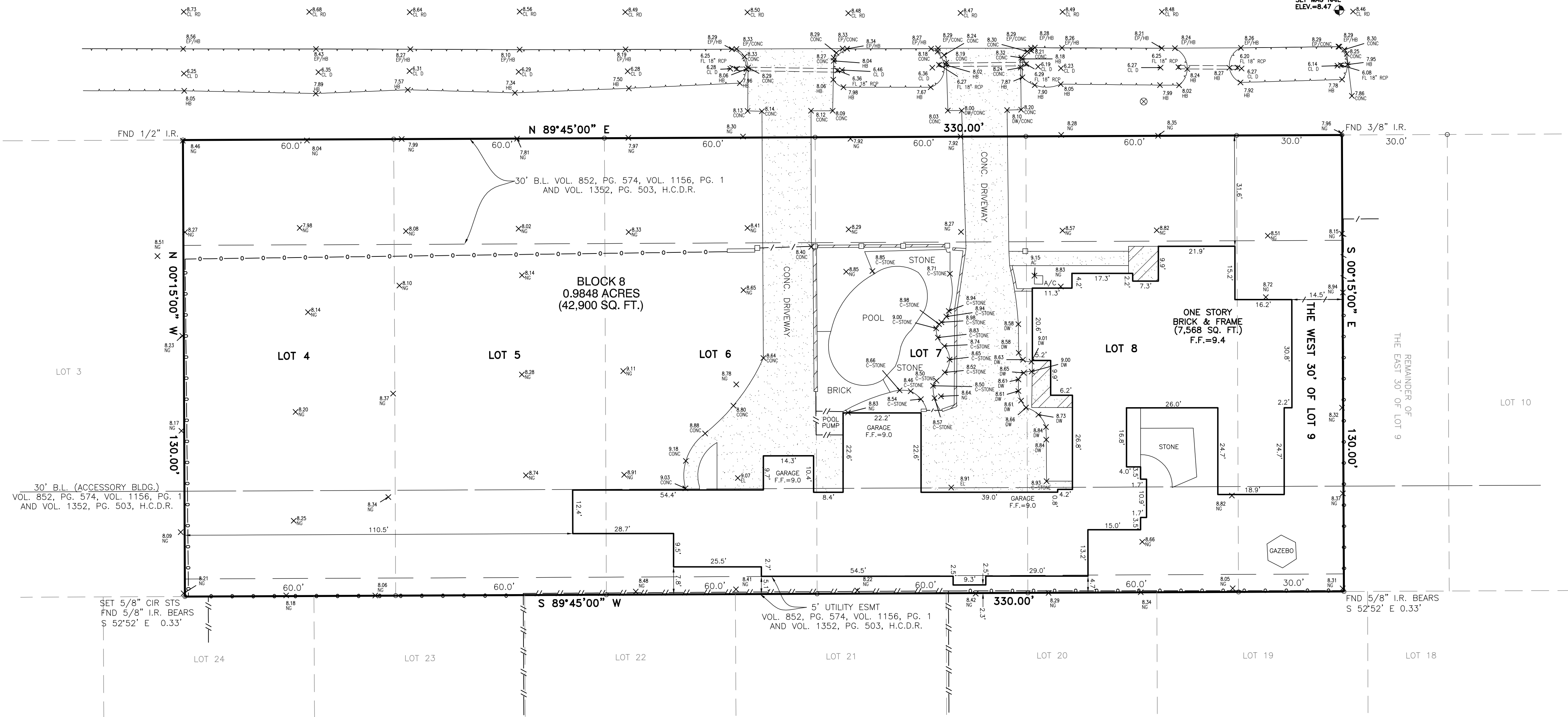


- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - CIR - CAPPED IRON ROD
  - STS - STAMPED SOUTH TEXAS SURVEYING
  - HCCF - HARRIS COUNTY CLERKS FILE
  - HCCR - HARRIS COUNTY DEED RECORDS
  - HCMR - HARRIS COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - W - BARBED WIRE FENCE
  - CL - CHAIN LINK FENCE
  - CONC - CONCRETE
  - CC - COVERED CONCRETE
  - OE - OVERHEAD ELECTRIC LINES
  - WF - WOOD FENCE
  - WIF - WROUGHT IRON FENCE
  - GW - GUY WIRE
  - CB - CATCH BASIN
  - CBX - CABLE BOX
  - EBX - ELECTRIC BOX
  - EMH - ELECTRIC MH
  - FH - FIRE HYDRANT
  - FOM - FIBER OPTIC MARKER
  - FP - FLAG POLE
  - GM - GAS METER
  - GV - GAS VALVE
  - CI - CURB INLET
  - LP - LIGHT POLE
  - MH - MANHOLE
  - MW - MONITORING WELL
  - PM - PIPELINE MARKER
  - PP - POWER POLE
  - SP - SERVICE POLE
  - SMH - SANITARY MANHOLE
  - SM - STORM MANHOLE
  - TP - TELEPHONE PEDESTAL
  - TR - TRANSFORMER
  - TSB - TRAFFIC SIGNAL BOX
  - TSP - TRAFFIC SIGNAL POLE
  - UCM - UNDERGROUND CABLE MARKER
  - WW - WATER WELL
  - WM - WATER METER
  - WV - WATER VALVE
  - TBM - TBM

**SHOREACRES BOULEVARD**  
(70' R.O.W.)  
VOL. 7, PG. 10, H.C.M.R.




**BENCHMARK**

RM NO. 010320  
A HCCFD METAL ROD STAMPED HGCSO 50 1986 FROM HWY 146 AT SHOREACRES :TRAVEL EAST ON SHOREACRES 1.6 MILES TO SUNRISE THEN SOUTH 0.25 MILES ON SUNRISE TO BAYWOOD, FOLLOW BAYWOOD 0.3 MILE EAST PAST HOUSTON YACHT CLUB TO INTERSECTION WITH MIRAMAR.MONUMENT IS 31.6' NW OF WOOD FENCE ( SEE THE PICTURE ) AND 63.5' NE OF FIRE HYDRANT. IN KEYMAP 580V IN THE CLEAR CREEK WATERSHED NEAR STREAM A104-10-02. ELEV. = 8.81 FEET NAVD 88, 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

**SURVEYOR'S CERTIFICATION**  
TO: BRIAN BEERS, NETWORK FUNDING, LP, AND EACH SUCCESSOR AND TITLE RESOURCES GUARANTY COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property, easements, building lines, etc. shown are as identified by:

GP 3022919-03754 of TITLE RESOURCES GUARANTY COMPANY

  
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321



**TOPOGRAPHIC AND BOUNDARY SURVEY OF**


LOTS FOUR (4) THROUGH EIGHT (8), BOTH INCLUSIVE, AND THE WEST 30 FEET OF LOT NINE (9), IN BLOCK EIGHT (8), OF SHOREACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

- NOTES:**
- BEARING BASIS IS THE SOUTH R.O.W. LINE OF SHOREACRES BOULEVARD BEING NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GP NO. 3022919-03754 OF TITLE RESOURCES GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2020.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE AE (DFE: 15.0'), ACCORDING TO F.I.R.M. MAP NO. 48201C 1085M, DATE 01-06-2017, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. S&D ENTRIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

|   |                      |
|---|----------------------|
| ADDRESS: 211 SHORE ACRES BOULEVARD<br>LA PORTE, TEXAS 77571 | REVISIONS:           |
| SITE:   | NO. DATE DESCRIPTION |
| JOB NO: 1637-20   |                      |
| DATE: 10-1-20   |                      |
| SCALE: 1" = 20'   |                      |
| SHEET 1 OF 1  |                      |


**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
 281-556-6918 FAX 281-556-9331  
 Firm Number: 10045400

# SHOREACRES HEIGHTS

A SUBDIVISION OF 0.9848 ACRES OF LAND LOCATED IN THE WILLIAM P HARRIS SURVEY, ABSTRACT NO. 33, BEING A REPLAT OF LOTS 4, 5, 6, 7, 8, AND A PORTION OF LOT 9, BLOCK 8 OF SHOREACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10, OF THE HARRIS COUNTY MAP RECORDS.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF SHOREACRES, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF SHOREACRES HEIGHTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SHOREACRES, TEXAS, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS REPLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

I, TENESHIA HUDSPETH, 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 \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2022, 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.

TENESHIA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF HARRIS

THAT WE, UNIVERSAL FLORIDA HOMES, LLC, OWNER OF LOTS 4, 5, 6, 7, 8, AND A PORTION OF LOT 9, BLOCK 8 OF SHOREACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 10 IN THE HARRIS COUNTY MAP RECORDS, DO HEREBY MAKE REPLAT OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON, AND DESIGNATE SAID REPLAT AS SHOREACRES HEIGHTS, BEING A SUBDIVISION IN THE CITY OF SHOREACRES, HARRIS COUNTY, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

ANTONIO DEL MONACO

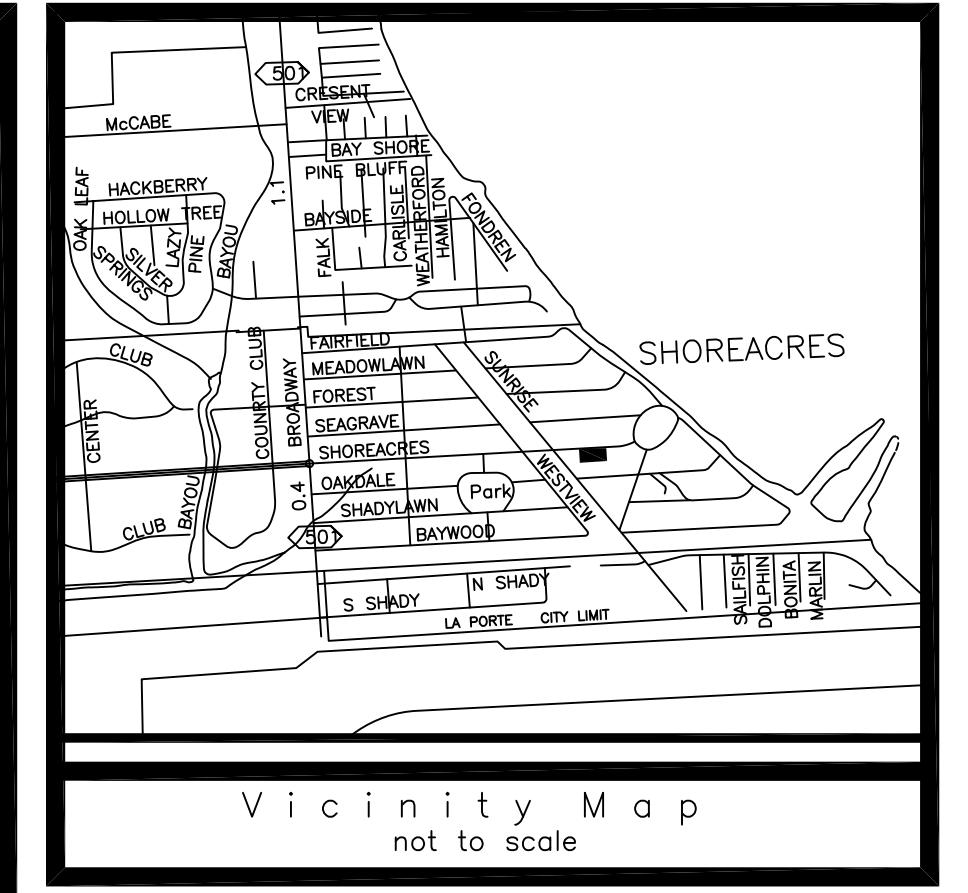
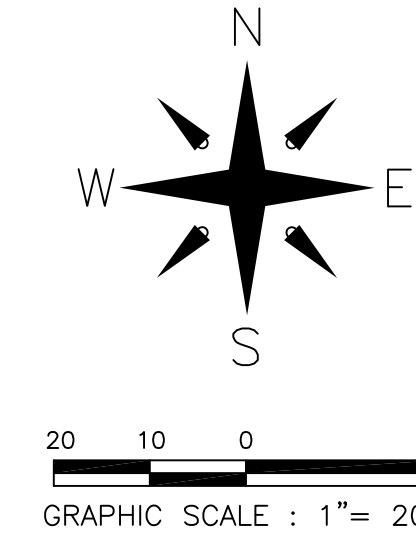
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO DEL MONACO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) 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 \_\_\_\_\_, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



LEGEND:

B.L. - BUILDING LINE  
G.C.M.R. - GALVESTON COUNTY MAP RECORDS  
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE

LEGAL DESCRIPTION:

0.9848 ACRES OF LAND LOCATED IN THE WILLIAM P HARRIS SURVEY, ABSTRACT NO. 33, BEING ALL OF LOTS 4, 5, 6, 7, 8, AND A PORTION OF LOT 9, BLOCK 8 OF SHOREACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10, OF THE HARRIS COUNTY MAP RECORDS, SAID 0.9848 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the intersection of the South limit of Shoreacres Boulevard (based on a 70' foot wide public right-of-way) and the East limit of Sunrise Drive (based on a 50 foot wide public right-of-way);

THENCE South 89°45'00" East, along the said South limit of Shoreacres Boulevard, a distance of 264.25 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING of the herein described tract of land;

THENCE South 89°45'00" East, continuing along the said South limit of Shoreacres Boulevard, a distance of 330.00 feet to 3/8 inch iron rod found for the Northeast corner of the herein described tract of land;

THENCE South 01°15'00" East, over and across Lot 9, a distance of 130.00 feet to a 5/8 inch iron rod found South 52°52'00" East, 0.33 feet from the Southeast corner of the herein described tract of land;

THENCE South 89°45'00" West, along the South limit of said Lots 4, 5, 6, 7, 8, and 9, a distance of 330.00 feet to a 5/8 inch iron rod found for the Southwest corner of the herein described tract of land;

THENCE North 00°15'00" West, along the West limit of said Lot 4, a distance of 130.00 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 0.9848 Acres, or 42,900 Square Feet of land.

I, \_\_\_\_\_, GOLD COAST EQUITY, LLC, owner and holder of a lien (or liens) against the property described in the plat known as SHOREACRES HEIGHTS, said lien (or liens) being evidenced by instrument of record in FILE NO. RP-2021-681628 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

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

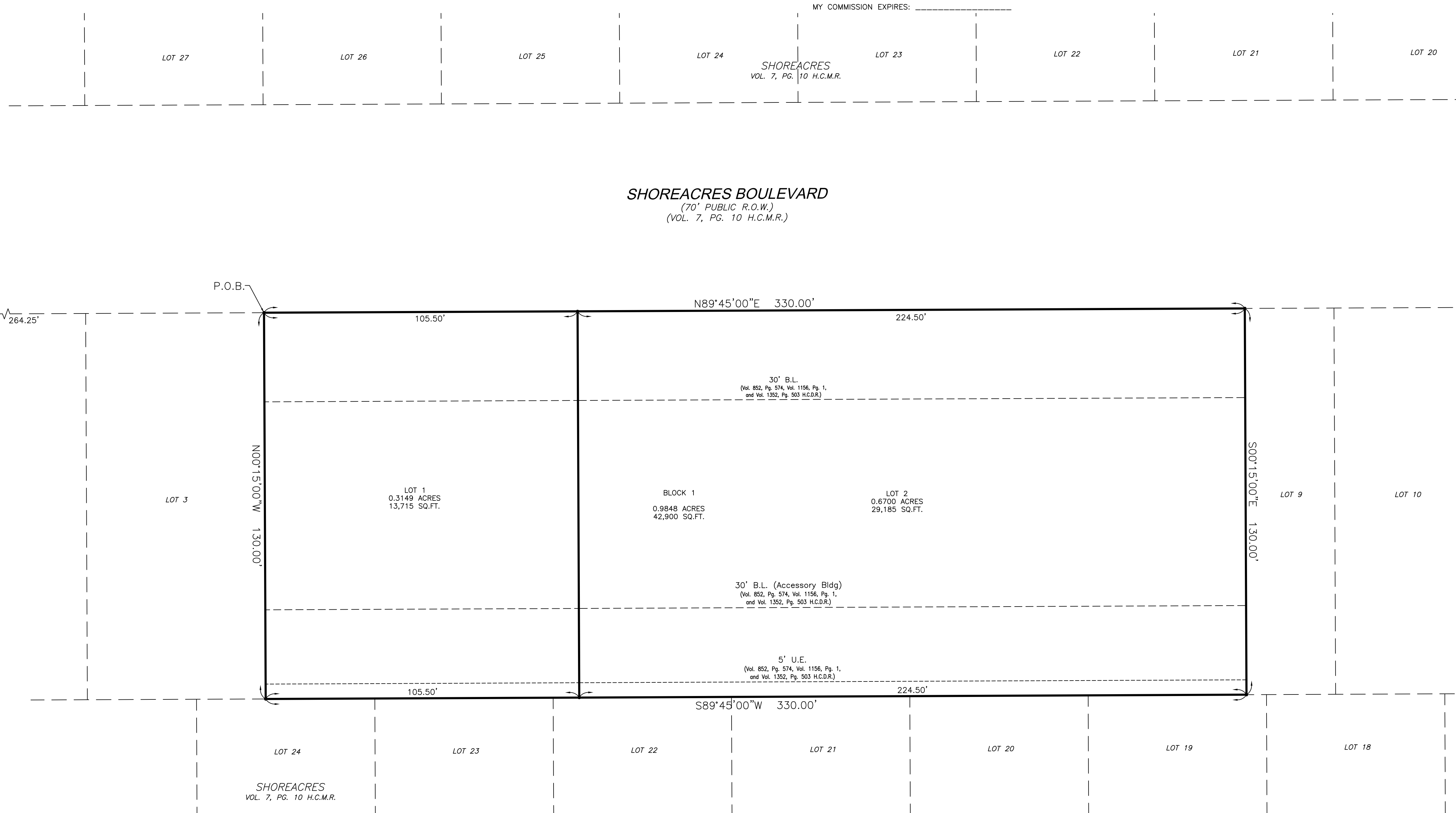
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) 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 \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_



**SHOREACRES BOULEVARD**  
(70' PUBLIC R.O.W.)  
(VOL. 7, PG. 10 H.C.M.R.)

P.O.C.  
SUNRISE DRIVE  
(50' PUBLIC R.O.W.)  
(VOL. 7, PG. 10 H.C.M.R.)

THIS IS TO CERTIFY THAT I, FRED W. LAWTON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NUMBER 2321, HAVE PLATTED THE ABOVE AND FOREGOING AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE ON THE GROUND AND THAT ALL CORNER HAVE BEEN PROPERLY MARKED.



FRED W. LAWTON  
Texas Registration No. 2321

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SHOREACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 10, OF THE HARRIS COUNTY MAP RECORDS.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48167C0041G, REVISED AUGUST 15, 2019, THE SUBJECT TRACT IS LOCATED IN "ZONE AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.
3. ALL OF THE PROPERTY SUBDIVIDED BY THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF SHOREACRES.
4. THERE IS NO EVIDENCE OF EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

**OWNER**  
Universal Florida Homes, LLC  
936 SW 1st Avenue #1017  
Miami, FL 33130

**SURVEYOR**  
Fred W. Lawton  
Registered Professional  
Land Surveyor No. 2321  
South Texas Surveying Associates, Inc.  
11281 Richmond Avenue, Building J, Suite 101  
Houston, Texas 77082