



OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

NOTICE

Date: April 15, 2024

Subject: DREAMLAND PLACE PARTIAL REPLAT NO 3

All,

Harris County has received the plat application to Approve the Revision of a Plat to be called "DREAMLAND PLACE PARTIAL REPLAT NO 3": Being a subdivision of a 0.2296 of an Acre tract of land situated in the Thomas Toby Survey, Abstract No. 784 and also being a Replat of Lot 1, Block 10 of DREAMLAND PLACE as recorded in Volume 27, Page 37 of the Map Records of Harris County, Texas.

Notice is hereby given that a public meeting of the Commissioners Court of Harris County, Texas, will be held on **June 4, 2024, at 10:00 a.m.** in the Courtroom of the Commissioners Court of Harris County, Texas, on the ninth floor of the Harris County Administration Building, 1001 Preston Avenue, Houston, Texas 77002, for the purpose of considering and taking action on this matter brought before the Court.

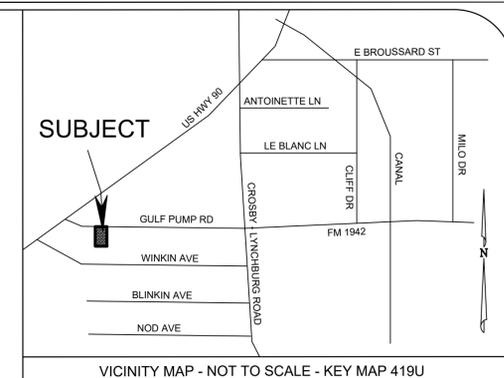
The public meeting may be held online so visit www.harriscountytexas.gov or www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos. If you wish to speak at the meeting please call 713-274-1111 or sign up at appearancerequest.harriscountytexas.gov.

If any other further assistance is needed, please contact me directly.

Sincerely,

Milton Rahman, PhD, P.E., PMP, CFM, ENV SP
Executive Director | County Engineer

MR/jb
attachments



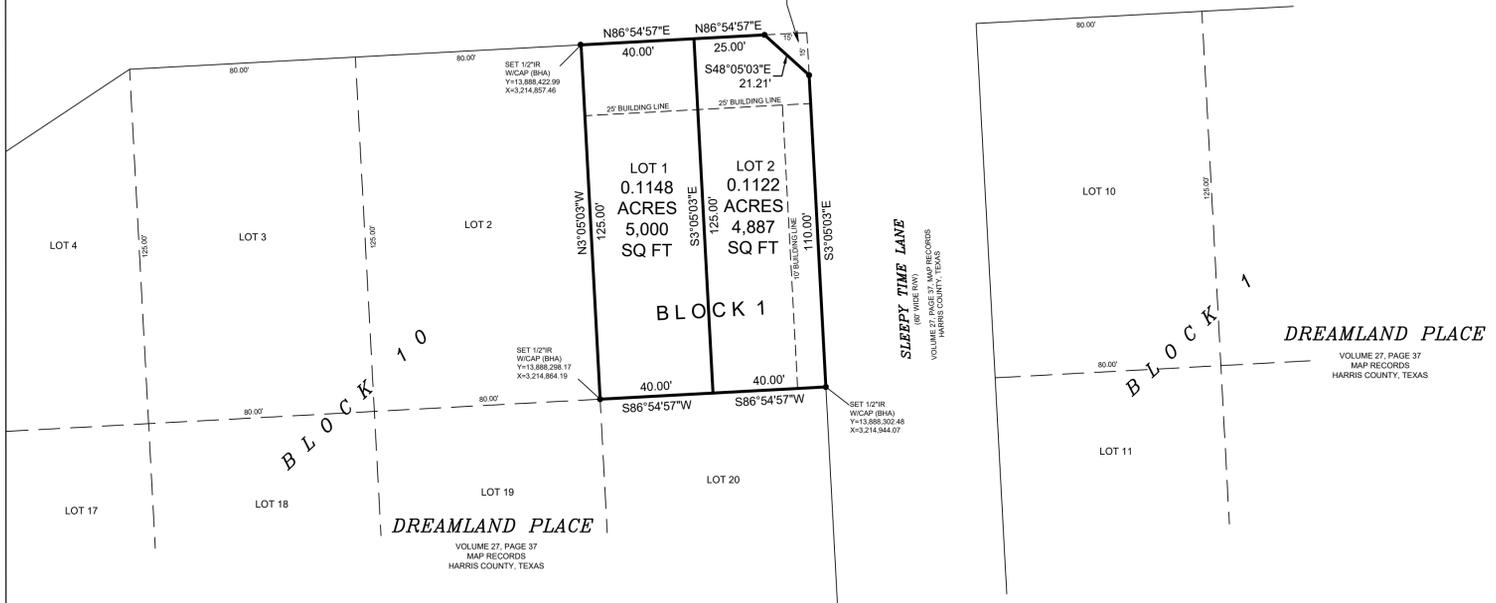
VICINITY MAP - NOT TO SCALE - KEY MAP 419U

US HIGHWAY 90
(RIGHT OF WAY WIDTH VARIES)
COUNTY CLERK'S FILE NO. 146868
LEED RECORDS, HARRIS COUNTY, TEXAS

TRACT 13B-3
RAMIRO MENDEZ
TO
JUAN ANTONIO TRUJILLO
AUGUST 18, 2014
CCF #RP-2014-127197
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS
&
RAMIRO MENDEZ ORTEGA
TO
JUAN ANTONIO TRUJILLO
DECEMBER 21, 2015
CCF #RP-2015-166507
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

HOUSTON CEDAR BAYOU ROAD (A/K/A GULF PUMP ROAD)
80' WIDE R/W
VOLUME 27, PAGE 37, MAP RECORDS
HARRIS COUNTY, TEXAS

THIS (0.0028 AC/113.28 SQ. FT.) IS
HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES.



DREAMLAND PLACE PARTIAL REPLAT NO 3

BEING A REPLAT OF LOT 1, BLOCK 10
OF DREAMLAND PLACE, AS RECORDED IN
VOLUME 27 PAGE 37 OF THE MAP RECORDS OF HARRIS
COUNTY, TEXAS

CONTAINING 0.2296 OF AN ACRE OUT OF THE THOMAS TOBY SURVEY,
A - 784, HARRIS COUNTY, TEXAS

MARCH 2024 2 LOT 1 BLOCK

JURISDICTION: HARRIS COUNTY, TEXAS
NO ETJ.

OWNERS: JUAN FONSECA AND WIFE, LAURA FONSECA

REASON FOR REPLAT:
TO CREATE TWO LOT

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

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 = 1.0000000.
NOTE 2: 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 3: SUBJECT TO RESTRICTIONS AND UNDETERMINED EASEMENTS AS SET OUT ON RECORDED PLAT/MAP RECORDED IN VOLUME 27, PAGE 37 AND 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4379, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL CORNERS OF 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
RPLS No. 4379



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.

John R. Blount, P.E., LEED AP
County Engineer

I, Tennesha Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2024 by an order entered into the minutes of the court.

Tennesha Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Tennesha 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 _____, 2024, at _____ o'clock _____ M., and duly recorded on _____, 2024, at _____ o'clock _____ M., and at Film Code No. _____ 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.

Tennesha Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF HARRIS

WE, Juan Fonseca and wife, Laura Fonseca, owners, hereinafter referred to as Owners of the 0.2296 acre tract described in the above and foregoing map of DREAMLAND PLACE SECTION 1 PARTIAL REPLAT NO 3, 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 ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do 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' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") 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, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners have dedicated and by these presents do 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' 0") 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 feet (30' 0") in width.

FURTHER, Owners do 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, Owners do 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, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving 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, Owners do 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have 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.

WITNESS my hand in the City of Baytown, Texas, this _____ day of _____, 2024.

By: _____
Juan Fonseca, Owner

By: _____
Laura Fonseca, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JUAN FONSECA, 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
_____ day of _____, 2024

Notary Public in and for the State of Texas

Print Name _____

My Commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared LAURA FONSECA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ day of _____, 2024

Notary Public in and for the State of Texas

Print Name _____

My Commission expires: _____