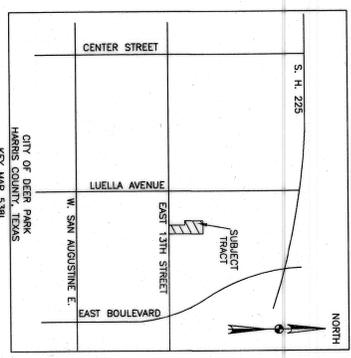


LEGEND	
---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	UTILITY EASEMENT
---	ASPHALT EASEMENT
---	BUILDING LINE OF HARRIS COUNTY
---	DEED RECORDS OF HARRIS COUNTY
---	FILE CODE
---	OWNER'S SURVEY
---	OFFICIAL PUBLIC RECORDS
---	PUBLIC UTILITY EASEMENT
---	VOLUME
---	PAGE

- NOTE
1. ALL WATER SUPPLY AND SANITARY SEWER MAINS TO BE CONSTRUCTED ACCORDING TO THE CITY OF DEER PARK SPECIFICATIONS.
 2. EXISTING ELECTRICAL SERVICE IS PRESENT ALONG WEST LINE OF LOT 4 1/2.
 3. PROPERTY ZONING IS DESIGNATED SFL - SINGLE FAMILY.
 4. EASEMENTS WILL BE GRANTED FOR PUBLIC UTILITY COMPANIES ON-SITE AS REQUIRED.
 5. ABSTRACT NAME: GEORGE W. PATRICK SURVEY A-642, TOTAL SUBDIVISION ACREAGE 2.7025.
 6. ADJACENT PROPERTY AND ADJACENT STREET ELEVATION FUNCTIONALLY THE SAME AS THE TRACT ELEVATION.
 7. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PARK GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING CORRECTED SCALE FACTOR OF (1.00174679).
 8. BENCHMARK IS HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 070423, NAD 1988 2001 ADJUSTED BENCH MARK.
 9. DEER PARK SUBDIVISION LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO GRAPHIC FLOODING OF FEMA FIRM MAP NO. 482010930M DATED 6/19/2017.
 10. THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT NOT SHOWN BY THIS MAP.



METES AND BOUNDS DESCRIPTION
 2.7025 ACRES OF LAND IN LOT 1 AND 2 OF DEER PARK BEING A PORTION OF OUTLOT 4 1/2 OF CITY OF DEER PARK, HARRIS COUNTY, TEXAS AND LOCATED IN THE GEORGE W. PATRICK SURVEY, HARRIS COUNTY, TEXAS.

NOTE: BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83).

THENCE North 02° 57' 59" West, along the westerly line of said Outlot 4 1/2, bearing at a distance of 107.15 feet the northeast corner of Lot 52 Block 1 of O'Brien Heights, recorded in Volume 58, Page 1 of the Map Records of Harris County, Texas, for a total distance of 174.24 feet to the 4800' OF BEGINNING of the herein described tract; survey found a 1/2 inch iron rod capped no. 4966.

THENCE North 02° 57' 59" West, continuing along said westerly line, bearing at a distance of 134.00 feet to the northeast corner of said Outlot 4 1/2, survey found a magnetic nail with a silver stamped no. 4966.

THENCE South 02° 57' 59" East, along the easterly line of said Outlot 4 1/2, passing at a distance of 107.15 feet the northeast corner of Lot 52 Block 1 of O'Brien Heights, recorded in Volume 58, Page 1 of the Map Records of Harris County, Texas, for a total distance of 174.24 feet to the 4800' OF BEGINNING of the herein described tract; survey found a 1/2 inch iron rod capped no. 4966.

THENCE South 02° 57' 59" East, along the easterly line of said Outlot 4 1/2, survey found a magnetic nail with a silver stamped no. 4966.

THENCE South 02° 57' 59" East, along the southerly line of said Outlot 4 1/2 and the northerly line of said Thirtieth Street, a distance of 30.00 feet to a point for corner; survey found a 1/2 inch iron rod capped no. 4966.

THENCE North 87° 02' 01" West, along the southerly line of said Outlot 4 1/2, a distance of 174.24 feet to a point; survey found a magnetic nail with a silver stamped no. 4966.

THENCE South 87° 02' 01" West, continuing across said Outlot 4 1/2, a distance of 174.24 feet to the POINT OF BEGINNING and containing 2.7025 acres or 117,720 square feet, more or less.

METES AND BOUNDS DESCRIPTION
 0.2095 ACRES (8,127 SQUARE FEET) FOR 30 FOOT WIDE SHARED PRIVATE ROADWAY, BEING A PORTION OF OUTLOT 4 1/2 OF CITY OF DEER PARK, HARRIS COUNTY, TEXAS AND LOCATED IN THE GEORGE W. PATRICK SURVEY, HARRIS COUNTY, TEXAS.

NOTE: BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83).

BEING 0.2095 ACRES OR 8,127 SQUARE FEET OF LAND BEING A PORTION OF OUTLOT 4 1/2 OF CITY OF DEER PARK, HARRIS COUNTY, TEXAS AND LOCATED IN THE GEORGE W. PATRICK SURVEY, HARRIS COUNTY, TEXAS, SAID 0.2095 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the intersection of the easterly line of Luella Avenue (60 feet wide) as recorded in Volume 58, Page 1 of the Map Records of Harris County, Texas, and the southerly line of Thirtieth Street (60 feet wide) as recorded in Volume 58, Page 1 of the Map Records of Harris County, Texas and being the southwest corner of Outlot 4 of said Deer Park;

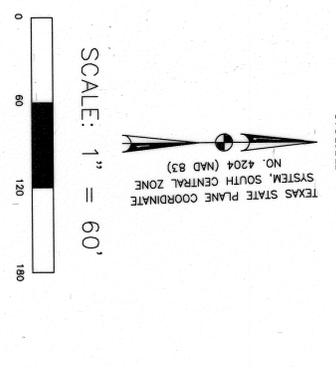
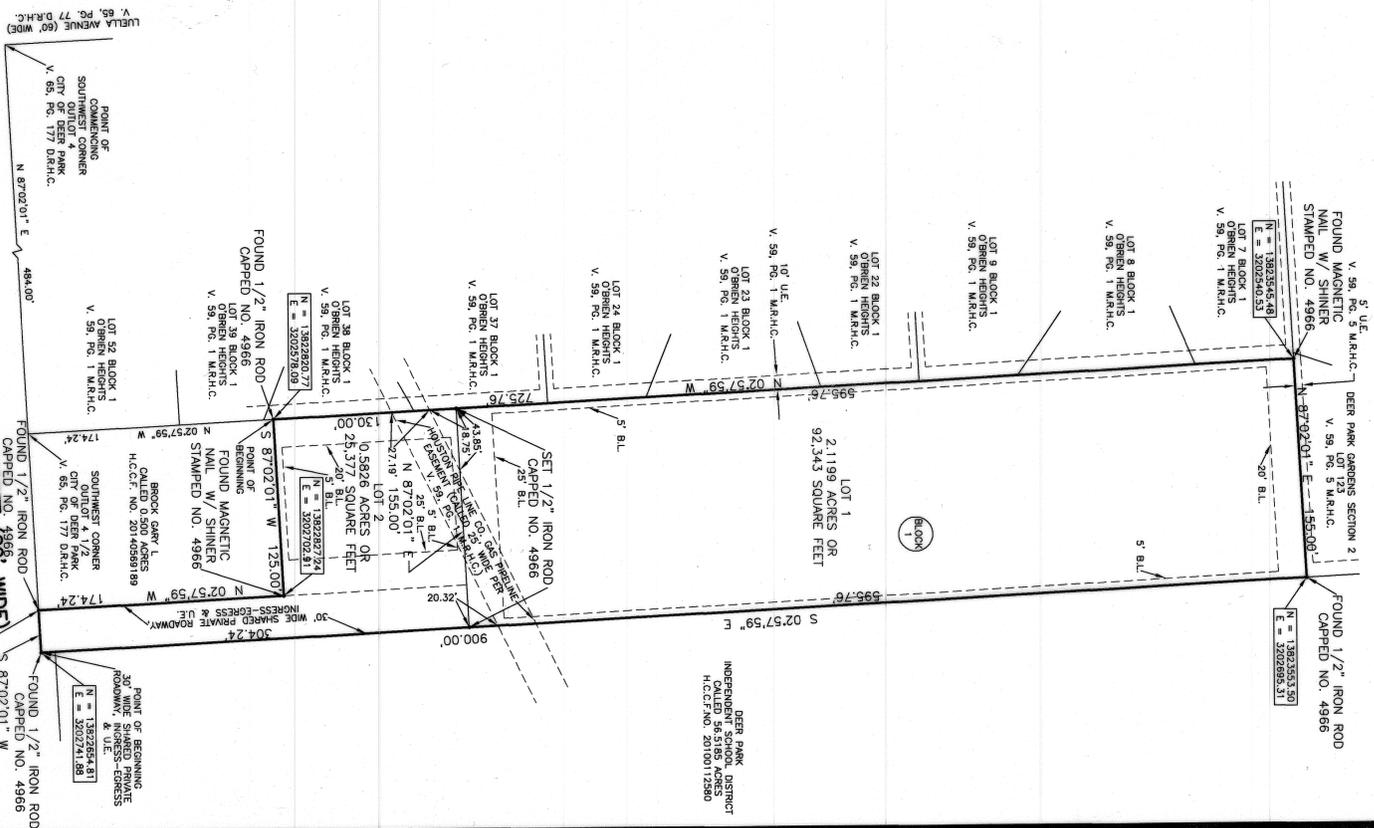
THENCE North 87° 02' 01" East, along said northerly line, a distance of 636.00 feet to a point the southeast corner of said Outlot 4 1/2 and the POINT OF BEGINNING of the herein described tract; survey found a 1/2 inch iron rod capped no. 4966.

THENCE South 87° 02' 01" West, along the southerly line of said Outlot 4 1/2, a distance of 30.00 feet to a point for corner being the southwest corner of that certain 0.500 acre described in Harris County Clerk's File No. 20140589189, survey and a 1/2 inch iron rod capped no. 4966;

THENCE North 02° 57' 59" West, along the westerly line of said Outlot 4 1/2, a distance of 304.24 feet to a point for corner;

THENCE North 87° 02' 01" East, continuing across said Outlot 4 1/2, a distance of 30.00 feet to a point on the easterly line of said Outlot 4 1/2, survey and a 1/2 inch iron rod capped no. 4966;

THENCE South 02° 57' 59" East, along said westerly line of Outlot 4 1/2, a distance of 304.24 feet to the POINT OF BEGINNING and containing 0.2095 acres or 8,127 square feet, more or less.



WE, CARL W. STUBBS AND LINDA M. STUBBS, THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF CARL STUBBS SUBDIVISION, SAID SUBDIVISION AS CARL STUBBS SUBDIVISION, IN THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND DO HEREBY MAKE KNOWN TO ALL WHOM THESE PRESENTS COME AND TO THE PUBLIC FOR FUTURE INFORMATION, THAT THE SURFACE OF ANY PORTION OF STREETS TO BE GRADDED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO MAINTAIN AND FOREVER DEFEND THE TITLE TO THE LAND SO DESCRIBED.

FURTHER, OWNERS DO HEREBY CONVEY AND AGREE THAT THOSE STREETS, LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND CONTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO THE GENERAL PUBLIC, SHALL BE OPEN AND AVAILABLE TO THE PUBLIC FOR PERPETUITY, THE FINISHING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND SUCCESSORS AND ESTABLISH AS PERMANENT ACCESS EASEMENTS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNRESTRICTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY ROAD LOT DIMENSIONS SHOWN HEREON.

THIS IS TO CERTIFY THAT I, DEWARO KARL BOWLES, OF THE STATE OF TEXAS, HAVE PLATED THE ABOVE SUBDIVISION AND MAP OF THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DEDICATED FOR UTILITIES
 A FIVE FEET WIDE UNRESTRICTED AERIAL EASEMENT FOR PUBLIC UTILITY ROAD LOT DIMENSIONS SHOWN ON THIS PLAT.
 TEXAS REGISTRATION NO. 4966

DEDICATED FOR UTILITIES
 A FIVE FEET WIDE UNRESTRICTED AERIAL EASEMENT FOR PUBLIC UTILITY ROAD LOT DIMENSIONS SHOWN ON THIS PLAT.
 TEXAS REGISTRATION NO. 4966



WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS
 THIS 28th DAY OF December, 2019.

BY: *Carl W. Stubbs*
 CARL STUBBS, OWNER
 BY: *Linda M. Stubbs*
 LINDA M. STUBBS, OWNER

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

DAINED: DON DAVIS FIRE CHIEF
 DAIED: BUDDY RICE FIRE MARSHAL

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
 KNOWN TO ME 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.



BY: *Renner Hallett Callaway*
 RENNER HALLETT CALLAWAY
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, THE UNDERSIGNED MEMBERS OF THE DEER PARK PLANNING AND ZONING COMMISSION, IN A PUBLIC HEARING HELD IN THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, ON SEPTEMBER 18, 2019, APPROVED AND APPROVED SAID SUBDIVISION OF CARL STUBBS SUBDIVISION AND DO HEREBY CONFERRED SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS.

BY: *Ray Balusek*
 RAY BALUSEK, CHAIRMAN, PLANNING AND ZONING COMMISSION
 BY: *Stam Garrett*
 STAM GARRETT, SECRETARY, PLANNING AND ZONING COMMISSION

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS 28th DAY OF SEPTEMBER, 2019.

CARL STUBBS SUBDIVISION

A SUBDIVISION OF A 2.7025 ACRES OF LAND BEING A PORTION OF OUTLOT 4 1/2 OF CITY OF DEER PARK, RECORDED IN VOLUME 65, PG. 177 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND LOCATED IN THE GEORGE W. PATRICK SURVEY, A-624, HARRIS COUNTY, TEXAS

SEPTEMBER, 2019 2 LOTS 1 BLOCK

B&B SURVEYOR: DEWARO KARL BOWLES
 1210 EAST 13TH STREET, DEER PARK, TEXAS 77536
 713/549-6576