

STATE OF TEXAS  
COUNTY OF HARRIS

WE, NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD. AND NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE II, LTD. ACTING HEREIN BY AND THROUGH NEC SPENCER HIGHWAY AND EAST BOULEVARD ONE, L.C. A TEXAS LIMITED LIABILITY COMPANY ACTIVE HEREIN BY AND THROUGH G. STEVEN CHANDLER, ITS VICE PRESIDENT, OWNER, HEREINAFTER REFERRED TO AS OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE JUNCTION AT DEER PARK PHASE I, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS THE JUNCTION AT DEER PARK PHASE I IN THE W.M. JONES SURVEY, ABSTRACT 482, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE AS SUCH, THE STREETS, PARKS AND EASEMENTS SHOWN THEREON FOREVER; AND DO 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 THE CORPORATION HEREBY BINDS ITSELF, ITS SUCCESSORS 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 PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY REAR LOT EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, THE NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD., ACTING HEREIN BY AND THROUGH NEC SPENCER HIGHWAY AND EAST BOULEVARD ONE, L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY G. STEVEN CHANDLER, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD.,

BY: NEC SPENCER HIGHWAY AND EAST BOULEVARD ONE, L.C.,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
G. STEVEN CHANDLER  
VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. STEVEN CHANDLER, VICE PRESIDENT, NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I AND NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE II, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

I, RICHARD CHARITAT, AM AUTHORIZED (OR 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.

RICHARD CHARITAT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5510

I, DIRECTOR OF PUBLIC WORKS AND/OR CITY ENGINEER FOR THE CITY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY'S SUBDIVISION ORDINANCE

BY: \_\_\_\_\_  
W.R. (BILL) PEDERSON  
DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER

DATE \_\_\_\_\_ 2016

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. 2016, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF JUNCTION AT DEER PARK, 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.

STAN GARRETT  
CHAIR, PLANNING AND ZONING COMMISSION

DON TIPPIT  
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

DATE: \_\_\_\_\_ 2016

DATE: \_\_\_\_\_ 2016

GREG BRIDGES  
FIRE CHIEF

BUDDY RICE  
FIRE MARSHALL

I, STAN STANART, 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 \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.,

AND AT FILM CODE NO. \_\_\_\_\_ 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.

STAN STANART  
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

### METES & BOUNDS DESCRIPTION FOR

A 16.713 ACRE (727,818 SQUARE FEET) TRACT OF LAND, BEING A PORTION OF A CALLED 10.299 ACRE TRACT OF LAND CONVEYED TO NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD. AND DESCRIBED IN A SPECIAL WARRANTY DEED AS RECORDED IN CLERK'S FILE NO. 20150248377 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (OPRHC), A PORTION OF A CALLED 17.000 ACRE TRACT OF LAND CONVEYED TO EAST BOULEVARD PHASE II, LTD. AND DESCRIBED IN A DEED AS RECORDED IN CLERK'S FILE NO. 20140188034 (OPRHC) AND BEING A CALLED 2,932 ACRE TRACT OF LAND CONVEYED TO NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE II, LTD. AND DESCRIBED IN A SPECIAL WARRANTY DEED AS RECORDED IN CLERK'S FILE NO. 201502483748 (OPRHC) AND LOCATED IN THE W.M. JONES SURVEY, ABSTRACT 482. SAID 16.713 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 (NA2011), EPOCH 2010.00:

COMMENCING: AT A FOUND 5/8-INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SPENCER HIGHWAY (CALLED 100-FOOT WIDE) RECORDED IN VOLUME 222, PAGE 342 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF A CALLED 5.3853 ACRE TRACT OF LAND CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT, AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 6448399 (OPRHC), AND BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 10.299 ACRE TRACT;

THENCE: N 86°58'04" E, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY, THE SOUTH LINE OF SAID 10.299 ACRE TRACT, A DISTANCE OF 348.25 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED PAPE-DAWSON SET FOR CORNER, SAME BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 16.713 ACRE TRACT OF LAND;

THENCE: N 03°43'21" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY AND THE SOUTH LINE OF SAID 10.299 ACRE TRACT, AND SAID 17.000 ACRE TRACT, AT A DISTANCE OF 308.24 FEET PASSING A 5/8-INCH IRON ROD WITH A CAP STAMPED PAPE-DAWSON SET FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, THE SAME SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, BOTH LOTS BEING IN THE SUBDIVISION JUNCTION AT DEER PARK, PHASE I, IN ALL A TOTAL DISTANCE OF 685.29 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED PAPE-DAWSON SET FOR CORNER IN THE WEST LINE OF SAID 17.000 ACRE TRACT, THE EAST LINE OF SAID 5.3853 ACRE TRACT;

THENCE: ALONG AND WITH THE WEST LINE OF SAID 17.000 ACRE TRACT, THE WEST LINE OF SAID 5.3853 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 28°23'22" E, A DISTANCE OF 382.33 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED JT JAKUBIK ASSOCIATES FOUND FOR CORNER, AND

ALONG AND WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,825.00 FEET, A CENTRAL ANGLE OF 5°10'18", A CHORD BEARING AND DISTANCE OF S 30°58'31" W, 254.91 FEET AND AN ARC LENGTH OF 254.99 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED JT JAKUBIK ASSOCIATES FOUND FOR THE NORTHWEST CORNER OF SAID 17.000 ACRE TRACT;

THENCE: N 86°58'43" E, ALONG AND WITH THE NORTH LINE OF SAID 17.000 ACRE TRACT, A DISTANCE OF 216.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED JT JAKUBIK ASSOCIATES, FOUND FOR THE NORTH EAST CORNER OF SAID 17.000 ACRE TRACT, THE NORTH WEST CORNER OF A CALLED 33.682 ACRE TRACT CONVEYED TO STOCKARD REALTY PARTNERSHIP LTD, AND DESCRIBED IN CLERK'S FILE NO. 2014168033 (OPRHC),

THENCE: S 03°42'40" E, ALONG AND WITH THE EAST LINE OF SAID 17.000 ACRE TRACT, THE WEST LINE OF SAID 33.682 ACRE TRACT, A DISTANCE OF 907.38 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED PAPE-DAWSON SET IN THE IN THE NORTH LINE OF THE AFOREMENTIONED 10.299 ACRE TRACT;

THENCE: ALONG AND WITH THE COMMON LINE OF SAID 10.299 ACRE TRACT, THE SAID 33.682 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 86°58'04" E, A DISTANCE OF 405.48 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED PAPE-DAWSON SET AT THE NORTHEAST CORNER OF SAID 10.299 ACRE TRACT; AND

S 03°42'40" E, A DISTANCE OF 315.47 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED PAPE-DAWSON, SET AT THE SOUTHEAST CORNER OF SAID 10.299 ACRE TRACT, AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY (100-FOOD WIDE) AS RECORDED IN VOLUME 222, PAGE 342 IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS (HCDR);

THENCE: S 86°58'04" W, ALONG AND WITH THE SOUTH LINE OF SAID 10.299 ACRE TRACT, THE NORTH LINE OF SAID SPENCER HIGHWAY, AT A DISTANCE OF 408.15 FEET PASS A 5/8 INCH IRON ROD WITH CAP STAMPED JT JAKUBIK ASSOCIATES, AT A DISTANCE 622.50 FEET PASS A PINCHED IRON PIPE, IN ALL A TOTAL DISTANCE OF 970.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.713 ACRES OF LAND.



### LOCATION MAP

SCALE: 1"=2000'

### NOTES:

- BL INDICATES BUILDING LINE.
- UE INDICATES UTILITY EASEMENT.
- AE INDICATES AERIAL EASEMENT.
- WLE INDICATES WATER LINE EASEMENT.
- STM SE INDICATES STORM SEWER EASEMENT.
- DE INDICATES DRAINAGE EASEMENT
- SSE INDICATES SANITARY SEWER EASEMENT.
- CPE INDICATES CENTERPOINT ENERGY EASEMENT
- COS INDICATES COMPENSATING OPEN SPACE.
- UVE INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
- HCMR INDICATES HARRIS COUNTY MAP RECORDS.
- HCDR INDICATES HARRIS COUNTY DEED RECORDS.
- HCOPRRP INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS.
- HCFCO INDICATES HARRIS COUNTY FLOOD CONTROL DISTRICT.
- OPRRPHC INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS.
- CF INDICATES CLERKS FILE
- FD INDICATES FOUND
- THE RADIUS ON ALL BLOCK CORNERS IS 25 FEET UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83 (NA 2011), EPOCH 2010.0.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83; AND CAN BE CONVERTED TO SURFACE VALUES BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99988014.
- THIS PROPERTY IS ZONED GENERAL COMMERCIAL.
- A PORTION OF THIS TRACT FALLS WITHIN ZONE AE (SHADED X), AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP NO. 48201C0940L DATED JUNE 18, 2007.
- POB INDICATES POINT OF BEGINNING
- AC INDICATES ACREAGE
- SF INDICATES SQUARE FEET

# JUNCTION AT DEER PARK PHASE I

A SUBDIVISION OF 16.713 ACRES  
IN THE W.M. JONES SURVEY, A-482  
CITY OF DEER PARK  
HARRIS COUNTY, TEXAS

3 LOTS 1 BLOCK  
SCALE: 1"=100' JUNE 2016

### OWNERS:

NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
1800 BERING DR #550  
HOUSTON, TEXAS 77057  
713-781-7111

NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE II, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
1800 BERING DR #550  
HOUSTON, TEXAS 77057  
713-781-7111



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400  
SUITE 900 | FAX: 713.428.2420

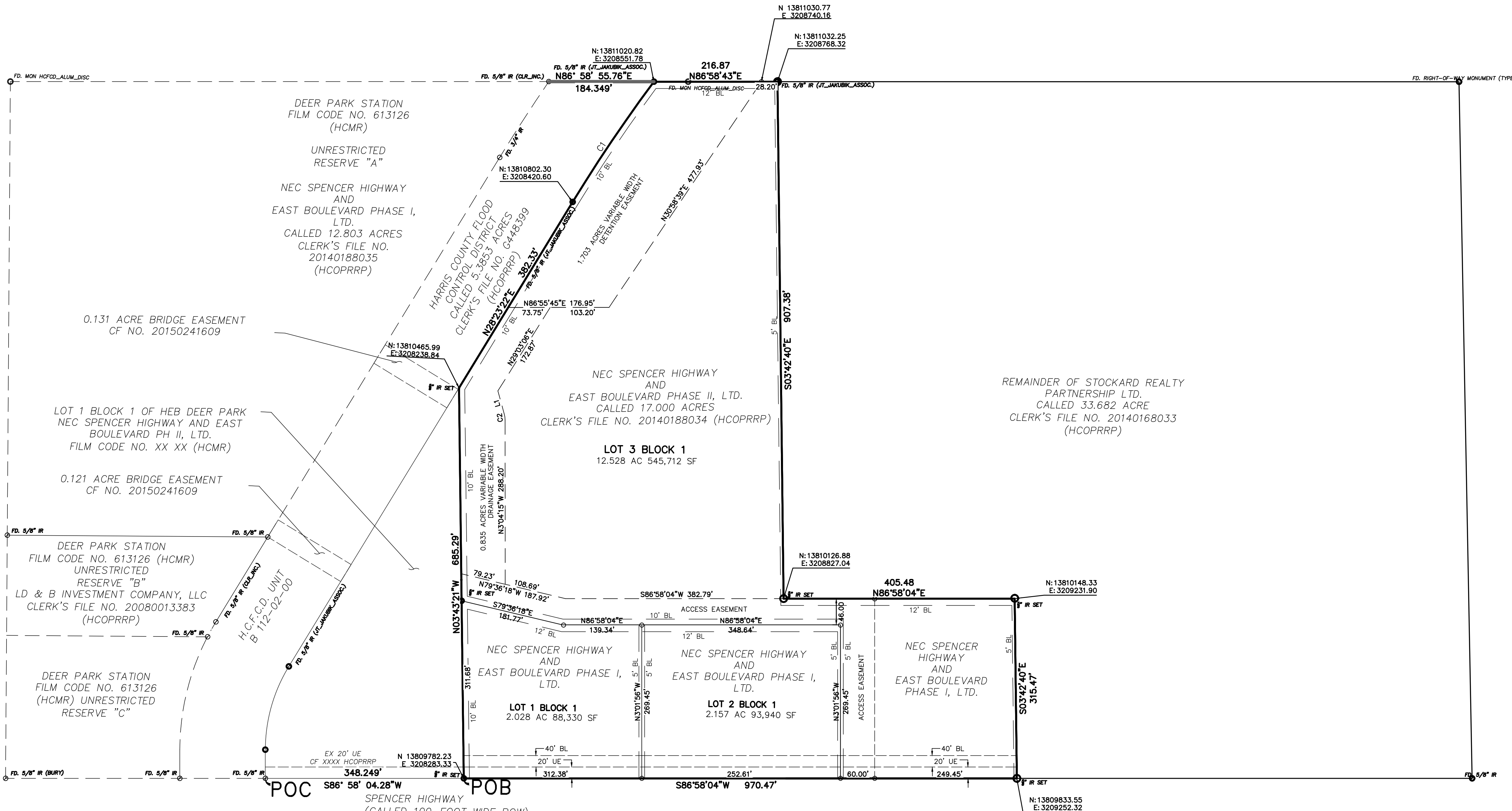
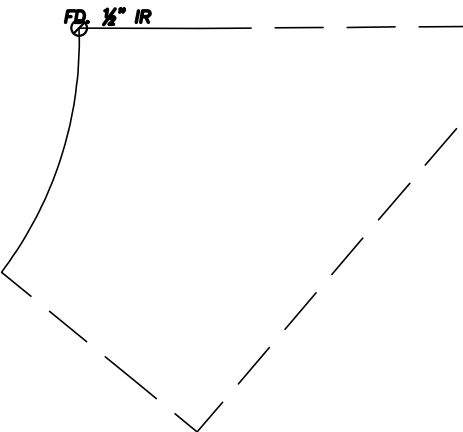
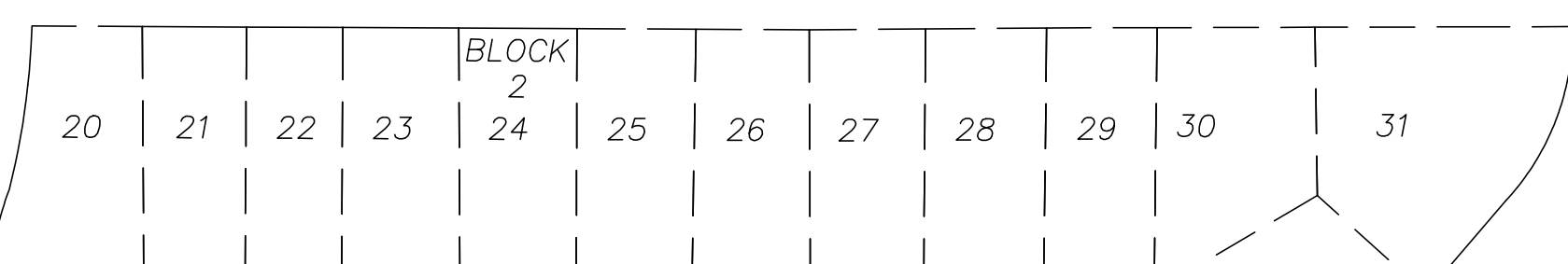
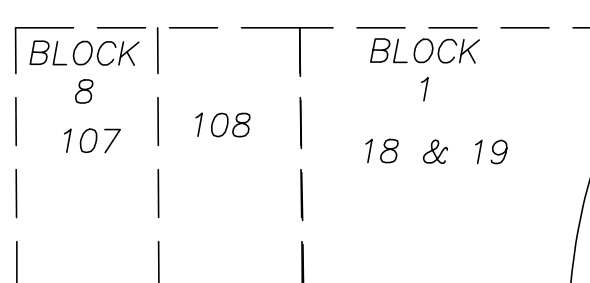
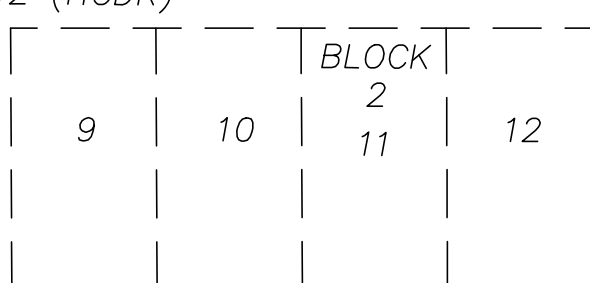
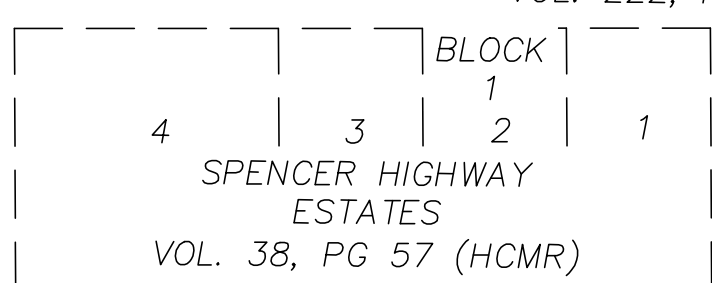
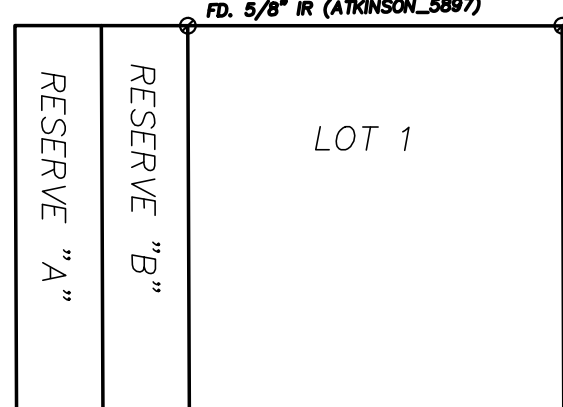
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°24'04\"W	42.09'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2825.00'	51°0'18\"	S30°58'31\"W	254.91'
C2	40.00'	151°9'49\"	N10°44'10\"W	10.67'

# JUNCTION AT DEER PARK PHASE I

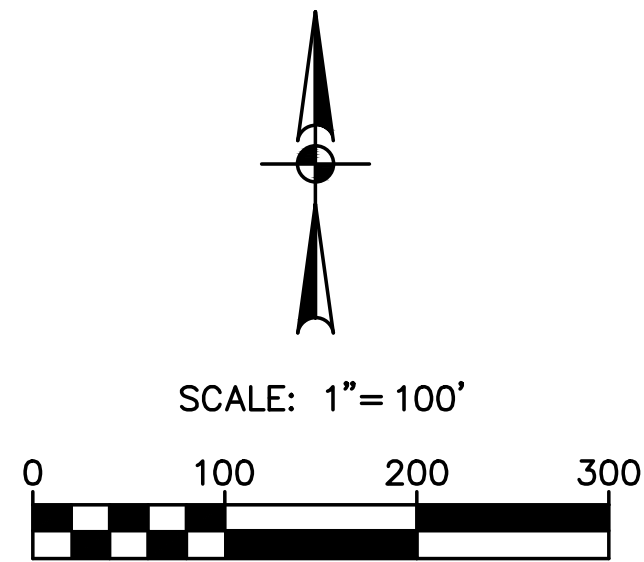
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3 LOTS 1 BLOCK  
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JUNCTION AT DEER PARK PHASE I

PD JOB NO. 40199-07