

* LEGEND *
ESMT. = EASEMENT
FND = FOUND
IR = IRON ROD
WCAP = WITH CAP
AC = ACRES
WALLUM CAP = WITH ALUMINUM CAP
CCF = COUNTY CLERK'S FILE

17,883 ACRES
HARGRAVE INTEREST, LLC
TO
ELIAS RAZO & ROSA RAZO
AUGUST 2, 2011
CCF #2011089683
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

10,000 ACRES
HARGRAVE INTEREST, LLC
TO
ELIZABETH AND HUGO OROZCO
APRIL 28, 2016
CCF #2016-182204
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

6.00 ACRES
REGINALDO MANDUJANO SR, ET UX
TO
FIDEL TORRES BENTEZ
DECEMBER 21, 2017
CCF #RP-2017-569259
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

POINT FOR CORNER
Y=13,883,406.89
X=3,229,304.57

Q122-0442
20' WIDE DRAINAGE
EASEMENT
VOLUME 1875, PAGE 390
DEED RECORDS OF
HARRIS COUNTY, TEXAS

107' WIDE H.L.A.P.
VOLUME 2020, PAGE 58
DEED RECORDS OF
HARRIS COUNTY, TEXAS

POINT FOR CORNER
Y=13,883,090.60
X=3,229,321.12

RESIDUE OF 117 ACRES
EDWARD RAY FERGUSON ESTATE
TO
MICHAEL ERIC PARKER
DECEMBER 8, 2008
CCF #20080808
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

RESIDUE OF 117 ACRES
EDWARD RAY FERGUSON ESTATE
TO
MICHAEL ERIC PARKER
DECEMBER 8, 2008
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RP-2020-248934

6/10/2020 HCCPIR1 60.00
FILED
6/10/2020 4:13 PM

COUNTY CLERK

0.784 OF AN ACRE
FIRST AMENDMENT TO EASEMENT
AGREEMENT FOR ACCESS
ELIAS RAZO AND ROSA M. RAZO
TO
HARGRAVE INTEREST, LLC
DECEMBER 7, 2016
CCF #201607086
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS
AMENDS CCF #2016000884 TO INCREASE SIZE

RESIDUE OF 11.00 ACRES
HARGRAVE INTEREST, LLC
TO
JOSE HURTADO, ET UX
JULY 7, 2008
CCF #200807008
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

RESIDUE OF 11.00 ACRES
HARGRAVE INTEREST, LLC
TO
JOSE HURTADO, ET UX
JULY 7, 2008
CCF #200807008
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

ELIAS RAZO, ET UX
TO
HARGRAVE INTEREST, LLC
DECEMBER 22, 2014
SOUTH 1/2 OF 0.784 ACRE
EASEMENT FOR ACCESS
CCF #2014000884
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

SET 12" IR
WCAP (BHA)
Y=13,883,258.36
X=3,230,306.50
FROM WHICH A 5" IR
(FOUND LEANING) BRS.
N89°10'30"W 9.7'

THIS (0.06 AC ±) 2,700 SQ. FT.
IS HEREBY DEDICATED TO
THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES.
(SEE NOTE 10).

SET 12" IR
WCAP (BHA)
Y=13,883,105.49
X=3,230,811.51
FROM WHICH A 5" IR
(FOUND BENT) BRS.
S1°47'17"W 9.9'

7.642 ACRES
ACCESS ROAD EASEMENT
FEBRUARY 2, 2000
CCF #2000010256
DECEMBER 30, 1992
CCF #9203280

7.642 ACRES
ACCESS ROAD EASEMENT
HARGRAVE INTEREST, LLC
TO
OLIVIO P. MEDRANO, ET AL.
FEBRUARY 2, 2000
CCF #2000010256
DECEMBER 30, 1992
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

7.642 ACRES
ACCESS ROAD EASEMENT
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OLIVIO P. MEDRANO, ET AL.
FEBRUARY 2, 2000
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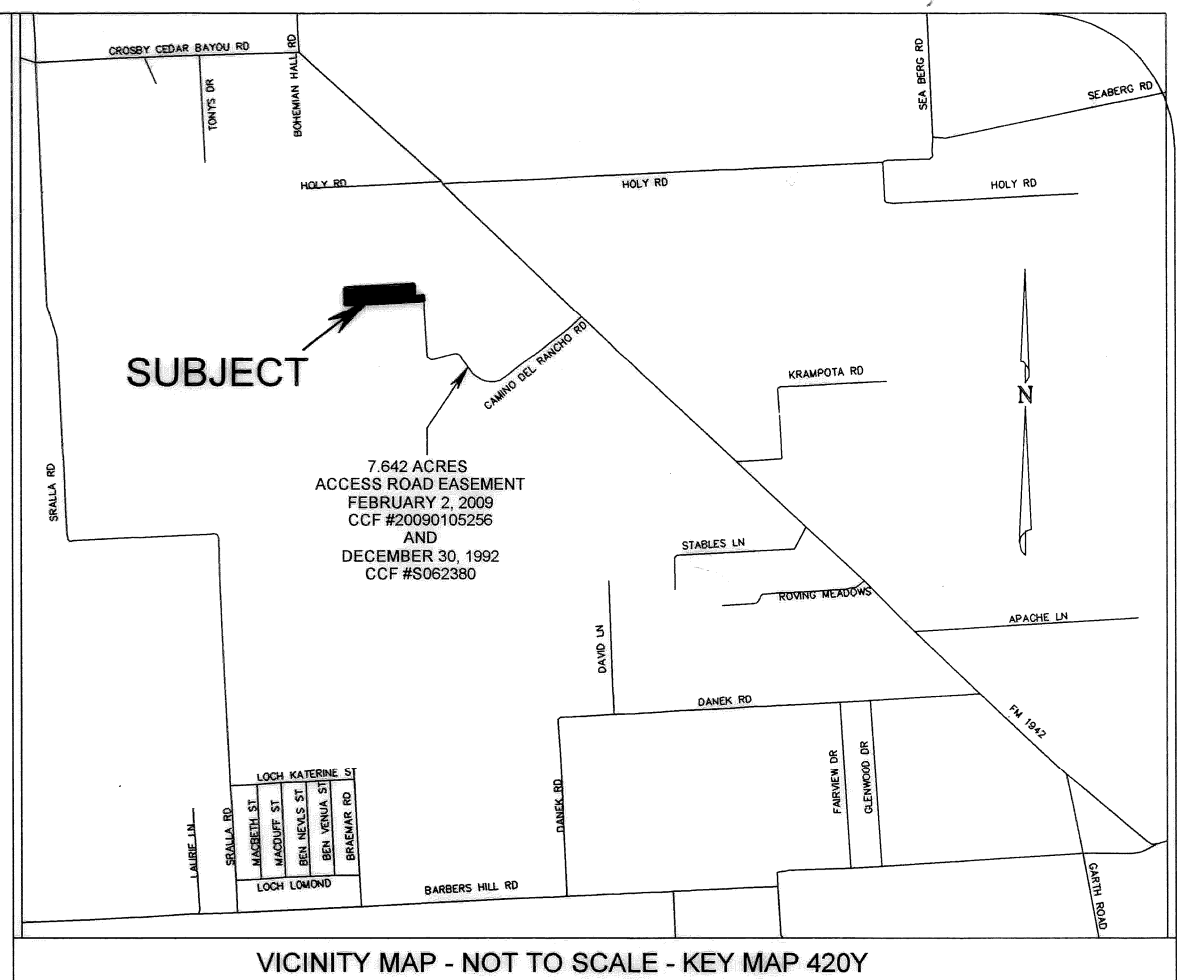
7.642 ACRES
ACCESS ROAD EASEMENT
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OLIVIO P. MEDRANO, ET AL.
FEBRUARY 2, 2000
CCF #2000010256
DECEMBER 30, 1992
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

THIS IS TO CERTIFY THAT I, JULIENE HARROD, REGISTERED PUBLIC SURVEYOR, NO. 4379, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE BUILDABLE AREAS FOR ALL OR SOME OF THE RESIDENTIAL LOTS ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PLOTTED FROM THE FEDERAL INSURANCE RATE MAP PANEL NO. 48201C0735 M, DATED JANUARY 6, 2017 AND ARE SUBJECT TO FLOODING. THE 100-YEAR FLOODPLAIN IS A FLOOD HAZARD AREA PRONE TO FLOODING, AND SUBJECT TO ADDITIONAL FLOODPLAIN MANAGEMENT REGULATIONS. I HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL CORNERS OF THE BLOCK LINES, POINT OF INTERSECTIONS OF CURVES, AND TANGENTS OF THE SUBDIVISION ARE PROPERLY MARKED AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Juliene Harrod
JULIENE HARROD
SURVEYOR REGISTRATION NO. 4379



SCALE: 1 INCH = 100'



VICINITY MAP - NOT TO SCALE - KEY MAP 420Y

GENERAL NOTES:

NOTE 1: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000000.

NOTE 2: ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48201C0735M, DATED JANUARY 6, 2017 FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS THE SUBJECT TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "AE", AREAS WITH BASE FLOOD ELEVATIONS AND DEPTH.

NOTE 3: DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF BAYTOWN, OR HARRIS COUNTY, IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORT.

NOTE 4: THE DRAINAGE EASEMENT OR RESERVE SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

NOTE 5: SUBJECT TO A BROADBAND CABLE COMMUNICATIONS EASEMENT BY DEED DATED JULY 28, 1981 AND RECORDED IN COUNTY CLERK'S FILE NO. H152326 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOTE 6: THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.

NOTE 7: A DRAINAGE RESERVE OF ADEQUATE SIZE AND CAPACITY SHALL BE PROVIDED FOR THE PURPOSE OF A COLLECTIVE DETENTION POND FOR PARENT PARCEL, AND APPROVED BY THE CITY AND HARRIS COUNTY.

NOTE 8: PROPOSED DEVELOPMENT SHALL NOT IMPEDE SURFACE FLOW FROM ADJACENT PROPERTY, AND CAUSE FLOODING TO ADJACENT PROPERTY.

NOTE 9: ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.

NOTE 10: THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF BAYTOWN OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF BAYTOWN HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

NOTE 11: THIS PLAT DEDICATES 30 FEET OF ROW AS SHOWN HEREON. REFERENCE PL19080027, CITY OF BAYTOWN, TEXAS.

NOTE 12: A FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTED 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0735 M, DATED JANUARY 6, 2017 WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. (SEE ATTACHED SKETCH) CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

NOTE 13: DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.

NOTE 14: A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50 FT OF THE PROPERTY LINE. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100 FT OF THE PROPERTY LINE.

NOTE 15: THE PROPOSED PUD ROW WOULD ONLY BE ACCEPTED BY HARRIS COUNTY WHEN A COMPLETE ALIGNMENT TO A MAJOR THOROUGHFARE HAS BEEN APPROVED BY HC TRAFFIC AND THE ROAD HAS BEEN IMPROVED TO HC STANDARDS.

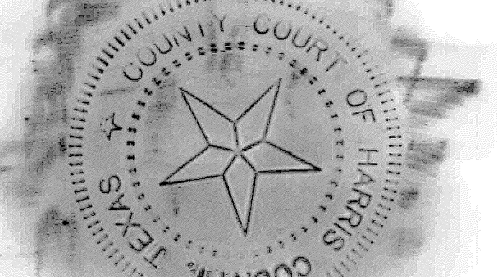
I, Chris Hollins, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was filed for registration in my office on June 10, 2020 at 4:13 o'clock P.M., and duly recorded on June 09, 2020 at an order entered into the minutes of the court.



Chris Hollins
County Clerk
of Harris County,
Texas
By: *[Signature]*
Deputy

I, Chris Hollins, 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 June 10, 2020 at 4:13 o'clock P.M., and at File Code No. 69713 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.



CHRIS HOLLINS
Chris Hollins
County Clerk
of Harris County,
Texas
By: *[Signature]*
Deputy
CHRISTIAN ORONA

This certificate is valid only as to the instrument on 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.

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

[Signature]
John R. Blount, P.E., LEED AP
County Engineer

THIS IS TO CERTIFY THAT THE CITY OF THE BAYTOWN, TEXAS, HAS APPROVED THIS MAP AND PLAT OF ELENA FRUIT AND COTTON FARMS MINOR REPLAT HERRERA AND ALMAGUER ADDITION AND THAT THIS PLAT FULFILLS ALL THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAYTOWN AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 9th DAY OF April, 2020.

By: *[Signature]*
TIFFANY FOSTER
SECRETARY OF THE COMMISSION

ELENA FRUIT AND COTTON FARMS MINOR REPLAT HERRERA AND ALMAGUER ADDITION BEING A PARTIAL REPLAT OF PART OF LOT 1, UNIT "B" OF THE MAP OF ELENA FRUIT AND COTTON FARMS RECORDED IN VOLUME 7 AT PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

CONTAINING 10,000 ACRES OUT OF THE LUKE HEMENWAY SURVEY,
A - 803 AND WALTER GREGORY LAND SCRIPT NO. 4 SURVEY, A- 781, HARRIS COUNTY,
TEXAS

APRIL, 2020 1 LOT 1 BLOCK

OWNERS: HECTOR HERRERA ALMAGUER

JURISDICTION: HARRIS COUNTY, TEXAS
BAYTOWN ETJ

HUTCHISON & ASSOCIATES
ENGINEERS AND SURVEYORS 1209 DECKER DR. ~ BAYTOWN, TEXAS 77520 ~
281-422-8213 ENG. FIRM # F-267 ~ SURVEYING FIRM # 100293-00

STATE OF TEXAS
COUNTY OF HARRIS

I, Hector Herrera Almaguer, owners, hereinafter referred to as Owner of the 10,000 acre tract described in the above and foregoing map of ELENA FRUIT AND COTTON FARMS MINOR REPLAT HERRERA AND ALMAGUER ADDITION, do hereby make and establish said subdivision and development plan 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 (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner does dedicate and by these presents does dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10') back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty three feet (33' 0") in width.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Baytown, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such stubbling property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner certifies and covenants that he has complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

FURTHER, Owner hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions; I further certify that no portion of the preceding plat was limited by deed restriction to alter, amend, or remove more than two (2) residential units per lot.

WITNESS my hand in the City of Baytown, Texas, this 3rd day of April, 2020.

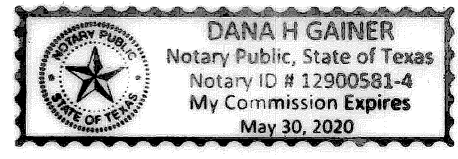
By: *[Signature]*
Hector Herrera Almaguer, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared HECTOR HERRERA ALMAGUER, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of April, 2020

[Signature]
Notary Public in and for the State of Texas
Print Name: Dana H. Gainer



My Commission expires: 5-30-20

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

We, Hargrave Interest, LLC, a corporation organized and existing under the laws of the United States of America, owners and holders of a lien against the property described in the plat known as Elena Fruit Cotton Farms Minor Replat Herrera and Almaguer Addition, said items being evidenced by Instruments of record in the County Clerk's File No. 20150520796, 20150520796 and RP-2019-498155 of the Official Public Records of Real Property 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 hereon to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any plat thereof.

Hargrave Interest, LLC

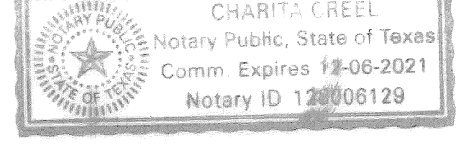
By: *[Signature]*
Napoleon Palacios, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared NAPOLEON PALACIOS, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of April, 2020

[Signature]
Notary Public in and for the State of Texas
Print Name: Charita Creel



My Commission expires: 12-