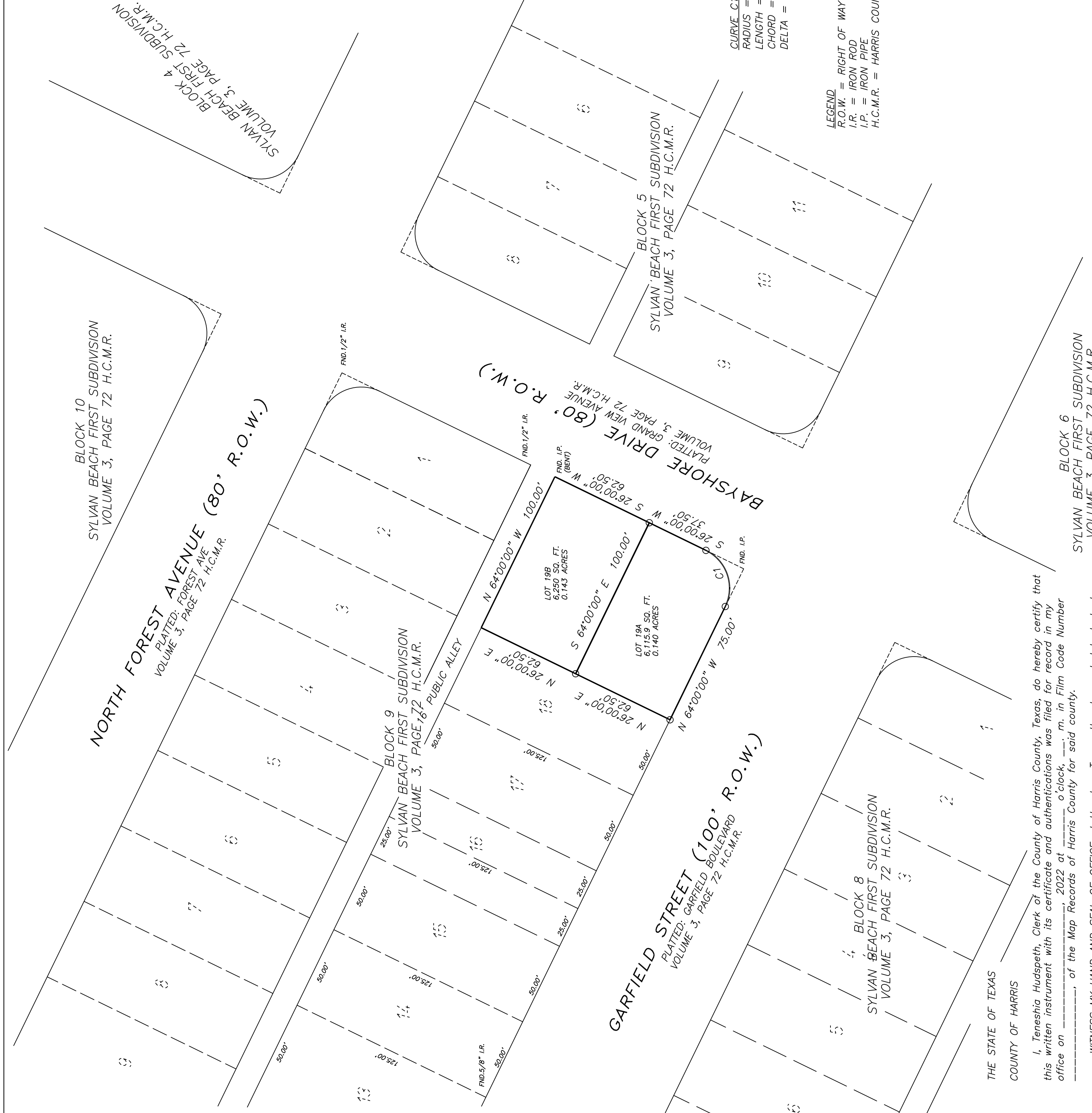


VICINITY MAP  
SCALE: 1"=1/12 MILE  
KEY MAP 580G

**FLOOD STATEMENT:**  
All land within this subdivision lies in a Flood Hazard Area. Such lands are subject to an increased chance of flooding and the City of La Porte places stricter requirements on development therein through the La Porte Flood Hazard Prevention Ordinance.

**NOTES:**  
1. This plot was prepared with a title commitment from Great American Title Company dated 01/03/2014. (As to Lot 19A).  
2. Not title commitment provided for Lot 19B, subject to any facts that would be disclosed by a full and accurate title report.



THE STATE OF TEXAS  
COUNTY OF HARRIS

We, Texas Quality Builders, LLC, a Texas Limited Liability Company, acting by and through, Francis John Payne and Joseph Mike Payne, herein referred to as owners of the Lot 19A described in the above and foregoing map of REPLAT OF LOTS 19 AND 20 BLOCK 9 SYLVAN BEACH FIRST SUBDIVISION do hereby make and establish said subdivision 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, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations herein expressed, and their heirs, successors and assigns to warrant and forever defend the 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 (5) feet in width from a plane (20) feet above the ground level upward, located adjacent to all common use public utility easements shown hereon.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on the plat are originally intended for the construction of residential in-town and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, the Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

In TESTIMONY WHEREOF, Top Quality Builders, LLC, has caused these presents to be signed by Francis John Payne, its \_\_\_\_\_ thereunto authorized, attested by its \_\_\_\_\_, Joseph Mike Payne, the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: Francis John Payne  
Top Quality Builders, LLC  
Title \_\_\_\_\_

ATTEST:  
By: Joseph Mike Payne  
Title \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Francis John Payne and Joseph Mike Payne, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgement to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for  
The State of Texas  
My Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, Green Valley Construction, LLC, a Texas Limited Liability Company, acting by and through, Joseph Martin, herein referred to as owner of the Lot 19B described in the above and foregoing map of REPLAT OF LOTS 19 AND 20 BLOCK 9 SYLVAN BEACH FIRST SUBDIVISION do hereby make and establish said subdivision 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, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations herein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the 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 (5) feet in width from a plane (20) feet above the ground level upward, located adjacent to all common use public utility easements shown hereon.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on the plat are originally intended for the construction of residential thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, the Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

In TESTIMONY WHEREOF, Green Valley Construction, LLC, has caused these presents to be signed by Joseph Martin, its \_\_\_\_\_ thereunto authorized, the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: Joseph Martin  
Green Valley Construction, LLC  
Title \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Joseph Martin, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgement to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for  
The State of Texas  
My Commission Expires \_\_\_\_\_

LEGAL DESCRIPTION:  
Being all of Lots 19 and 20, Block 9, Sylvan Beach First Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 72 of the map records of Harris County, Texas.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I, Teneisha Hudspeth, Clerk of the County of Harris County, Texas, do hereby certify that this written instrument with its certificate and authentications was filed for record in my office on \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock, \_\_\_\_\_ m. in Firm Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

WITNESS MY HAND AND SEAL OF OFFICE at Houston, Texas, the day and date last above written.

Teneisha Hudspeth  
Clerk of the County Court  
Harris County, Texas

By: \_\_\_\_\_ Deputy

REPLAT  
OF LOTS 19 AND 20 BLOCK 9  
SYLVAN BEACH FIRST SUBDIVISION

A SUBDIVISION CONTAINING 0.283 ACRE TRACT, BEING ALL OF LOTS 19 AND 20, IN BLOCK 9, OF SYLVAN BEACH FIRST SUBDIVISION; A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT:  
TO RE-DIVIDE 2 LOTS  
2 LOTS, 1 BLOCK  
JANUARY, 2022

OWNERS:  
TOP QUALITY BUILDERS, LLC  
GREEN VALLEY CONSTRUCTION

SURVEYOR:  
SHANKS ENGINEERING &  
SURVEYING, INC.  
1446 PIRATES COVE  
HOUSTON, TX 77058  
281-488-1486

LOT 19B  
6,250 SQ. FT.  
0.140 ACRES

LOT 19A  
6,115.9 SQ. FT.  
0.140 ACRES

CURVE C1  
RADIUS = 25.00'  
LENGTH = 39.27'  
CHORD = 35.36'  
DELTA = 90° 00' 00"

LEGEND  
R.O.W. = RIGHT OF WAY  
I.R. = IRON ROD  
I.P. = IRON PIPE  
H.C.M.R. = HARRIS COUNTY MAP RECORDS

GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft.

Block 10  
SYLVAN BEACH FIRST SUBDIVISION  
VOLUME 3, PAGE 72 H.C.M.R.

Block 9  
SYLVAN BEACH FIRST SUBDIVISION  
VOLUME 3, PAGE 72 H.C.M.R.

Block 8  
SYLVAN BEACH FIRST SUBDIVISION  
VOLUME 3, PAGE 72 H.C.M.R.

Block 5  
SYLVAN BEACH FIRST SUBDIVISION  
VOLUME 3, PAGE 72 H.C.M.R.

Block 6  
SYLVAN BEACH FIRST SUBDIVISION  
VOLUME 3, PAGE 72 H.C.M.R.

Block 4  
SYLVAN BEACH FIRST SUBDIVISION  
VOLUME 3, PAGE 72 H.C.M.R.

This is to certify that the City of La Porte, Texas has approved this replat and subdivision of REPLAT OF LOTS 19 AND 20 BLOCK 9 AND BLOCK 8 SYLVAN BEACH FIRST SUBDIVISION in accordance with the laws of the State of Texas and the ordinances of the City of La Porte and authorized the recording of this plat on \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_ Chairman, Planning and Zoning Commission

By: \_\_\_\_\_ Director, Planning and Development

City Planner \_\_\_\_\_

City Engineer \_\_\_\_\_

By: \_\_\_\_\_ Deputy

Teneisha Hudspeth  
Clerk of the County Court  
Harris County, Texas

By: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:  
I, Billy L. Shanks, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above plat is true and correct; and that bearings, distances, angles, curve radius, and central angles are accurately shown on the plat.

I, Billy L. Shanks, registered under the laws of the State of Texas to practice the profession of land surveying do hereby certify that this plat accurately represents the results of a survey performed under my supervision and that all boundary corners, single points and points of curve have been, or will be, marked with 1/2 inch iron rods not less than twenty-four (24) inches in length and that this plat complies with the requirements as specified in the City of La Porte Development Ordinance.

Billy L. Shanks  
Texas Registration No. 1821