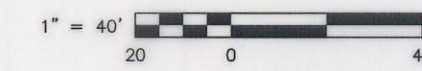
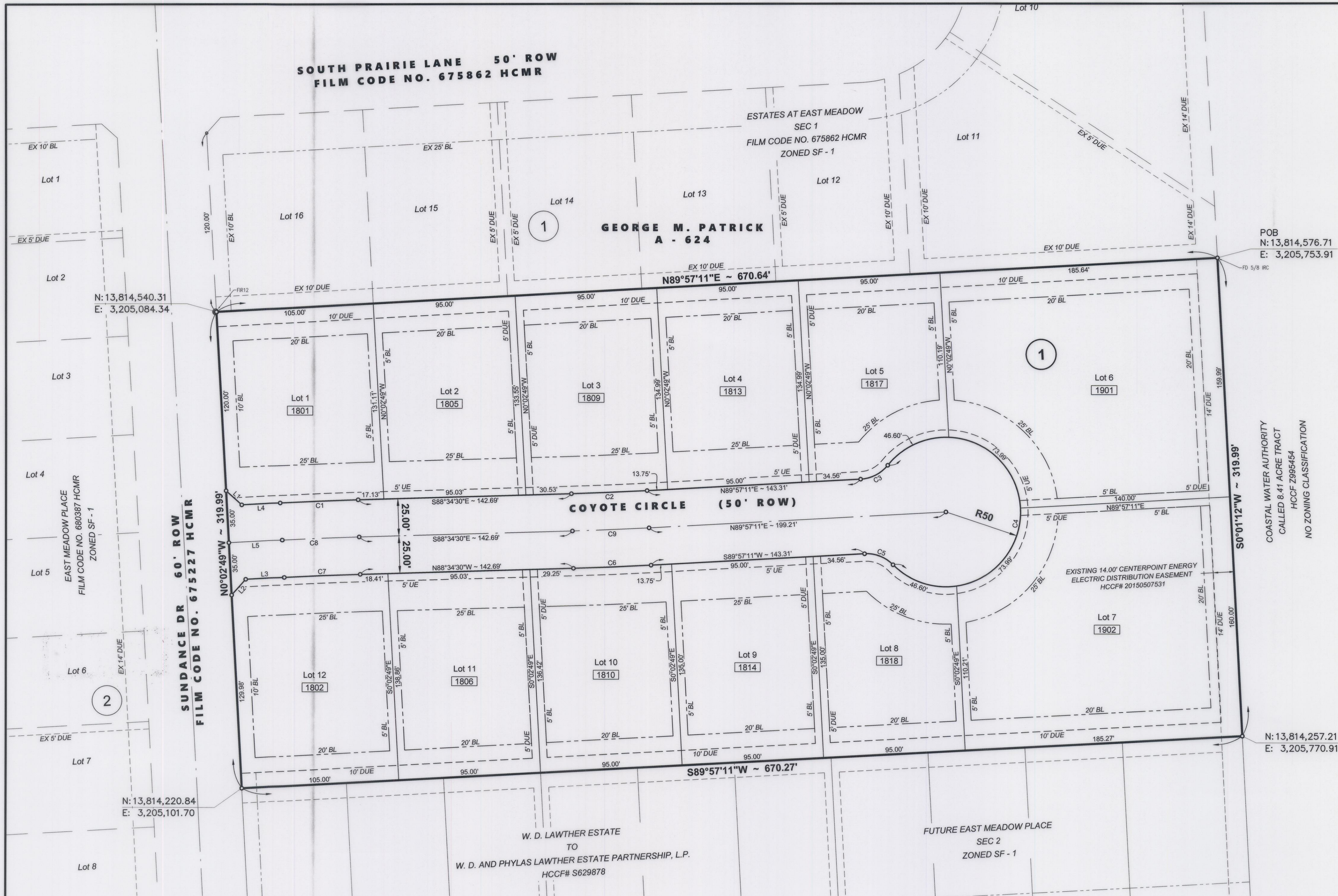


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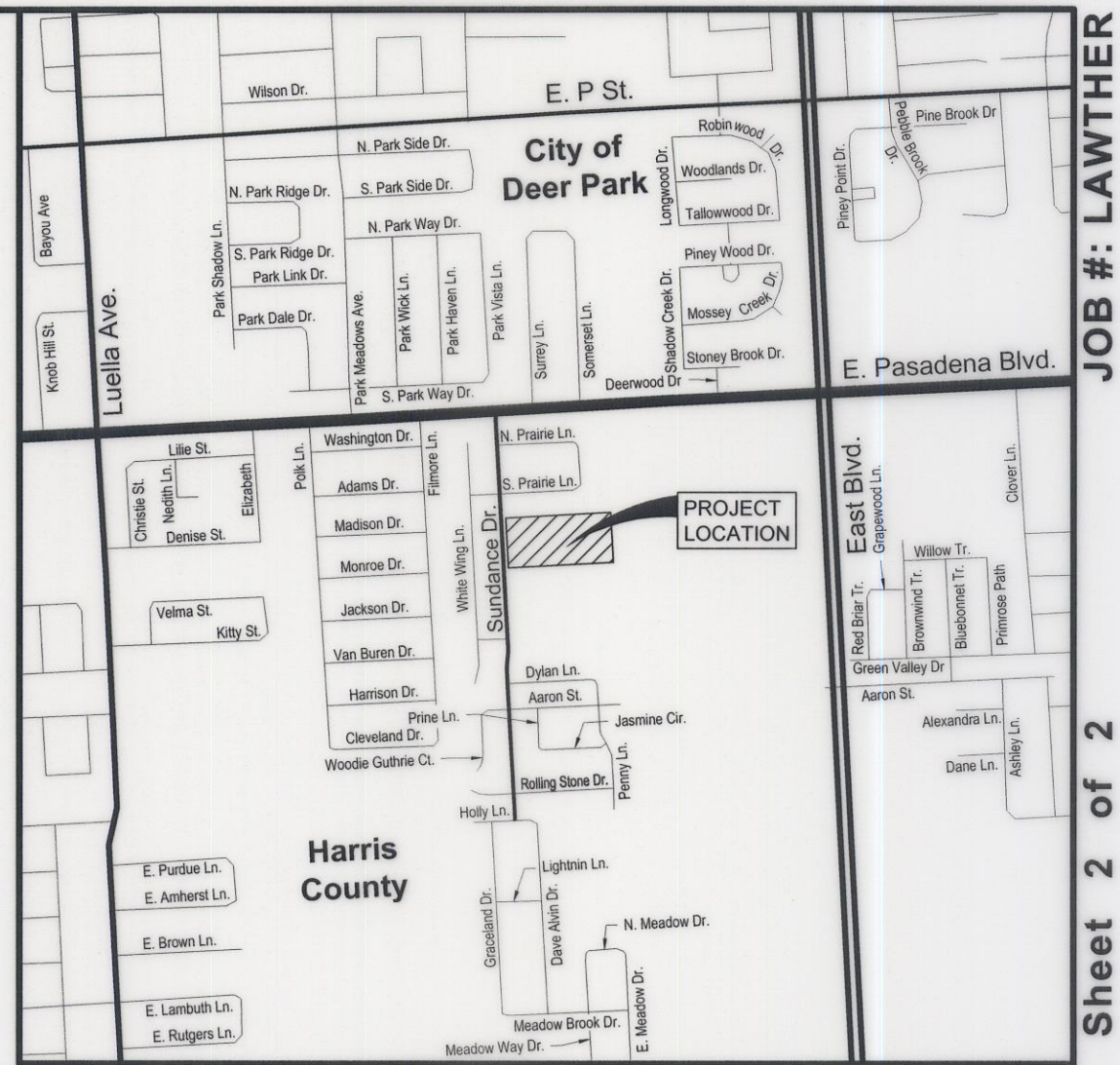
Curve Table					
#	Radius	Delta	Length	Bearing	Chord
C1	2025.00'	1°28'22"	52.05'	S89°18'41"E	52.05'
C2	1975.00'	1°28'19"	50.73'	S89°18'39"E	50.73'
C3	25.00'	48°11'23"	21.03'	N65°51'30"E	20.41'
C4	50.00'	276°22'46"	241.19'	S0°02'49"E	66.67'
C5	25.00'	48°11'23"	21.03'	N65°57'07"W	20.41'
C6	2025.00'	1°28'19"	52.02'	N89°18'39"W	52.02'
C7	1975.00'	1°28'22"	50.76'	N89°18'41"W	50.76'
C8	2000.00'	1°28'22"	51.41'	S89°18'41"E	51.40'
C9	2000.00'	1°28'19"	51.38'	S89°18'39"E	51.38'

Line Table		
#	Length	Bearing
L1	14.14'	S45°02'51"E
L2	14.14'	S44°57'09"W
L3	25.84'	S89°57'08"W
L4	25.84'	N89°57'08"E
L5	35.84'	N89°57'08"E

Lot Area Table			
#	Block	Lot	Area
1	1	1	13,627 SF
2	1	2	12,571 SF
3	1	3	12,781 SF
4	1	4	12,824 SF
5	1	5	11,922 SF
6	1	6	27,949 SF
7	1	7	27,921 SF
8	1	8	11,923 SF
9	1	9	12,825 SF
10	1	10	12,867 SF
11	1	11	13,076 SF
12	1	12	14,621 SF

Area Summary			
	Area	Area (SF)	Area (Acres)
BLOCK 1		184,908	4.245
RIGHT OF WAY		29,630	0.680

Plat			
	Area	Area (SF)	Area (Acres)
PLAT BOUNDARY		214,539	4.925



VICINITY MAP
Key Map Grid: 4172
Scale: 1" = 1200 Feet

Plat Notes

- Bearings on this plat based on south line of a certain called 55.1172 acre tract recorded in Harris County Clerk's File S629878, same being the north line of Enclave at East Meadows, Section 2, being called N89°50'24"W, having a grid bearing of N87°04'56"W.
- Distances shown are surface distances. Convert to grid by multiplying by a factor of 0.99988391863.
- Grid coordinates shown are based on Texas Coordinate System, South Central Zone, NAD 83.
- Property is located wholly within Zone "X" (unshaded) according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), number 48201C0940M, revised January 6, 2017:
 - Zone "X" (unshaded) represent areas outside the 0.2-percent-annual-chance floodplain. No BFEs or depths are shown in this zone.
 - All floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated. Arborleaf Engineering & Surveying does not warrant or assume any legal liability or responsibility for the accuracy of information of said FEMA FIRM maps.
- There are no existing pipeline easements within the limits of the subdivision.
- Driveways are prohibited on Sundance Drive.
- Cornor lots shall not have driveway access to side streets.
- Abbreviations:

AE	aerial easement	POB	point of beginning
BL	building line	PVC	polyvinyl chloride
BLDG	building	RCP	reinforced concrete pipe
DE	drainage easement	ROW	right of way
DUE	dry utility easement	SAN	sanitary
ESMT	easement	SIR	set 5/8" iron rod with cap
EX	existing	SSE	sanitary sewer easement
FC	fence corner	STM	storm
FEMA	Federal Emergency Management Agency	SWR	sewer
FIRM	flood insurance rate map	TBPE	Texas Board of Professional Engineers
FM	force main	TBPLS	Texas Board of Professional Land Surveyors
FND	found	TEMP	temporary
HCCF	Harris County Clerk's File	UE	utility easement
HCDR	Harris County Deed Records	VOL	volume
HCMR	Harris County Map Records	WL	waterline
IR	iron rod	WLE	waterline easement
OE	overhead electric	WV	water valve
PG	page		

Estates at East Meadow Sec 2

Being a 4.925 acre subdivision consisting of a portion of the remainder of a called 55.1172 acre tract conveyed to W.D. and Phylas Lawther Estate Partnership, L.P. by W.D. Lawther Estate, HCCF S629878 in the George M. Patrick Survey, A-624, Deer Park, Harris County, Texas

JULY 2025
Zoned SF - 1

Surveyor & Engineer
Walter E Smith, Inc.
TBPLS 10194874 TBPE 25041
PO Box 360
Waller, Texas 77484
713-550-4931

Blocks	Lots	Reserves
1	12	0

Owner:
W.D. and Phylas Lawther Estate Partnership, LP
1600 Center Street
Deer Park, Texas 77536
281-479-2326