

[09-02-2025 7:29 PM] D:\Work\Clients\Lawther\Drawings\Final Plot\East Meadow Place Sec 2 - Final Plat.dwg



DETAIL A:
Scale: 1" = 10'

Area Summary			
Area	Area (SF)	Area (Acres)	
BLOCK 1	214,317	4.9200	
BLOCK 2	122,793	2.8189	
ROW	70,844	1.6263	

Plat			
Area	Area (SF)	Area (Acres)	
PLAT BOUNDARY	407,953	9.365	

Lot Area Table			
#	Block	Lot	Area
1	1	1	8,360 SF
2	1	2	7,902 SF
3	1	3	8,064 SF
4	1	4	8,220 SF
5	1	5	8,285 SF
6	1	6	8,288 SF
7	1	7	8,278 SF
8	1	8	9,538 SF
9	1	9	16,115 SF
10	1	10	9,457 SF
11	1	11	9,107 SF
12	1	12	9,103 SF

Lot Area Table			
#	Block	Lot	Area
13	1	13	9,098 SF
14	1	14	9,427 SF
15	1	15	16,046 SF
16	1	16	9,538 SF
17	1	17	8,278 SF
18	1	18	8,288 SF
19	1	19	8,288 SF
20	1	20	8,309 SF
21	1	21	8,361 SF
22	1	22	8,414 SF
23	1	23	9,555 SF

Lot Area Table			
#	Block	Lot	Area
1	2	1	8,702 SF
2	2	2	8,161 SF
3	2	3	8,214 SF
4	2	4	8,266 SF
5	2	5	8,925 SF
6	2	6	8,287 SF
7	2	7	10,049 SF
8	2	8	10,049 SF
9	2	9	8,287 SF
10	2	10	8,927 SF
11	2	11	8,354 SF
12	2	12	8,509 SF
13	2	13	8,671 SF
14	2	14	9,391 SF

Line Table		
#	Length	Bearing
L1	15.22'	N0°02'49"W
L2	14.14'	N44°57'11"E
L3	50.00'	N0°02'49"W
L4	14.14'	N45°02'49"W
L5	14.14'	N44°57'11"E
L6	50.00'	N0°02'49"W
L7	14.14'	N45°02'49"W
L10	16.15'	S45°02'49"E
L11	16.15'	N44°57'11"E

Curve Table					
#	Radius	Delta	Length	Bearing	Chord
C1	270.00'	0°19'58"	1.57'	N8°44'18"E	1.57'
C2	330.00'	8°57'14"	51.57'	N4°25'49"E	51.52'
C3	2000.00'	0°43'07"	25.08'	S89°41'11"E	25.08'
C4	2000.00'	0°43'11"	25.12'	S89°41'13"E	25.12'
C5	39.00'	90°00'00"	61.26'	N44°57'11"E	55.15'
C6	39.00'	45°00'00"	30.63'	N67°27'11"E	29.85'
C7	39.00'	45°00'00"	30.63'	N22°27'11"E	29.85'
C8	39.00'	90°00'00"	61.26'	N45°02'49"W	55.15'
C9	39.00'	45°00'00"	30.63'	N22°32'49"W	29.85'
C10	39.00'	45°00'00"	30.63'	N67°32'49"W	29.85'
C11	2000.00'	2°14'19"	78.14'	N88°55'39"W	78.14'
C12	2000.00'	2°14'22"	78.17'	N88°55'40"W	78.17'
C13	1975.00'	0°43'07"	24.77'	N89°41'11"W	24.77'
C14	2025.00'	0°43'11"	25.43'	N89°41'13"W	25.43'
C15	25.00'	48°11'23"	21.03'	N65°57'07"W	20.41'
C16	50.00'	186°22'46"	162.65'	S44°57'11"W	99.85'
C17	25.00'	48°11'23"	21.03'	S24°08'30"E	20.41'
C18	25.00'	48°11'23"	21.03'	S24°02'53"W	20.41'
C19	50.00'	186°22'46"	162.65'	S45°02'49"E	99.85'
C20	25.00'	48°11'23"	21.03'	N65°51'30"E	20.41'
C21	1975.00'	2°14'19"	77.17'	S88°55'39"E	77.16'
C22	2025.00'	2°14'22"	79.15'	S88°55'40"E	79.14'
C23	1975.00'	2°14'22"	77.20'	N88°55'40"W	77.19'
C24	2025.00'	2°14'19"	79.12'	N88°55'39"W	79.12'
C25	25.00'	90°00'00"	39.27'	N45°02'49"W	35.36'
C26	25.00'	90°00'00"	39.27'	N44°57'11"E	35.36'
C27	1975.00'	0°43'11"	24.81'	S89°41'13"E	24.81'
C28	2025.00'	0°43'07"	25.40'	S89°41'11"E	25.40'

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.
- Corner lots shall not have driveway access to side streets.
- Abbreviations:

AE	aerial easement	POB	point of beginning
BL	building line	PVC	polyvinyl chloride
BLOG	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
		TBPE	Texas Board of Professional Engineers
FIRM	flood insurance rate map	TBPLS	Texas Board of Professional Land Surveyors
FM	force main	UE	temporary utility easement
FND	found	UE	utility easement
HCCF	Harris County Clerk's File	VOL	volume
HCDR	Harris County Deed Records	WL	waterline
HCMR	Harris County Map Records	WLE	waterline easement
IR	iron rod	WV	water valve
OE	overhead electric		
PG	page		

East Meadow Place Sec 2

Being a 9.365 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

Blocks	Lots	Reserves
2	37	0

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

Owner:
W.D. and Phylas Lawther Estate Partnership, LP
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