

STATE OF TEXAS §

COUNTY OF HARRIS §

W.D. AND PHYLAS LAWTHER ESTATE PARTNERSHIP, LP, owner of the property subdivided in the above and foregoing map of **Estates at East Meadow, Sec. 2**, does hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as **Estates at East Meadow, Sec. 2**, in the **George M. Patrick Survey, A-624**, an addition to the City of Deer Park, Harris County, Texas and dedicates to public use as such, the streets and easements shown thereon forever, and does hereby waive any claims for damages occasioned by the establishing 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 does hereby bind myself, 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 feet wide from a plan 20 feet above the ground upward located adjacent to each side of all utility rear lot easements shown hereon.

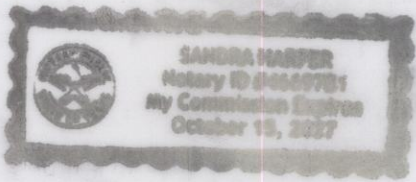
Witness my hand in Deer Park, Harris County, Texas this 8th day of September, 2025.

W.D. Lawther
W. Dean Lawther
General Partner

David Lawther
David Lawther
General Partner

Before me, the undersigned authority, on this day personally appeared **W. Dean Lawther, General Partner, and David Lawther, General Partner**, known to be the persons whose names 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 and herein stated, and as the act and deed of said corporation. Given under my hand and seal of office,

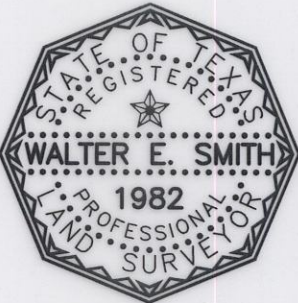
this 8th day of September, 2025.



Sandra Harper
Notary Public in and for the State of Texas
Sandra Harper
Print Name

My Comission Expires: 10-15-27

This is to certify that I, **Walter E. Smith, PE, RPLS**, of the state 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 with iron 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 this plat correctly represents that survey made by me.



Walter E. Smith
Walter E. Smith, PE, RPLS
Texas Registration No. 1982
TBPLS Firm Registration No. 10194874

I, Dilicia Jiminez, 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.

Dilicia Jiminez, PE,
City Engineer
Date

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 _____, 20_____, on motion made and seconded, adopted, approved said subdivision of **Estates at East Meadow, Sec. 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 in Deer Park, Harris County, Texas this _____ day of _____, 20_____.

Troy Cothran
Chairman
Planning and Zoning Commission

Don Tippet
Secretary
Planning and Zoning Commission

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 pertinent ordinances.

Phillip Arroyo, Fire Chief
Date

Buddy Rice, Fire Marshal
Date

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

_____, 20_____, at _____ o'clock _____ M, and duly recorded on

_____, 20_____, 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

Deputy

METES AND BOUNDS DESCRIPTION
FOR
4.925 ACRES

Being a 4.925 acre tract out of that original called 55.1172 acre tract conveyed to the W. D. and Phylas Lawther Estate Partnership, L.P., by deed recorded in Harris County Clerk's File S629878, and being out of and a part of the George M. Patrick Survey, Abstract 624, Harris County, Texas, and being more particularly described by metes and bounds as follows:

The bearings in this survey are based on the east line of the called 55.1172 acre tract being held as S00°01'12"W;

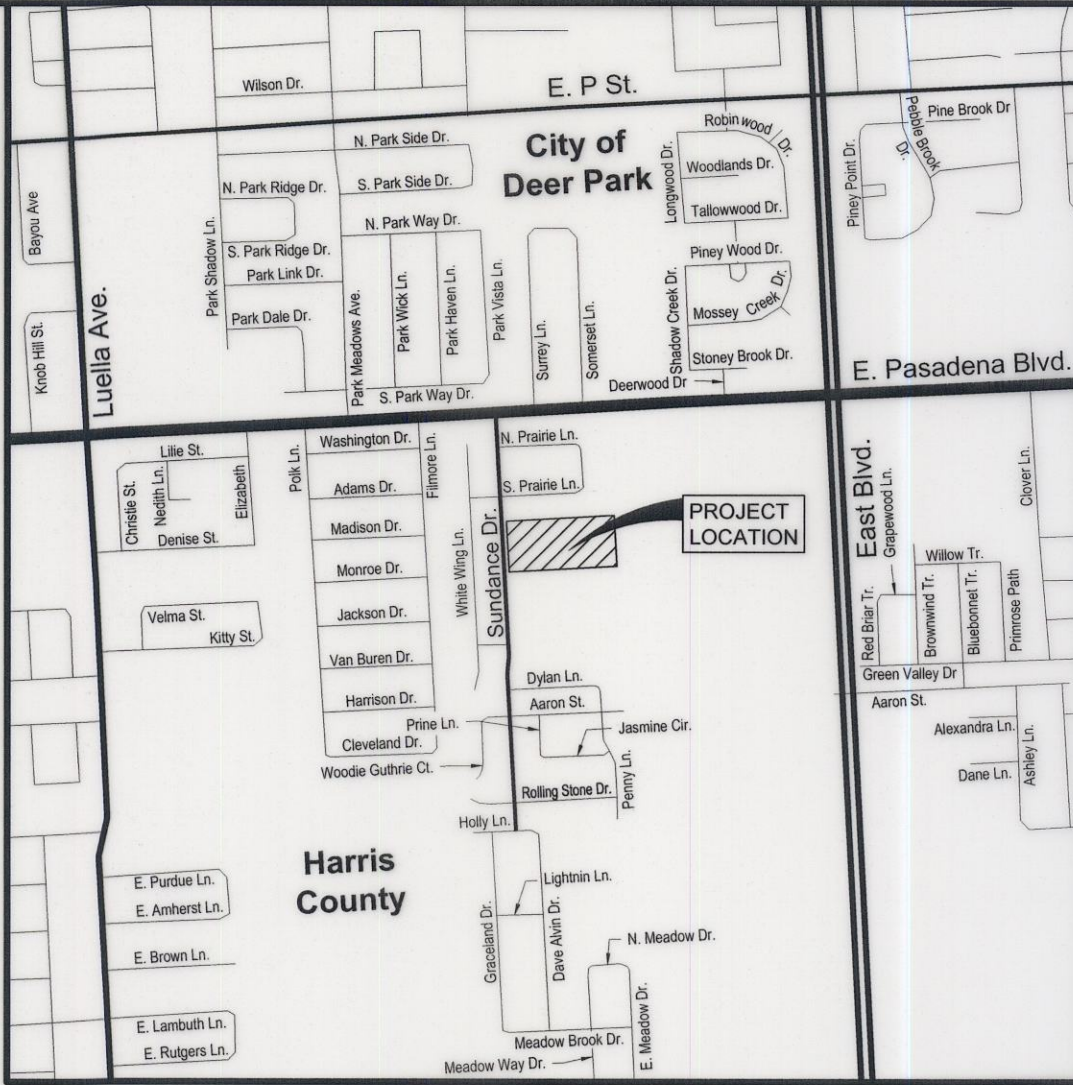
BEGINNING at a 5/8 inch iron rod with cap found at the southeast corner of Lot 11, Block 1 of Estates at East Meadow Sec 1, the map of which is recorded in Film Code 675862 of the Official Public Records of Harris County, Texas, said point falling in the east line of the called 55.1172 acre tract and the west line of that certain called 8.41 acre tract conveyed to Coastal Water Authority in deed recorded in Harris County Clerk's File (HCCF) Z995454;

THENCE along the east line of the called 55.1172 acre tract and the west line of the called 8.41 acre tract S00°01'12"W a distance of 319.99 feet to a 5/8 inch iron with cap to be set for corner;

THENCE S89°57'11"W a distance of 670.27 feet to a 5/8 inch iron with cap to be set for corner in the east line of Sundance Drive, based on a width of 60.00 feet;

THENCE along the east line of Sundance Drive N00°02'49"W a distance of 319.99 feet to a 1/2 inch iron rod found for the southwest corner of Lot 16, Block 1 of Estates at East Meadow Sec 1;

THENCE along the south line of Block 1 of Estates at East Meadow Sec 1 N89°57'11"E a distance of 670.64 feet to the place of **BEGINNING**.



VICINITY MAP
Key Map Grid: 417Z
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 0.9988391863.
- 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.
- Corner 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