

STATE OF TEXAS
COUNTY OF HARRIS

We, BEDFORD PARK EAST, LLC., A Texas Limited Liability Company, acting by and through Cole Bedford, Managing Member, being officers of BEDFORD PARK EAST, LLC., A Texas Limited Liability Company, owner hereinafter referred to as Owners of the 1.459 acre tract described in the above and foregoing map of BEDFORD PARK EAST 2, 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 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, in the City of Deer Park, Texas this ____ day of _____, 2023,

BEDFORD PARK EAST, LLC., A Texas Limited Liability Company

By: _____
Cole Bedford
Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Cole Bedford, Managing Member of Bedford Park East, LLC, known to me to be the people whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, Glen H. Freeland, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Glen H. Freeland, R.P.L.S. (gfreeland@peagroup.com)
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5758
Agent of PEA Group, Inc.

I, Dilcia Jimenez, City Engineer for the City of Deer Park, do hereby certify that the plat of this subdivision complies with the City of Deer Park's Subdivision Ordinance.

By: _____ Date: _____
Dilcia Jimenez, P.E.
City Engineer

We, the Fire Chief and/or Fire Marshal, do hereby certify that this plat provides for adequate fire protection and the proper location and number of fire hydrants in compliance with all permanent ordinances.

By: _____ Date: _____
Don Davis, Fire Chief

By: _____ Date: _____
Buddy Rice, Fire Marshal

We, the undersigned members of Deer Park Planning and Zoning Commission is a meeting duly and legally held in the City of Deer Park, in accordance with City ordinances on the ____ day of _____, 2023, on motion made and seconded, adopted, approved said subdivision of Bedford Park East 2, and by its order, duly recorded in the minutes of the Deer Park Planning and Zoning Commission, ordered said plat filed for record in the office of County Clerk of Harris County, Texas.

Witness our hands at Deer Park, Harris County, Texas, this ____ day of _____, 2023.

By: _____
Don Tippit
Chairman, Planning and Zoning Commission

By: _____
Troy Cothran
Secretary, Planning and Zoning Commission

STATE OF TEXAS
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I, Teneshia 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 _____, 2023, at ____ o'clock ____ M., and duly recorded on _____, 2023, at ____ o'clock ____ M., and at Film Code Number _____ 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.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

GENERAL NOTES:

- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9998862024.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- THIS PROPERTY IS ZONED AS M1-INDUSTRIAL PARK.

TBM "A":

LL ON NORTH SIDE OF FIRE HYDRANT, LOCATED AT SOUTHEAST CORNER OF 1450 EAST BLVD, CIMA BUILDING, NORTH SIDE OF DRIVEWAY.
ELEVATION: 31.63 FEET, GPS DERIVED - NAVD88

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THIS PROPERTY LIES IN ZONE "X" (UNSHADED) ACCORDING TO THE OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0930M, MAP REVISED 01/06/2017.

LEGAL DESCRIPTION:

Being 1.459 acres or 63,547 square feet of land situated in the N. Clopper Survey, Abstract Number 198, Harris County, Texas, being all of that certain called 1.4677 acres of land described in deed and record in Harris County Clerk's File Number 20100301013, and more particularly described as follows;

COMMENCING at a 1/2 inch iron rod found for the most easterly northeast corner a called 1.8556 acres tract, described in deed and record in Harris County Clerk's File Number 20100301014, and the most easterly southeast corner of a called 1.0333 acres tract, recorded in Harris County Clerk's File Number X363644, also being in the west right-of-way line of East Boulevard (150 feet width), recorded in Harris County Clerk's File Number Y861654, and the northeast corner of a called 27.8785 acres tract described in deed recorded in L196383;

THENCE, for an arc length of 202.87 feet along said non-tangent curve to the right, along said west right-of-way line of said East Boulevard, having a radius of 1,725.00 feet, a central angle of 06°44'18", and chord bearing and distance of South 15°31'45" East, 202.76 feet to a 5/8 inch iron rod with cap stamped PEA Group, set for the POINT OF BEGINNING and southeast corner of a called 0.2130 acre save and except tract described in deed recorded in Harris County Clerk's File Number Y861654, and the northeast corner of a called 27.8785 acres tract described in deed recorded in L196383;

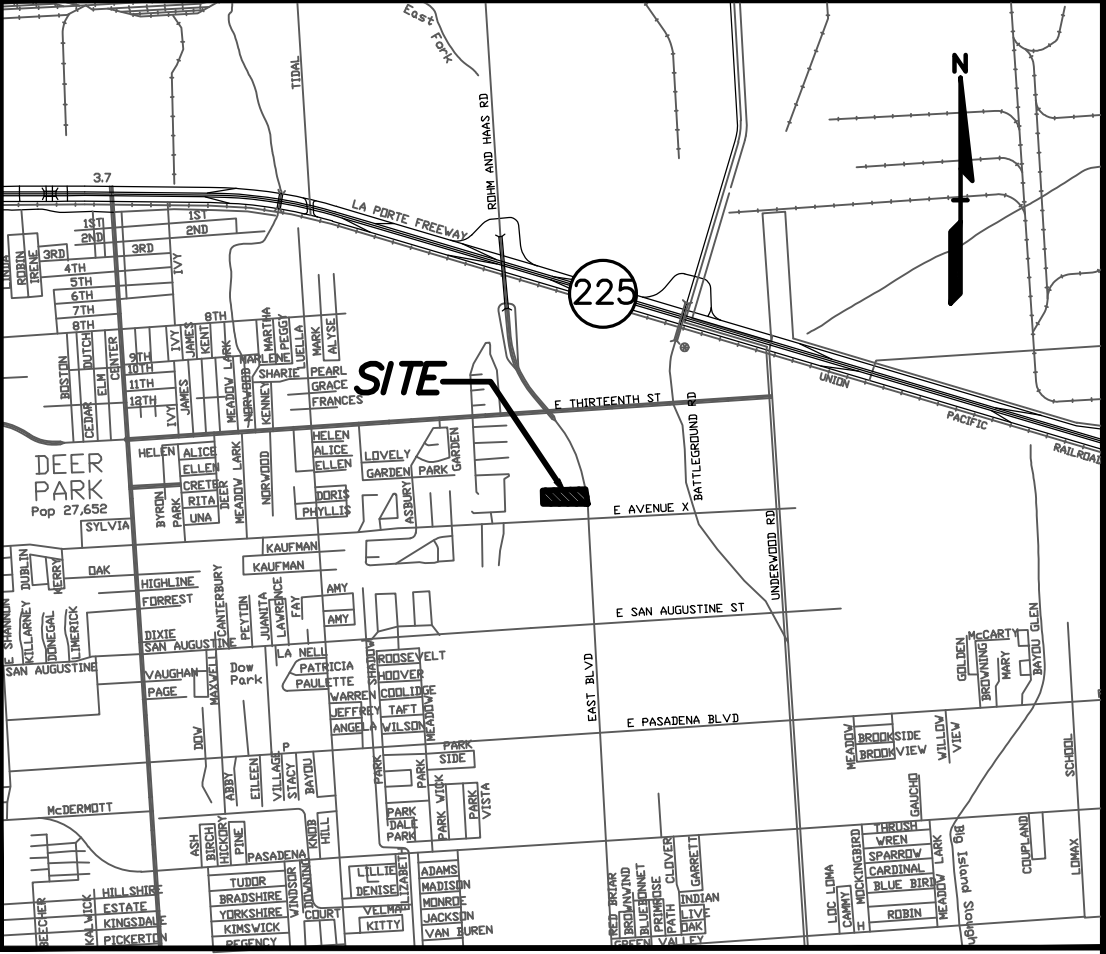
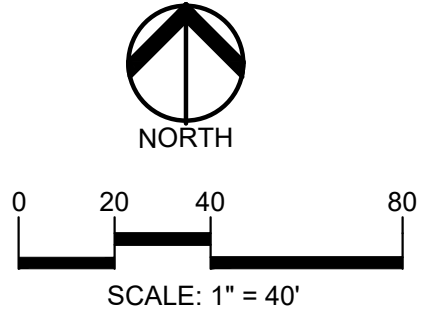
THENCE, for an arc length of 202.87 feet along said non-tangent curve to the right, along said west right-of-way line of said East Boulevard, having a radius of 1,725.00 feet, a central angle of 00°40'22", and chord bearing and distance of South 11°49'25" East, 202.26 feet to a 5/8 inch iron rod with cap stamped PEA Group, set for the POINT OF BEGINNING and southeast corner of said 0.2133 acre tract;

THENCE, for an arc length of 134.70 feet along said non-tangent curve to the right, along said west right-of-way line of said East Boulevard, having a radius of 1,725.00 feet, a central angle of 04°28'27", and chord bearing and distance of South 09°15'00" East, 134.67 feet to a 5/8 inch iron rod with cap stamped PEA Group, set in the easterly line of said 27.8785 acres tract and from which a found 5/8 inch iron rod with cap stamped "JM" bears N07°01'54"W, 1.13 feet, in the west right-of-way line of said East Boulevard;

THENCE, South 87°14'27" West, a distance of 480.03 feet to a found 1/2 inch iron rod, from which a found 1/2 inch iron rod with cap stamped "JM" bears N00°46'20"W, 0.8 feet, for a point for corner, in an east line of said 27.8785 acres tract;

THENCE, North 03°04'21" West, along an east line of said 27.8785 acres tract, a distance of 134.53 feet to a 5/8 inch iron rod with cap PEA Group, set for the southwest corner of said 0.2130 acre tract;

THENCE, North 87°19'47" East, along the south line of said 0.2130 acre tract, a distance of 465.54 feet to the POINT OF BEGINNING, of the herein described tract and containing 1.459 acres of land.



VICINITY MAP

1" = 1200'

KEY MAP NO. 538M

LEGEND

H.C.C.F.	HARRIS COUNTY CLERK FILE
M.R.H.C.	MAP RECORDS HARRIS COUNTY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
FND.	FOUND
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING

OWNER:
BEDFORD PARK EAST, LLC.
6913 HIGHWAY 225
DEER PARK, TX 77536

ENGINEER:
GREY WOLF ENGINEERS, INC.
11806 BRYDAN DRIVE, #200
CYPRESS, TX 77429

SURVEYOR:

PEA GROUP

16060 DILLARD DR., SUITE 250
HOUSTON, TEXAS 77040
713-688-3530
T.B.P.L.S. FIRM
#F-21237 & #10194679
JOB NO. 2021-0308

BEDFORD PARK EAST 2

A SUBDIVISION OF 1.459 ACRES OF LAND BEING OUT OF OUTLOTS 593 AND 608 OF THE OUTLOTS OF THE TOWN OF LA PORTE, RECORDED IN VOLUME 1, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, AND SITUATED IN THE NICHOLAS CLOPPER JR. SURVEY, ABSTRACT 198, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

REASON FOR REPLAT:
TO CREATE ONE LOT

JULY 24, 2023

S:\PROJECTS\2021\2021-0308 DEER PARK BEDFORD PARK EAST 2 PRELIMINARY PLAT\21-0308 - PLAT LOT B.png