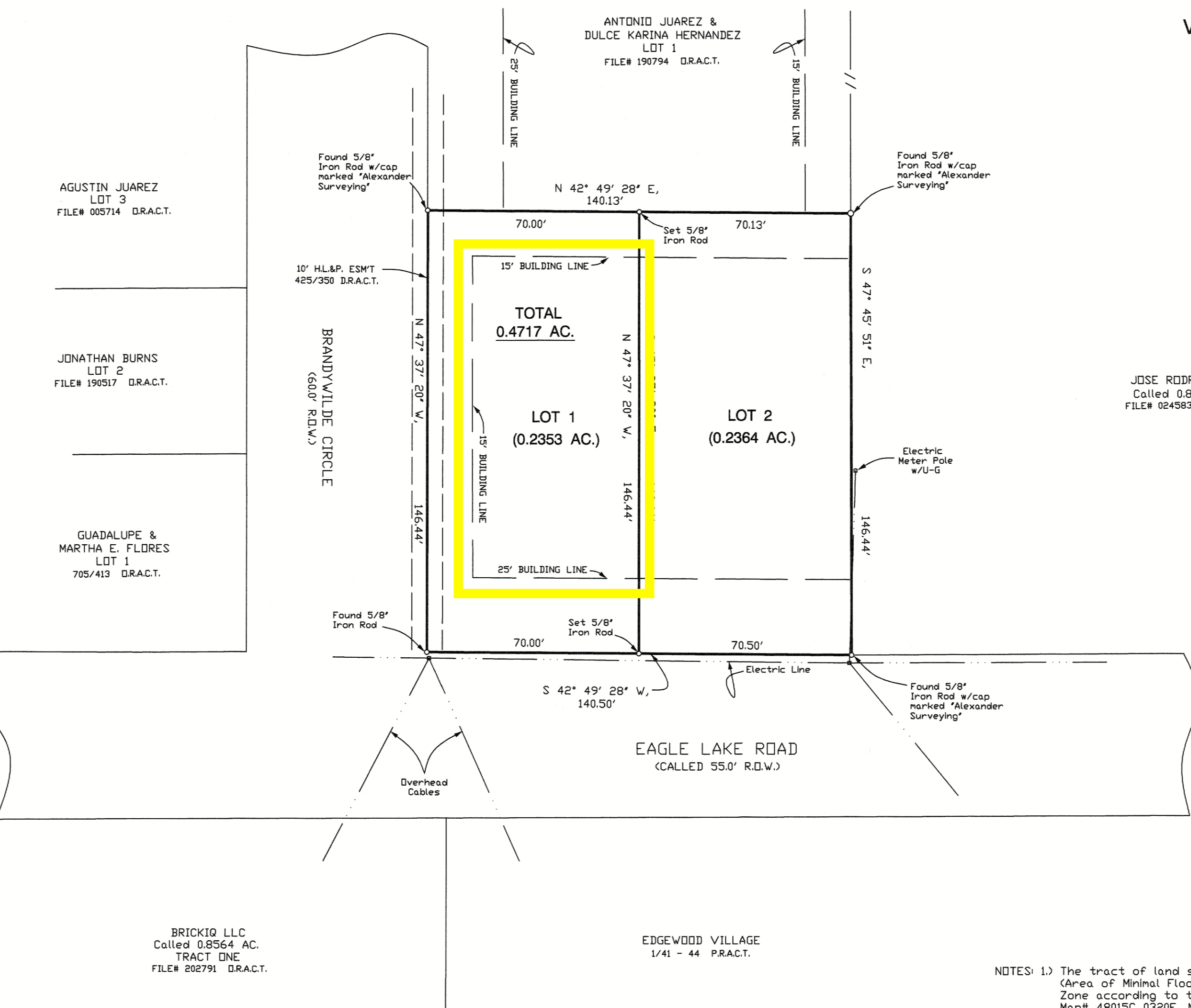
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, Weston C. Garling, Registered Professional Land Surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct as was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest street intersection.



Weston C. Garling  
WESTON C. GARLING - REGISTERED PROFESSIONAL  
LAND SURVEYOR, #6805  
FIRM NO. 10134400



JUAREZ SUBDIVISION  
VOL. 2, PG. 183 P.R.A.C.T.  
LOT 7, BLOCK 36  
SEALY SUBDIVISION  
VOL. "Y", PG. 318 D.R.A.C.T.  
SAN FELIPE DE AUSTIN  
TOWN TRACT  
A-5  
"CITY OF SEALY"  
AUSTIN COUNTY, TEXAS

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.4717 Acres located in the Sealy Subdivision, San Felipe de Austin Town Tract, A-5, City of Sealy, Austin County, Texas. Subject tract being Lot 2 of the Juarez Subdivision, recorded in File# 205569 of the Official Records of Austin County, Texas and being a portion of Lot 7, Block 36 of the Sealy Subdivision, recorded in Volume "Y", Page 318 of the Deed Records of Austin County, Texas. Said tract consisting of 0.4717 Acres and being more particularly described as follows:

- BEGINNING at a 5/8" iron rod found at the intersection of the Northwest Right-of-way of Eagle Lake Road (Called 550 ft. R.O.W.) and the Northeast Right-of-way of Brandywilde Circle (600 ft. R.O.W.) For the South corner of the herein described tract;
- THENCE N 47° 37' 20" W, with the Northeast Right-of-way of Brandywilde Circle, a distance of 146.44 ft. to a 5/8" iron rod found with a cap marked "Alexander Surveying" for the South corner of Lot 1 of the Juarez Subdivision and the West corner of the herein described tract;
- THENCE N 42° 49' 28" E, with the common line with Lot 1 and with a line which is not fenced, a distance of 140.13 ft. to a 5/8" iron rod found with a cap marked "Alexander Surveying" in the common line with the called 0.828 Acre tract described in Deed to Jose Rodriguez, recorded in File# 024583 D.R.A.C.T. for the East corner of Lot 1 and the North corner of the herein described tract;
- THENCE S 47° 45' 51" E, with the common line with the 0.828 Acre adjoining tract and with a line which is generally but partly with the remains of an existing fence, a distance of 146.44 ft. to a 5/8" iron rod found with a cap marked "Alexander Surveying" in the Northwest Right-of-way of Eagle Lake Road for the South corner of the 0.828 Acre tract and the East corner of the herein described tract;
- THENCE S 42° 49' 28" W, with the Northwest Right-of-way of Eagle Lake Road, a distance of 140.50 ft. to the PLACE OF BEGINNING and containing 0.4717 Acres.

- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 4801SC 0320F, Map Revised October 18, 2019.
- 2) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3) All 5/8" iron rods set are capped with a yellow cap marked "Alexander Surveying".  
U-G - Underground Electric
- 4) The easement to Houston Lighting & Power Company, recorded in Volume 288, Page 343 D.R.A.C.T. is not located on the subject tracts shown hereon.

I, Carrie Gregor, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_, and in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the map records of Austin County for said County.

WITNESS my hand and seal of office, at Austin County, Texas this day and date last above written.

EX OFFICIO CLERK OF  
AUSTIN COUNTY, TEXAS  
By: \_\_\_\_\_  
DEPUTY

This is to certify that the Planning Commission of the City of Sealy, Texas, has approved this plat and subdivision of Juarez Subdivision, in conformance with the laws of the State of Texas and the ordinances of the City of Sealy as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
WARREN ESCOVY  
PLANNING DIRECTOR

By: \_\_\_\_\_  
BRODKE KNOLL  
CITY SECRETARY

OWNER: GLADYS FRANK &  
LAUREN POTGIETER  
1615 EAGLE LAKE ROAD  
SEALY, TEXAS 77474  
PHONE: 281-770-9868

	GLADYS FRANK & LAUREN POTGIETER	
	ALEXANDER SURVEYING 105 E. Luhn Street P. O. BOX 386 Bellville, Texas 77418 Phone: 979-865-9145 Fax: 979-865-9888 alexandersurveying@bcgglobal.net © 2020 ALL RIGHTS RESERVED	
Weston C. Garling	County: AUSTIN	Field Crew: J.E.
R.P.L.S. No. #6805	SAN FELIPE DE AUSTIN Survey TOWN TRACT, A-5	Computations: W.C.G.
TBPLS FIRM NO. 10134400	City: SEALY	Drafting: D.C.
Date: DECEMBER 30, 2020	Addition: SUBDIVISION	A.C.P.S. VOL# 10 PG 54 207804.554 Work Order: 20-7913