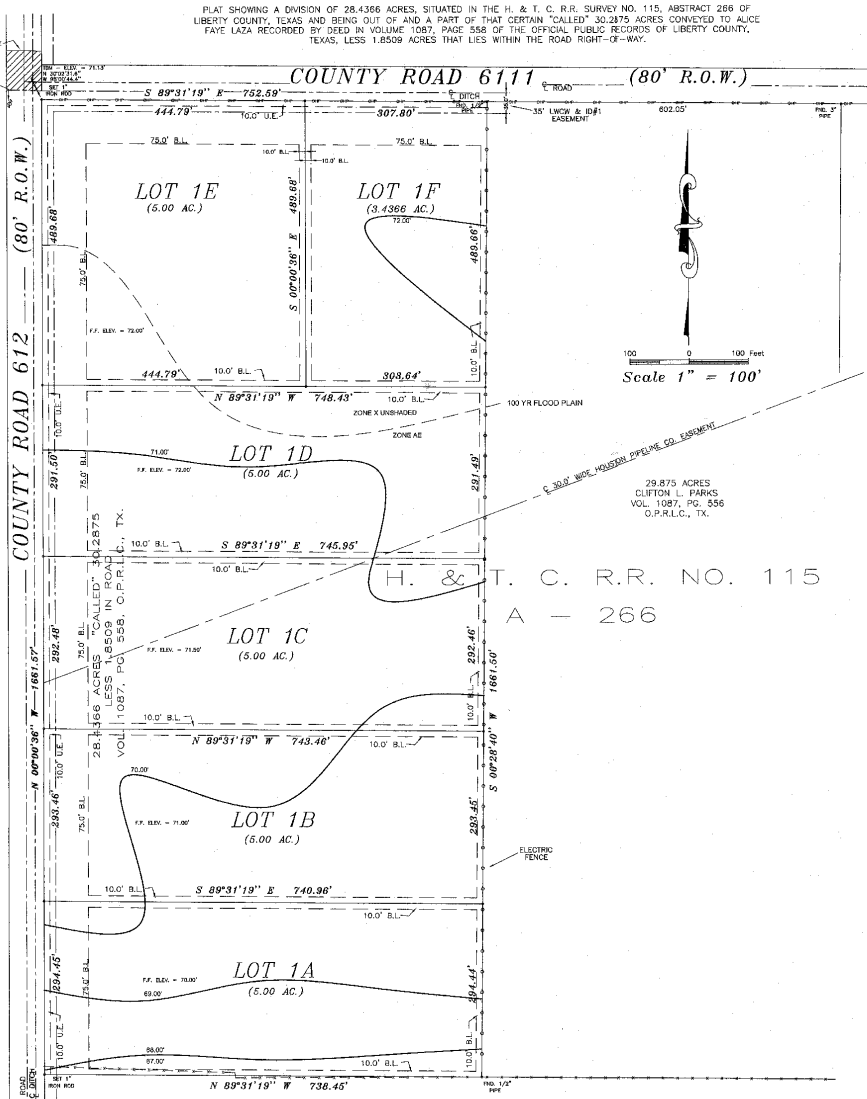


**LEGEND**

- R.O.W. = RIGHT-OF-WAY
- O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY
- D.R.L.C. = DEED RECORDS OF LIBERTY COUNTY
- M.R.L.C. = MAP RECORDS OF LIBERTY COUNTY
- VOL. = VOLUME
- P.G. = PAGE
- L.C.C.F. NO. = LIBERTY COUNTY CLERK'S FILE NO.
- LOW & ID #1 = LIBERTY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- = OVERHEAD POWER
- ⚡ = POWER POLE
- TBM = TEMPORARY BENCH MARK
- ELEV. = ELEVATION
- 1" = 1' CONTOURS
- F.F. = FINISHED FLOOR

**FINAL PLAT OF  
CORTINA ACRES**



THE STATE OF TEXAS  
COUNTY OF LIBERTY

KNOW ALL MEN BY THESE PRESENTS THAT HECTOR CORTINA, BEING THE OWNER OF 28.4366 ACRES OUT OF THE H. & T. C. R.R. SURVEY NO. 115, ABSTRACT 266, LIBERTY COUNTY, TEXAS, DO HEREBY SUBDIVIDE 28.4366 ACRES OUT OF THE H. & T. C. R.R. SURVEY NO. 115, ABSTRACT 266, TO BE KNOWN AS CORTINA ACRES, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

THIS IS TO CERTIFY THAT HECTOR CORTINA, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF CORTINA ACRES, HAS COMPLIED WITH OR WILL COMPLY WITH EXISTING REGULATIONS HERETO OR ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONER'S COURT OF LIBERTY COUNTY.

FURTHER, SAID OWNER DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND TEN (10) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY CULLETS, RAVINES, DRAINS, SCOURING, OR OTHER NATURAL DRAINAGE COURSE LOCATED IN THE SAID SUBDIVISION, AS SHOWN HEREON, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING LIBERTY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR CORTINA, 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 CONSIDERATION THEREIN STATED.

WITNESS MY HAND, THIS 25th day of March, A.D., 2008.

*Hector Cortina*  
HECTOR CORTINA  
538 COUNTY ROAD 6042  
DAYTON, TEXAS 77535

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS 25th day of March, A.D., 2008.

*Debra Sellers*  
DEBRA SELLERS  
COUNTY CLERK  
LIBERTY COUNTY, TEXAS

APPROVED BY THE COMMISSIONER'S COURT OF LIBERTY COUNTY, TEXAS THIS 25th DAY OF March, 2008.

*John M. Stentz*  
JOHN M. STENTZ  
COMMISSIONER, PRECINCT 1

*Tom Reese*  
TOM REESE  
COMMISSIONER, PRECINCT 2

*Phil Fitzgerald*  
PHIL FITZGERALD  
COUNTY JUDGE

*Melvin Hunt*  
MELVIN HUNT  
COMMISSIONER, PRECINCT 3

*Norman Brown*  
NORMAN BROWN  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF LIBERTY

I, DELIA SELLERS, COUNTY CLERK OF LIBERTY COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF A.D., 2008, THE COMMISSIONER'S COURT OF LIBERTY COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008.

DEBRA SELLERS, COUNTY CLERK  
LIBERTY COUNTY, TEXAS

5.00 ACRES  
MARY WILKINSON  
VOL. 781, PG. 156  
D.R.L.C., TX.

CORTINA ACRES CONSIST OF 6 LOTS WITH A MINIMUM LOT SIZE OF APPROX. 305' X 489' (3.4366 ACRES).

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT AND THE FINISHED FLOOR MUST BE 2 FEET ABOVE THE CENTERLINE IF HIGHEST POINT OF THE CENTERLINE OF SAID FRONTING ROAD OR 2 FEET ABOVE BASE FLOOD ELEVATION.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL LIBERTY COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.

AS PER M.C.D.#1 DRAINAGE REGULATIONS THERE MUST BE A MINIMUM OF 60 INCHES IN DIAMETER AND A LENGTH OF FORTY(40) FEET.

MUNICIPAL/ETJ NOTE:  
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

SCHOOL DISTRICT PLAT NOTE:  
THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DAYTON SCHOOL DISTRICT.

FEMA FLOODPLAIN NOTE:  
A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAN AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY COMMUNITY PANEL #480438 0200 B, DATED 09-30-1988 AND MAP NO. 48210C400C DATED: 9-29-2006.

UTILITY NOTE:  
ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY ENTERGY.  
TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY A T & T.

NOTE: WATER AND SEWER IS NOT AVAILABLE IN THIS SUBDIVISION AND SHALL BE PROVIDED BY INDIVIDUAL LOT OWNER.

SEWAGE DISPOSAL NOTE:  
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM, WHICH HAS BEEN APPROVED AND PERMITTED BY LIBERTY COUNTY.

INDIVIDUAL WATER SUPPLY NOTE:  
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAINWATER COLLECTION SYSTEM.

PIPELINE EASEMENT NOTE:  
ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN.

DRAINAGE EASEMENT NOTE:  
ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF TREES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.

BENCH MARK - BENCH MARK RISK STAMPED U 1248 (1978) SET IN A LIGHT STRUCTURE 3.1 MILES WEST ALONG FARM ROAD 1960 FROM ITS INTERSECTION WITH HIGHWAY 321 AT DAYTON AND SET IN TOP OF THE EAST END OF THE NORTH HEADSAIL TO A 4X6 FOOT BOX CULVERT AT A HIGH PRESSURE OIL LINE CROSSING - 27' NORTH OF CENTERLINE OF FARM ROAD 1960 AND 1' WEST OF THE EAST END OF THE HEADSAIL. ELEVATION = 79.16'

I, Linda W. Bergman, do hereby certify that the subdivision shown herein is true and correct; 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 pipe or rods having an outside diameter of not less than three (3/4) inch and a length of not less than three (3) feet, unless otherwise shown herein; and that the plat boundary corners have been laid to the nearest street intersection.

DEVELOPER:  
Hector Cortina  
358 County Road No. 6042  
Dayton, TX 77535

SURVEYOR:  
HUMBLE SURVEYING COMPANY  
1032 First Street, Suite C  
Humble, TX 77338  
(281) 446-0118 Fax (281) 446-5147



*Linda W. Bergman*  
Linda W. Bergman, V  
Registered Professional Land Surveyor  
Texas Registration No. 5815