



STATE OF TEXAS
COUNTY OF HARRIS

WE, PATEL FAMILY LIVING TRUST, THE OWNERS OF THE PROPERTY SUBDIVISION IN THE MAP AND PLAT RECORDED THEREOF IN FILM CODE NO. 627060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, MAKE A SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS THE REPLAT OF PATEL FAMILY SUBDIVISION OF THE FINAL PLAT OF PATEL FAMILY SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN FILM CODE 627060 SITUATED IN THE GEORGE M. PATRICK SURVEY, ABSTRACT 624 CITY OF DEER PARK AND DEDICATE TO PUBLIC USE, AS SUCH, STREETS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF AND MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THERE IS ALSO, DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY-ONE AND ONE-HALF (21.5) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO UTILITY EASEMENTS SHOWN HEREON.

WITNESS MY HAND IN DEER PARK, HARRIS COUNTY, TEXAS, THIS ____ DAY OF MARCH,

Dhiru B. Patel
PATEL FAMILY LIVING TRUST
CONTACT: DHIRU PATEL
4615 VERONE STREET
BELLAIRE, TEXAS 77401
PHONE: (281) 772-8993

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF MARCH, A.D. 2019.

NOTARY PUBLIC HARRIS COUNTY TEXAS

I, A. BALLESTEROS, P.E., 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

A. BALLESTEROS, P.E.
CITY ENGINEER

WE, THE UNDERSIGNED MEMBERS OF THE DEER PARK PLANNING AND ZONING COMMISSION IN A MEETING DULY AND LEGALLY HELD IN THE CITY OF DEER PARK, IN ACCORDANCE WITH CITY ORDINANCES, ON THE ____ DAY OF ____, A.D. 2019, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID AMENDING PLAT OF PATEL FAMILY SUBDIVISION AND DO HEREBY BIND MYSELF AND MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS THE ____ DAY OF ____, A.D. 2019.

DON TRIPPIT
CHAIR, PLANNING AND ZONING COMMISSION

DOUGLAS COX
SECRETARY, PLANNING AND ZONING COMMISSION

WE, THE FIRE CHIEF AND/OR FIRE MARSHALL, DO HEREBY CERTIFY THAT THIS PLAT PROVIDES FOR ADEQUATE FIRE PROTECTION AND THE PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERTINENT ORDINANCES.

DON DAVIS
FIRE CHIEF

BUDDY RICE
FIRE MARSHALL

STATE OF TEXAS COUNTY OF HARRIS

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 2019, AT ____ O'CLOCK ____, AND DULY RECORDED ON ____ 2019, AT ____ O'CLOCK ____, AND IN FILM CODE NO. ____ HARRIS COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, TEXAS.

BY: _____ DEPUTY

THIS IS TO CERTIFY THAT I, SCOT LOWE, OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED AS DESIGNATED HEREON, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Scot A. Lowe
SCOT A. LOWE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5007
LJA SURVEYING, INC.
7438 EVIE LN.
DEER PARK, TEXAS 77536
PHONE: (281) 930-0201



DESCRIPTION

OF 2.084 ACRES OF LAND BEING ALL OF RESERVE "A" (1.8513 ACRES) AND RESERVE "B" (0.2323 ACRES), BLOCK 1, PATEL FAMILY SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN FILM CODE NO. 627060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.084 ACRES BEING ALL OF A CALLED 0.6233 ACRES TRACT (TRACT 1) CONVEYED BY DEED DATED JUNE 13, 2007 TO PATEL FAMILY LIVING TRUST AS RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER 20070372829, AND ALL OF A CALLED 0.2273 ACRES TRACT (TRACT 2) CONVEYED BY DEED DATED JUNE 4, 2007 FROM HITTA, INC. TO PATEL FAMILY LIVING TRUST AS RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER 20070346245, AND ALL OF A CALLED 1.0445 ACRES TRACT (TRACT 3) OF SAID DEED IN HARRIS COUNTY CLERK'S FILE NUMBER 20070346245, LESS AND EXCEPT A CALLED 0.0115 ACRES TRACT BEING A 5 FEET WIDE STRIP OF LAND DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY IN SAID FILM CODE NO. 627060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.084 ACRES BEING SITUATED IN THE GEORGE M. PATRICK SURVEY, ABSTRACT 624, DEER PARK, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, COORDINATES SHOWN HEREON ARE NAD83 GRID AND CAN BE CONVERTED TO SURFACE BY DIVIDING THE SCALE FACTOR OF 0.99988697905);

BEGINNING AT A 5/8 INCH IRON ROD WITH LJA CAP SET FOR THE SOUTHEAST CORNER OF SAID PATEL FAMILY SUBDIVISION AND BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 2 OF DEER PARK ADDITION ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN VOLUME 37, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID IRON ROD BEING IN THE NORTH LINE OF 9TH STREET (50' R.O.W. VOL. 37, PG. 45 H.C.M.R.) AND HAVING NAD83 GRID COORDINATES OF Y:13823719.63, X:3199178.70;

THENCE SOUTH 86 57' 38" WEST ALONG THE NORTH LINE OF SAID 9TH STREET, PASSING AT A DISTANCE OF 4.75 FEET AND 0.20 FEET NORTH A FOUND 5/8 INCH IRON ROD WITH ADVANCE CAP AND PASSING AT A DISTANCE OF 144.00 FEET A FOUND 1/2 INCH IRON ROD WITH RPLS 5007 CAP AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 244.00 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE CAP FOUND FOR CORNER IN THE NORTH LINE OF SAID 9TH STREET (50' R.O.W. - 45' BY VOL. 10, PG. 40 H.C.M.R. AND 5' BY VOL. 627, PG. 60 H.C.M.R.);

THENCE NORTH 03 02' 22" WEST A DISTANCE OF 225.00 FEET ALONG THE EAST LINE OF BLOCK 1, DEER PARK ADDITION ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN VOLUME 10, PAGE 40 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS TO A 1/2 INCH IRON ROD WITH RPLS 5007 CAP FOUND FOR THE NORTHEAST CORNER OF LOT 14 OF SAID BLOCK 1 SAME BEING THE SOUTHEAST CORNER OF SAID RESERVE "B";

THENCE SOUTH 88 57' 38" WEST A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE OF SAID LOT 14 AND SAID RESERVE "B" TO A 5/8 INCH IRON ROD WITH ADVANCE CAP FOUND FOR CORNER IN THE EAST LINE OF CENTER STREET (100' R.O.W.) HAVING NAD83 GRID COORDINATES OF Y:13823926.05, X:3198823.28;

THENCE NORTH 03 02' 22" WEST A DISTANCE OF 63.49 FEET ALONG THE EAST LINE OF SAID CENTER STREET TO A "V" SET IN CONCRETE;

THENCE NORTH 39' 30' 34" EAST A DISTANCE OF 9.46 FEET A CONCRETE CURB TO A "V" SET IN CONCRETE FOR THE POINT OF BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 50' 32' 42", A RADIUS OF 22.32 FEET, AN ARC LENGTH OF 19.69 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 53' 16' 54" EAST - 19.06 FEET TO A "V" IN CONCRETE SET FOR CORNER;

THENCE NORTH 83' 50' 37" EAST A DISTANCE OF 82.39 FEET CONTINUING ALONG SAID BACK OF CURB AND ALONG THE NORTH LINE OF SAID RESERVE "B" TO A 5/8 INCH IRON ROD WITH ADVANCE CAP FOUND FOR CORNER;

THENCE NORTH 88 57' 38" EAST PASSING AT A DISTANCE OF 237.53 FEET A FOUND 5/8 INCH IRON ROD WITH ADVANCE CAP AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 239.47 FEET ALONG THE NORTH LINE OF SAID RESERVE "A" TO A 1/2 INCH IRON ROD WITH RPLS 5007CAP FOUND FOR CORNER IN THE WEST LINE OF LOT 1, BLOCK 1 CASTENEDA ESTATES ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN FILM CODE NO. 680906 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 03 02' 22" EAST ALONG THE EAST LINE OF SAID RESERVE "A" AND THE WEST LINE OF SAID CASTENEDA ESTATES PASSING AT A DISTANCE OF 85.51 FEET, THE NORTHWEST CORNER OF LOT 13, BLOCK 2 OF SAID DEER PARK ADDITION AND CONTINUING ALONG THE WEST LINE OF LOTS 13, 12, 11, & 10 OF BLOCK 2 OF SAID DEER PARK ADDITION TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING WITHIN THESE CALLS 2.084 ACRES OR 90,765 SQUARE FEET OF LAND.

- REASON FOR REPLAT:
- 1) REVISE BUILDING LINES ALONG THE EAST, WEST AND SOUTH SIDE OF RESERVE "A"
 - 2) REMOVE VACATED 14' U.E. & A.E. EASEMENT TO CENTERPOINT ENERGY ALONG THE WEST SIDE OF RESERVE "A" AND THE EAST SIDE OF RESERVE "B" (H.C.C.F. No. RP-2018-489192, H.C.D.R.)
 - 3) BEARING BASE - STATE PLANE COORDINATE SYSTEM-NAD83, SOUTH CENTRAL ZONE (4204)

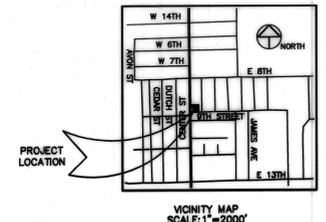
**REPLAT OF
PATEL FAMILY SUBDIVISION
AN ADDITION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
RECORDED THEREOF IN FILM CODE 627060
OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS
LOCATED IN THE GEORGE M. PATRICK
SURVEY, ABSTRACT 624
CITY OF DEER PARK
HARRIS COUNTY, TEXAS**

MARCH 12, 2019 PROJECT NO. LJA036-1801

SURVEYOR:
LJA SURVEYING, INC.
T.B.P.L.S. FIRM NO. 1093971
7438 EVIE LANE
DEER PARK, TEXAS 77536
PHONE: (281) 930-0201
SCOT LOWE
R.P.L.S. NO. 5007

OWNER:
PATEL FAMILY LIVING TRUST
DHIRU B. PATEL, TRUSTEE
4615 VERONE STREET
BELLAIRE, TEXAS 77401
PHONE: (281) 772-8993

LJA Surveying, Inc.
7438 Evie Lane
Deer Park, Texas
77536
Phone 281.930.0201
T.B.P.L.S. Firm No. 10193971



Line Table

Line #	Direction	Length
L1	N89°30'34"E	9.46'
L2	N83°50'37"E	4.53'

Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	19.89'	22.32	50°32'42"	N83°16'54"E	19.06'

LEGEND
IR IRON ROD
FND FOUND
R.O.W. RIGHT OF WAY
H.C.C.F. HARRIS COUNTY CLERK'S FILE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.M.R. HARRIS COUNTY MAP RECORDS

FLOOD STATEMENT
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 492010030 M, DATED JANUARY 6, 2017, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN.
WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

NOTES:
1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE - 4204. COORDINATES SHOWN HEREON ARE NAD83 GRID AND CAN BE CONVERTED TO SURFACE BY DIVIDING THE SCALE FACTOR OF 0.99988697905
2. THIS PROPERTY IS SUBJECT TO ZONING ORDINANCES BY THE CITY OF DEER PARK AND TO ANY RESTRICTIONS OF RECORD.
3. THIS PLAT PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION DATED NOVEMBER 12, 2018; PROJECT NUMBER LJA036-1801.

