

Property Description: A TRACT OF LAND CONTAINING 1.174 ACRE OF LAND, BEING OUT OF THE SOUTH 1/2 OF OUTLOT 147 OF THE TOWN OF DEER PARK IN HARRIS COUNTY, TEXAS...

BENCHMARK 070405 NAVD 88 (2001 ADJ) ELEV = 26.52'
TEMPORARY PROJECT BENCHMARK (T.B.M.) ELEV = 27.62'
TEMPORARY PROJECT BENCHMARK IS A MAG NAIL WITH SHINER SET IN THE CONCRETE SIDEWALK LOCATED SOUTH 89°37'22" WEST - 92.21 FEET FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT

STATE OF TEXAS
COUNTY OF HARRIS
WE, THE WHEELHOUSE, INC., ACTING BY AND THROUGH WHITNEY STRICKLAND, CHAIRMAN BEING OFFICER OF THE WHEELHOUSE, INC., HERINAFTER REFERRED TO AS OWNERS OF THE 1.174 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WHEELHOUSE SUBDIVISION...

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...

IN TESTIMONY WHEREOF, THE WHEELHOUSE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY WHITNEY STRICKLAND, ITS CHAIRMAN, THERE UNTO AUTHORIZED, THIS 28th DAY OF April, 2021.

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHITNEY STRICKLAND, CHAIRMAN, 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 28 day of April, 2021.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Delilah Lind
MY COMMISSION EXPIRES: 04/25/2024

WE, TEXAS FIRST BANK, ACTING BY AND THROUGH MICHAEL WYCOUGH, VICE PRESIDENT, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WHEELHOUSE SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 20140127245, BEING EXTENDED BY RP-2018-17871, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL WYCOUGH, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF April, 2021.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Delilah Lind
MY COMMISSION EXPIRES: 4/25/2024

I, R. ADAM BALLESTEROS, 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.

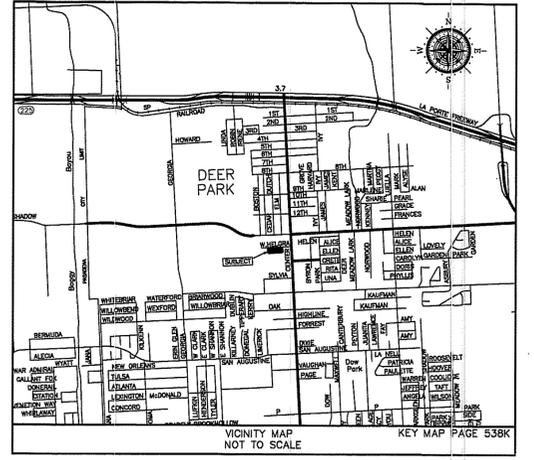
WE, THE FIRE CHIEF AND/OR FIRE MARSHAL, DO HEREBY CERTIFY THAT THIS PLAT PROVIDES FOR ADEQUATE FIRE PROTECTION AND THE PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERMANENT ORDINANCES.

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 THE CITY ORDINANCES, ON THE DAY OF 2021, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF REPLAT OF WHEELHOUSE SUBDIVISION, AND BY ITS ORDER, DULY RECORDED IN THE MINUTES OF DEER PARK PLANNING AND ZONING COMMISSION, ORDERED SAID PLAT FILED FOR RECORD IN THE OFFICE OF HARRIS COUNTY, TEXAS.

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS DAY OF 2021.
DOUG COX, CHAIRMAN
DANIELLE WENDENBURG, SECRETARY

I, TOBY PAUL COUCHMAN, 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

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565



LEGEND
B.L. = BUILDING LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.C.F. = HARRIS COUNTY CLERKS FILE
H.C.D.R. = HARRIS COUNTY DEED RECORDS
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
VOL. = VOLUME
PG = PAGE
● = MONUMENT
⊙ = CONTROL MONUMENT
△ = TEMPORARY BENCHMARK

- NOTES:
1. ALL THE PROPERTY ESTABLISHED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS.
2. THERE ARE NO EXISTING PIPELINE EASEMENTS AND/OR PIPELINES WITHIN THE LIMITS OF THIS PROPERTY.
3. PAVED SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY MINIMUM CONSTRUCTION STANDARDS ALONG AND ADJACENT TO RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE BUILDING ON THE RESERVE UPON WHICH THE SIDEWALK ABUTS.
4. GRID COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99998247075 AS NEEDED.
5. THIS PROPERTY LIES WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 482010910M WITH AN EFFECTIVE DATE OF 01/05/2017. FLOOD INFORMATION IS CURRENT AT THE RECORDING OF THIS PLAT AND SUBJECT TO CHANGES IMPLEMENTED BY FEMA MAP REVISIONS.
6. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF DEER PARK. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, QF# 2791020-12298, EFFECTIVE DATE OCTOBER 27, 2020.

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 2021, AT O'CLOCK M., AND DULY RECORDED ON OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:
DEPUTY

WHEELHOUSE SUBDIVISION

A SUBDIVISION OF 1.174 ACRE BEING OUT OF THE SOUTH 1/2 OF OUTLOT 147 OF THE TOWN OF DEER PARK IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 65, PAGE 177 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

1 LOT 1 BLOCK

APRIL 2021

PRO-SURV
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T.B.P.L.S. FIRM #10119300
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OWNER
THE WHEELHOUSE, INC.
210 HELGRA STREET
DEER PARK, TEXAS 77536
281-900-7681