

PRELIMINARY PLAT OF VENETIAN PARK

BEING A SUBDIVISION OF 19.482 ACRES, COMPRISED OF TWO TRACTS; TRACT 1, BEING A CALLED 19.27 ACRES AND TRACT 2, BEING A CALLED 0.21 ACRE TRACT, BOTH SITUATED IN THE LEMUEL SMITH SURVEY, ABSTRACT NO. 526, THE SAME TRACTS AS CONVEYED TO A-1 MONUMENT ENTERPRISES, INC. AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022132098 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

*40 LOTS *4 BLOCKS *4 RESERVES (11.83 ACRES)

KARPA DEVELOPMENT LLC
CALLED 0.98 ACRE
CCFN 2019002099
O.P.R.M.C.

FOUND CONC.
MONUMENT

TRACT 2 FOUND
1/2" IRON ROD

P.O.B.
TRACT 1 FOUND
1/2" IRON ROD
N=10,114,645.13'
E=3,839,032.58'

FOUND 1/2"
IRON ROD

L3

L4

L5

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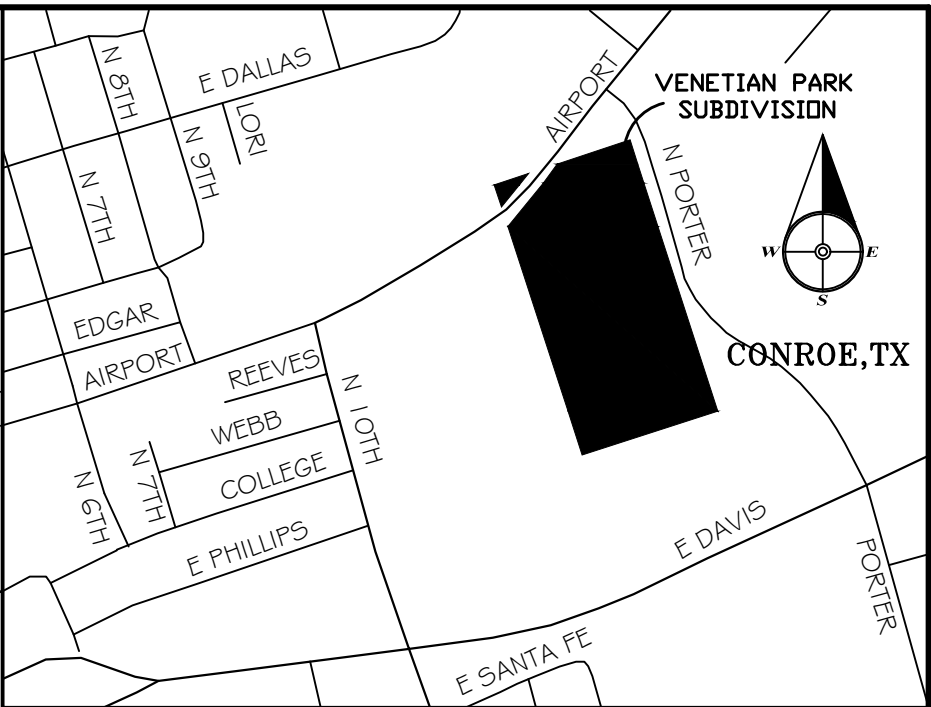
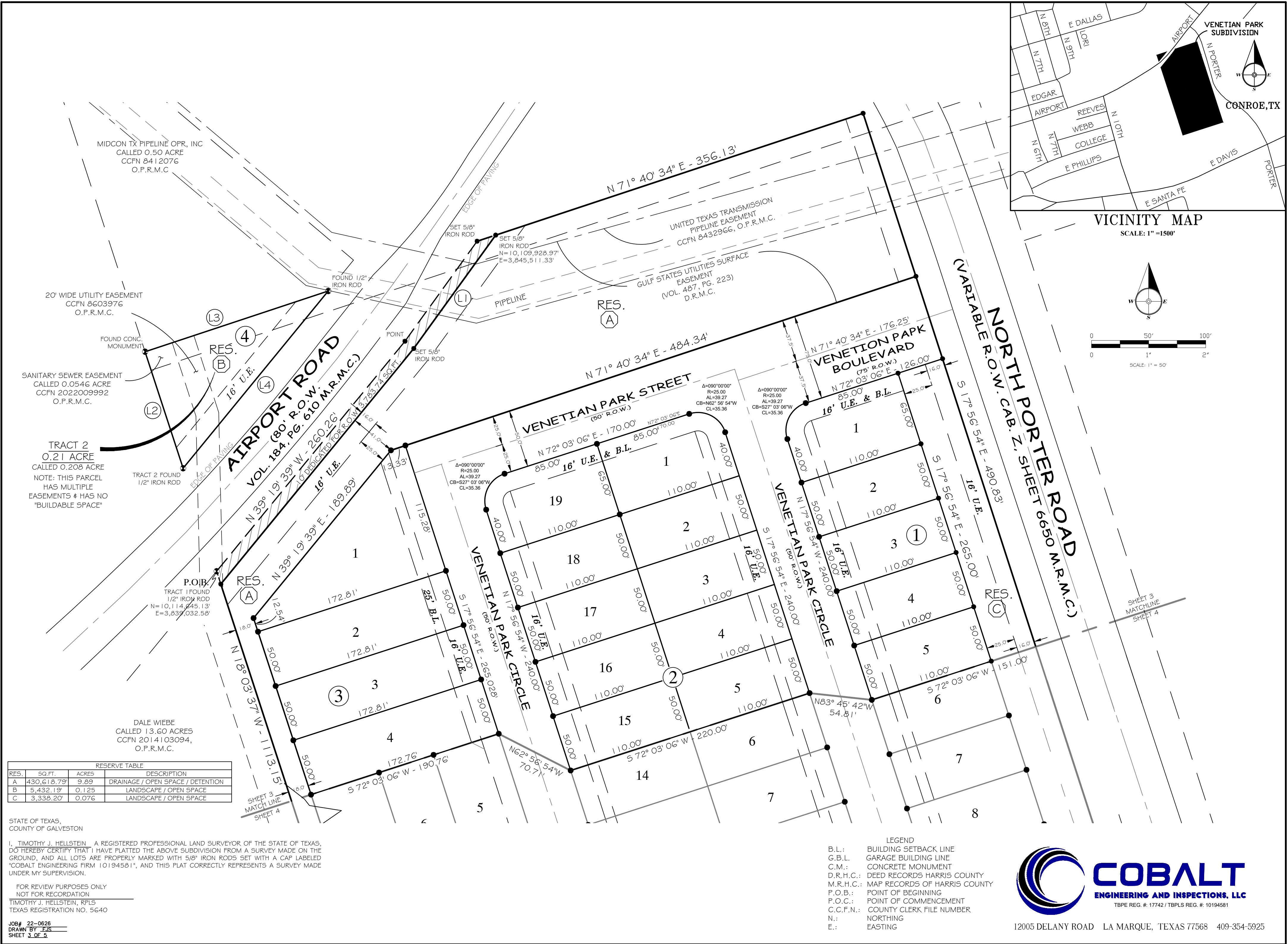
L313

L314

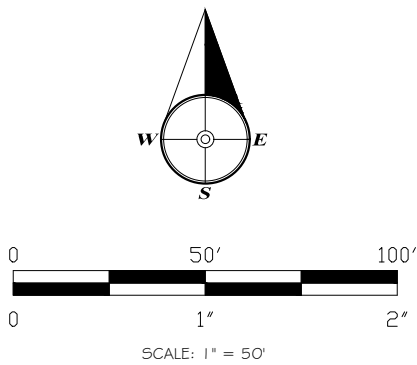
L315

L316

L317



VICINITY MAP
SCALE: 1" = 1500'



RESERVE TABLE			
RES.	SQ. FT.	ACRES	DESCRIPTION
A	430,618.79	9.89	DRAINAGE / OPEN SPACE / DETENTION
B	5,432.19	0.125	LANDSCAPE / OPEN SPACE
C	3,338.20	0.076	LANDSCAPE / OPEN SPACE

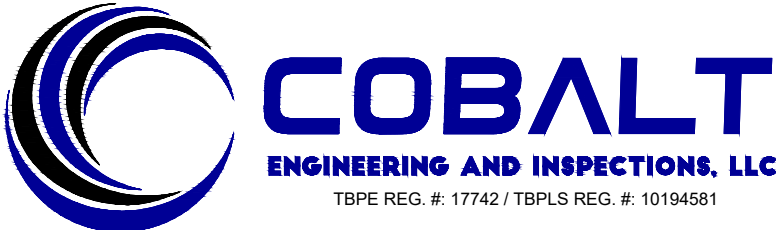
STATE OF TEXAS,
COUNTY OF GALVESTON

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION FROM A SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION
TIMOTHY J. HELLSTEIN, RPLS
TEXAS REGISTRATION NO. 5640

JOB# 22-0626
DRAWN BY EJS
SHEET 3 OF 5

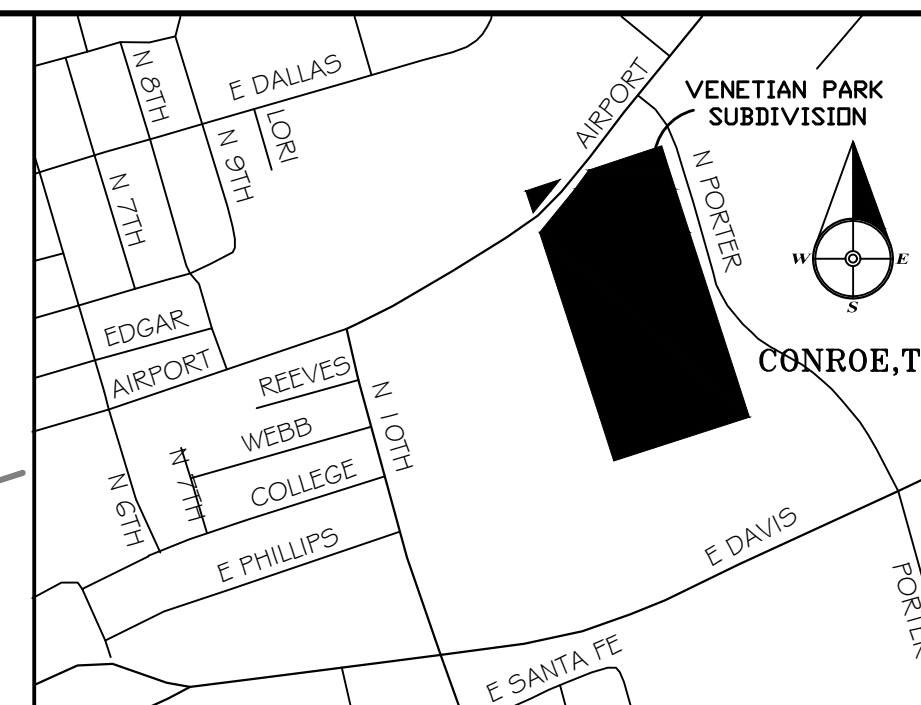
- LEGEND
- B.L.: BUILDING SETBACK LINE
 - G.B.L.: GARAGE BUILDING LINE
 - C.M.: CONCRETE MONUMENT
 - D.R.H.C.: DEED RECORDS HARRIS COUNTY
 - M.R.H.C.: MAP RECORDS OF HARRIS COUNTY
 - P.O.B.: POINT OF BEGINNING
 - P.O.C.: POINT OF COMMENCEMENT
 - C.C.F.N.: COUNTY CLERK FILE NUMBER
 - N.: NORTHING
 - E.: EASTING



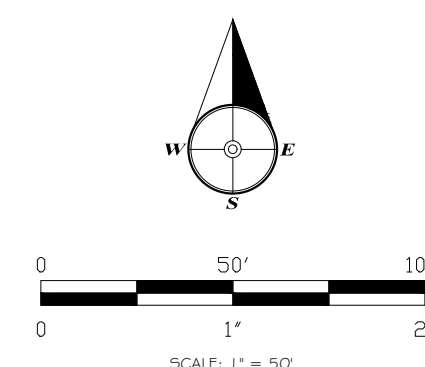
12005 DELANY ROAD LA MARQUE, TEXAS 77568 409-354-5925

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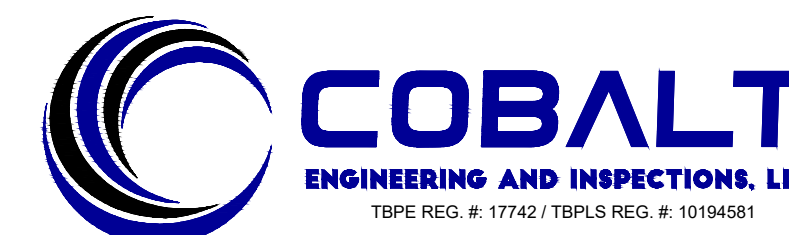
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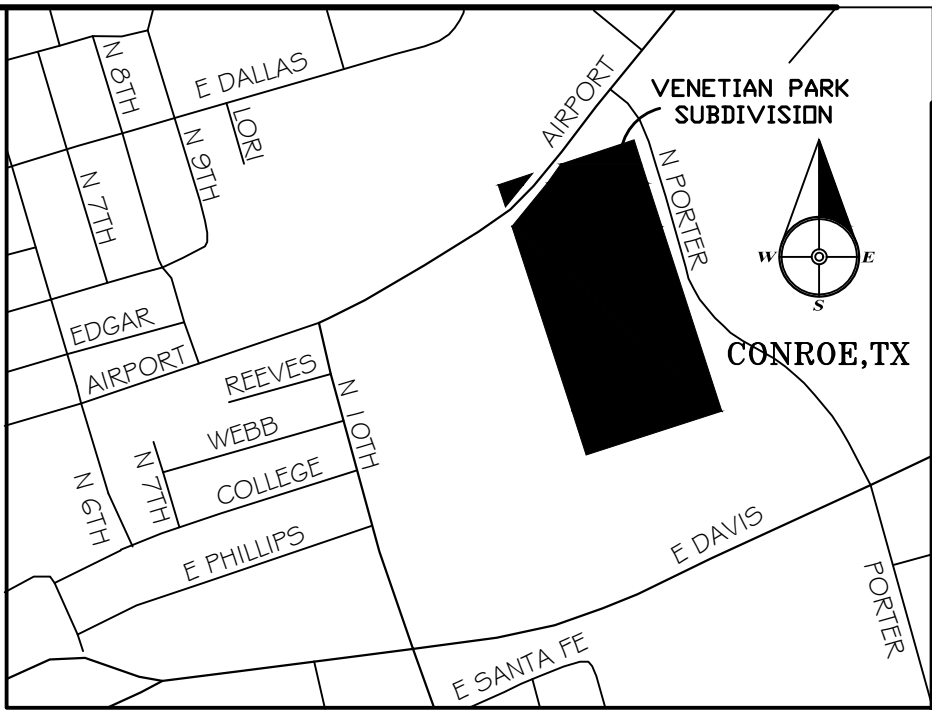


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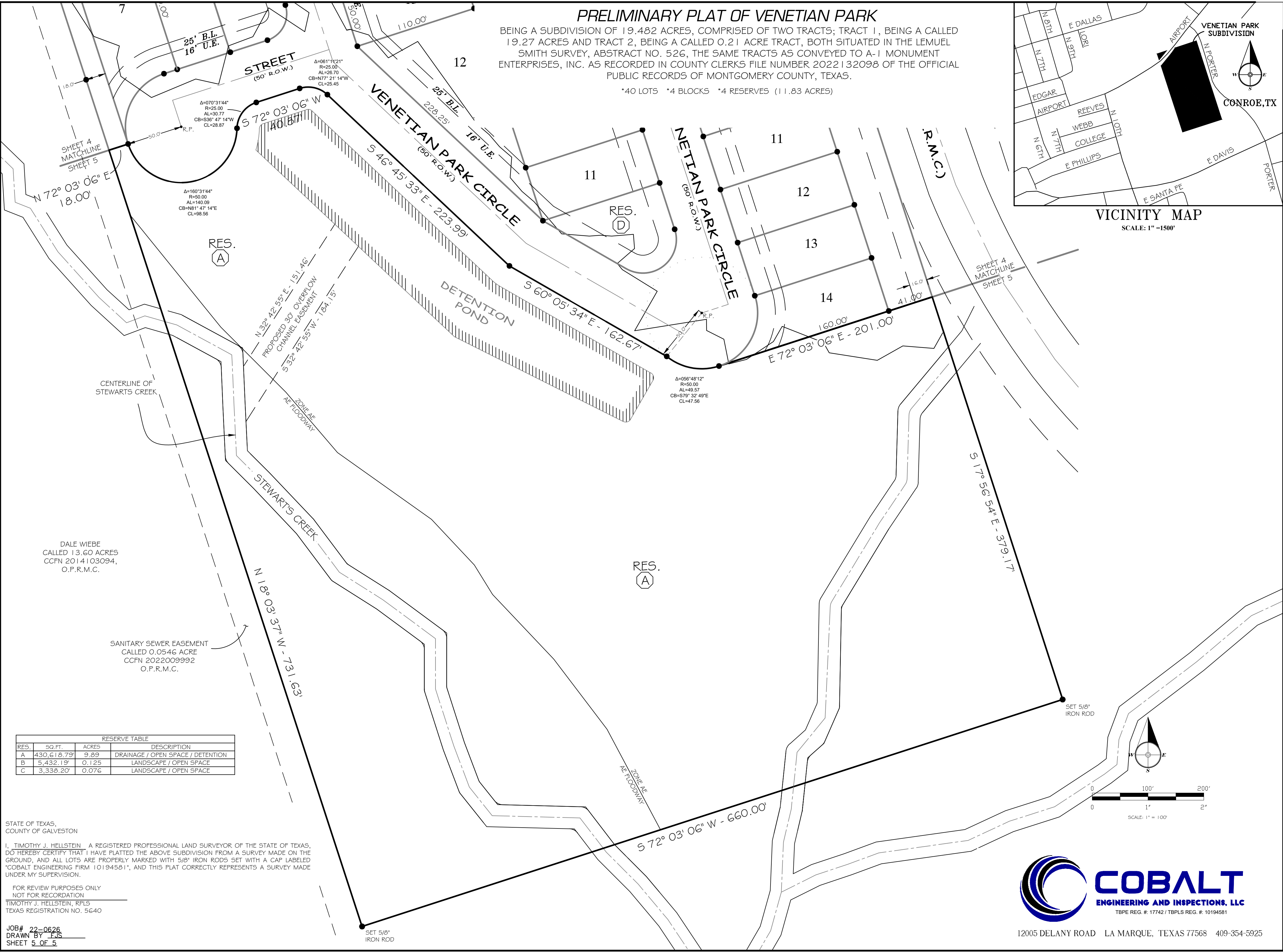
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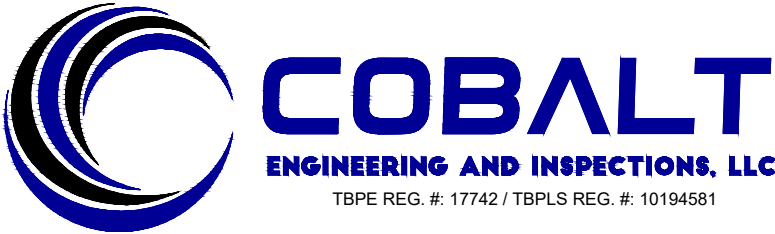
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