STATE OF TEXAS
COUNTY OF HARRIS

WE, FRANCISCO CAMPOS, JR. AND FC BETTER HOMES LLC, ACTING BY AND THROUGH FRANCISCO E. CAMPOS, SR., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE JOHN A CAMPBELLS LITTLE FARMS PARTIAL REPLAT NO 3, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS JOHN A CAMPBELLS LITTLE FARMS PARTIAL REPLAT NO 3 IN THE THOMAS O. MEUX SURVEY, ABSTRACT NUMBER 597, HARRIS COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER, 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 STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE HEREBY COVENANT AND AGREE THAT ALL LOTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE FOR RESIDENTIAL PURPOSES UNLESS OTHERWISE NOTED.

WITNESS MY HAND IN PASADENA, HARRIS COUNTY, TEXAS THIS 28TH DAY OF APRIL, 2022.

FRANCISCO CAMPOS, JR.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO CAMPOS, JR., OWNER, 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 28TH DAY OF APRIL, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISETT CAMPOS
PRINT NAME

MY COMMISSION EXPIRES: 11-12-2023

LISETT CAMPOS
Notary Public, State of Texas
Comm. Expires 11-12-2023
Notary ID 132749011

WITNESS OUR HAND IN PASADENA, HARRIS COUNTY, TEXAS THIS 28TH DAY OF APRIL, 2022.

FC BETTER HOMES LLC

FRANCISCO E. CAMPOS, SR., MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO E. CAMPOS, SR., MANAGING MEMBER OF FC BETTER HOMES LLC 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 28TH DAY OF APRIL, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISETT CAMPOS
PRINT NAME

MY COMMISSION EXPIRES: 11-12-2023

LISETT CAMPOS
Notary Public, State of Texas
Comm. Expires 11-12-2023
Notary ID 132749011

I, HENRY M. SANTOS, AM 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 EIGHTHS (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.

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

STATE OF TEXAS OF REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF JOHN A CAMPBELLS LITTLE FARMS PARTIAL REPLAT NO 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PASADENA, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 24TH DAY OF MAY, 2022.

BY: MARY ANN KLEINMAN, CHAIRMAN

BY: MICHELLE PARTIN, SECRETARY

PASADENA PLANNING COMMISSION

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON JUNE 1, 2022, AT 11:04 O'CLOCK A.M., AND DULY RECORDED ON JUNE 1, 2022, AT 1:45 O'CLOCK P.M., AND AT FILM CODE NO. 699511 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.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY CHRISTIAN ORONA

COUNTY OF HARRIS TENESHIA HUDSPETH COUNTY CLERK

This certificate is void only as to the instrument to which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

GENERAL NOTES:

1.) BEARINGS SHOWN HEREON WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID, NAD 83.

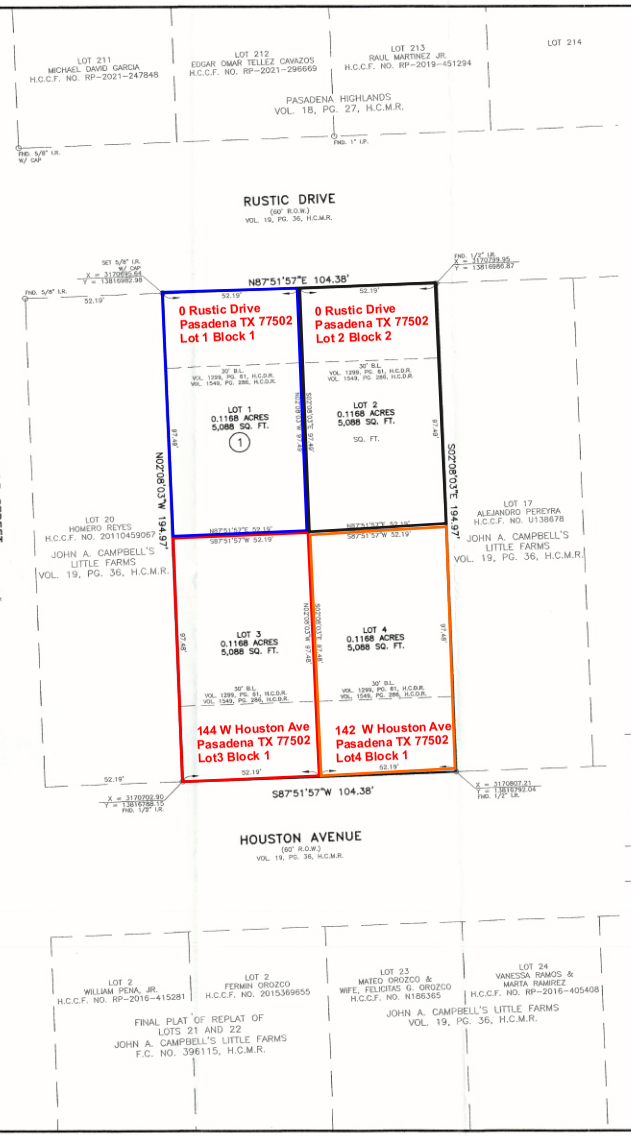
2.) ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.99988078967.

3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48201C0915L, THE SUBJECT TRACT IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

4.) ALL FINISH FLOOR ELEVATIONS SHALL COMPLY WITH THE CITY OF PASADENA ORDINANCE 2020-186 AND ANY SUBSEQUENT AMENDMENTS THERETO.

5.) ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF PASADENA SPECIFICATIONS.

6.) 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 LOT 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.



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6/1/2022 HCCFIRP1 60.00
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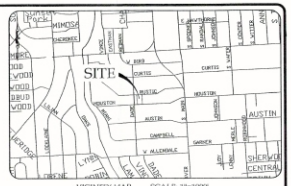
6/1/2022 10:56 AM
COUNTY CLERK



VICINITY MAP SCALE: 1"=1000'
KEY MAP NO. 536Q

NORTH
SCALE: 1"= 20'-0"
0 20 40 80

LEGEND:
AC. – ACRES
B.L. – BUILDING LINE
ESMT. – EASEMENT
FC – FILM CODE
H.C.C.F. – HARRIS COUNTY CLERKS FILE
H.C.D.R. – HARRIS COUNTY DEED RECORDS
H.C.M.R. – HARRIS COUNTY MAP RECORDS
H.L&P. – HOUSTON LIGHTING & POWER
I.R. – IRON ROD
VOL. – VOLUME
PG. – PAGE
R.O.W. – RIGHT-OF-WAY
SQ. FT. – SQUARE FEET

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 699511
JOHN A CAMPBELLS LITTLE FARMS PARTIAL REPLAT NO 3
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contrast 104418
KEY MAP

JOHN A CAMPBELLS LITTLE FARMS PARTIAL REPLAT NO 3

A SUBDIVISION OF 0.4672 ACRES OR 20,351 SQUARE FEET OF LAND SITUATED IN THE THOMAS O. MEUX SURVEY, ABSTRACT NO. 597, HARRIS COUNTY, TEXAS
BEING A REPLAT OF LOTS 18 AND 19 OF
JOHN A. CAMPBELL'S LITTLE FARMS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 19, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

REASON FOR REPLAT

TO CREATE FOUR (4) LOTS AND ONE (1) BLOCK

SCALE: 1"= 20' DATE: APRIL, 2022

OWNER:
FRANCISCO CAMPOS, JR. AND
FC BETTER HOMES LLC
9555 TAVENOR LANE,
HOUSTON, TEXAS 77073
713-875-6370

PREPARED BY:

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-3939 FAX: 281 530-5464 EMAIL: advance_survey@att23.com
www.advancesurveyingtx.com
FIRM NO. 10096200

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

JOB NO. 1212044-21-01