

WE, NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD., ACTING 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 HEB DEER PARK, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS HEB DEER PARK 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 29 DAY OF October, 2015.

NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD.,  
a Texas limited partnership

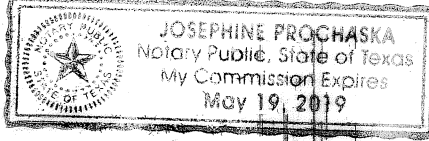
By: G. Steven Chandler  
Vice President

STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. STEVEN CHANDLER, VICE PRESIDENT OF NEC SPENCER HIGHWAY AND EAST BOULEVARD ONE, L.C., A TEXAS LIMITED LIABILITY COMPANY OF NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD., A TEXAS LIMITED PARTNERSHIP, 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 29 DAY OF October, 2015.



Josephine Prochaska  
PRINTED NAME: Josephine Prochaska  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES: 5-19-19

THIS IS TO CERTIFY THAT I, ALAN M. MCCLAIN, 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 (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.



Alan M. McClain  
ALAN M. MCCLAIN, R.P.L.S.  
TEXAS REGISTRATION NO. 4511

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.

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 HEB 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.

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016

Stan Garrett  
CHAIR, PLANNING AND ZONING COMMISSION

Don Tippit  
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.

DATE: 2016

DATE: 2016

GREG BRIDGES  
FIRE CHIEF

BUDDY RICE  
FIRE MARSHAL

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.

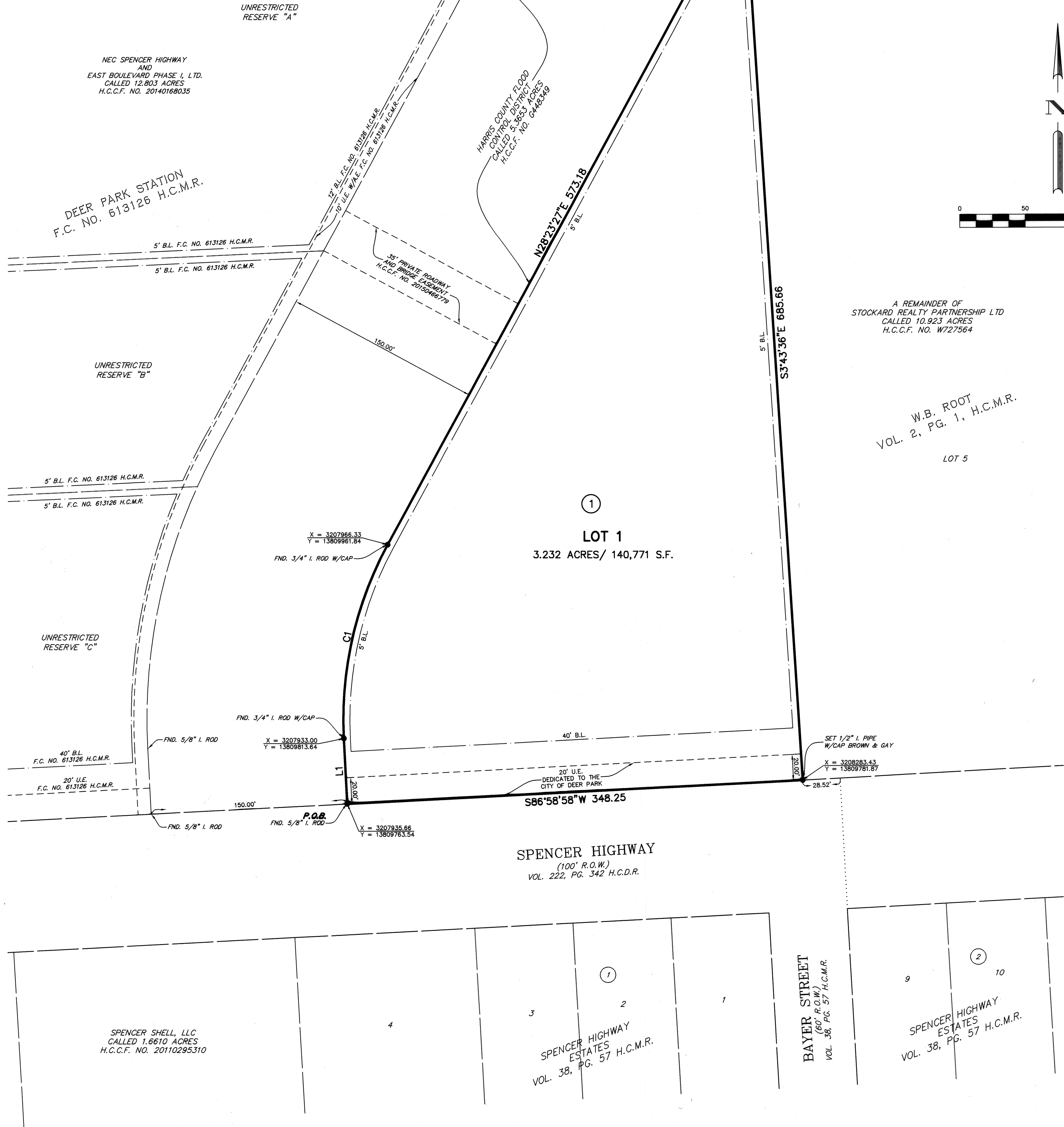
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

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

LINE DATA					
NUMBER	BEARING	DISTANCE			
L1	N3°02'29"W	50.18			

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	280.38'	31°25'56"	153.82'	N 12°40'29" E	151.89'



DESCRIPTION OF A 3.232 ACRE TRACT OF LAND  
SITUATED IN THE  
W. M. JONES SURVEY, ABSTRACT NO. 482  
HARRIS COUNTY, TEXAS

BEING A 3.232 acre (140,771 square feet) tract of land situated in the W. M. Jones Survey, Abstract No. 482 of Harris County, Texas and being out of a called 10.923 acre tract of land as described in a deed to Stockard Realty Partnership Ltd. recorded under Harris County Clerk's File Number (H.C.C.F. No.) W727564, some being out of Lot 5, of W.B. Root, a subdivision recorded in Volume 2, Page 1, of the Harris County Map Records (H.C.M.R.), said 3.232 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said 10.923 acre tract and the herein described tract in the north right-of-way line of Spencer Highway (100 foot wide) recorded in Volume 222, Page 342 of the Harris County Deed Records (H.C.D.R.) and being the southeast corner of a called 5.3653 acre tract described in a deed to Harris County Flood Control District recorded under H.C.C.F. No. 0448349;

THENCE, N 03°02'29" W, a distance of 50.18 feet along the common line of said 10.923 acre tract and said 5.3653 acre tract to a 3/4-inch iron rod with cap found for the beginning of a tangent curve to the right;

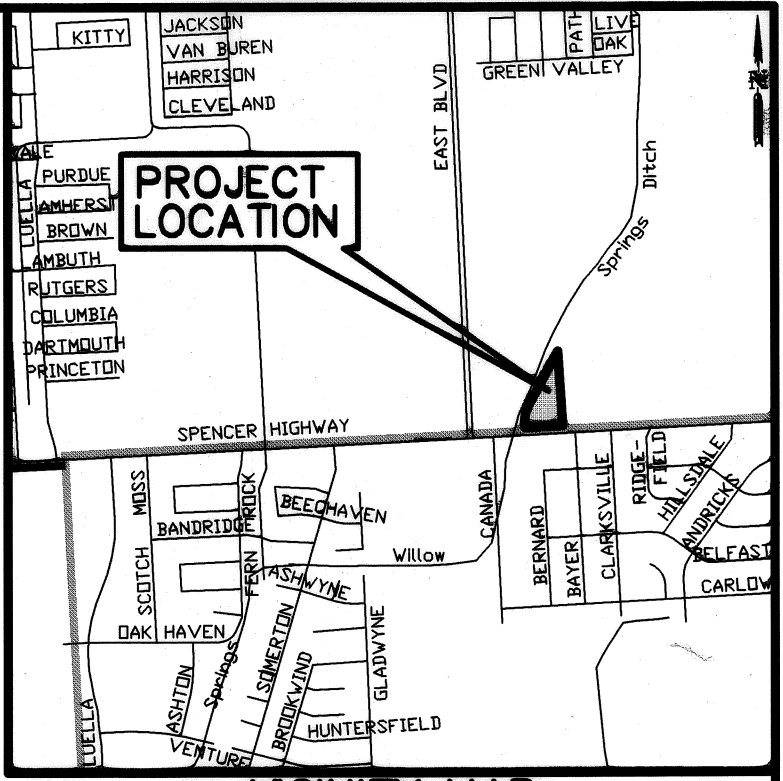
THENCE, In a northerly direction, along said curve to the right, a distance of 153.82 feet, having a radius of 280.38 feet, a central angle of 31°25'56" and a chord which bears N 12°40'29" E, 151.89 feet to a 3/4-inch iron rod with cap found for the point of tangency;

THENCE, N 28°23'27" E, a distance of 573.18 feet continuing along said common line to a 1/2-inch iron pipe with cap stamped "BROWN & GAY" set for the north corner of the herein described tract;

THENCE, S 03°43'36" E, a distance of 685.66 feet over and across said 10.923 acre tract to a 1/2-inch iron pipe with cap stamped "BROWN & GAY" set for the southeast corner of the herein described tract in the north right-of-way line of said Spencer Highway;

THENCE, S 86°58'58" W, a distance of 348.25 feet along said north right-of-way line to the POINT OF BEGINNING and containing 3.232 acres (140,771 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83.



VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 538-Z

#### GENERAL NOTES

- "A.E." indicates Aerial Easement.
- "B.L." indicates Building Line.
- "D.E." indicates Drainage Easement.
- "U.E." indicates Utility Easement.
- "F.H.E." indicates Fire Hydrant Easement.
- "W.L.E." indicates Water Line Easement.
- "W.M.E." indicates Water Meter Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "H.C.C.F." indicates Harris County Clerk's File Number.
- "H.C.M.R." indicates Harris County Map Records.
- "H.C.D.R." indicates Harris County Deed Records.
- "F.C." indicates Film Code.
- "VOL." indicates Volume.
- "Pg." indicates Page.
- "O.P.R.O.R.P." indicates Official Public Records of Real Property.
- "Fnd." indicates Found.
- "I." indicates Iron.
- "P.O.B." indicates Point of Beginning.
- "S.F." indicates Square Feet.
- Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.9998799689.
- The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- This plat was made in reliance upon that certain Commitment for Title Insurance issued by Charter Title Company under G.F. No. 103300551, issued October 23, 2015 and effective October 19, 2015.
- Coordinate values shown hereon are in feet.
- This property is zoned General Commercial.
- This tract is subject to to a Memorandum of Option recorded at H.C.C.F. No. 20140168033 and a Memorandum of Lease recorded at H.C.C.F. No. 20150108269.

## HEB DEER PARK

A SUBDIVISION OF 3.232 ACRES OF LAND  
LOCATED IN THE  
W. M. JONES SURVEY, ABSTRACT 482  
CITY OF DEER PARK  
HARRIS COUNTY, TEXAS  
ALSO BEING A PARTIAL REPLAT OF  
LOT 5 OF W. B. ROOT  
RECORDED AT VOL. 2, PG. 1, H.C.M.R.

LOTS: 1  
SCALE: 1"=50'  
BLOCKS: 1  
DATE: OCTOBER, 2015

OWNER:  
NEC SPENCER HIGHWAY AND EAST BOULEVARD PHASE I, LTD.,  
a Texas limited partnership  
1800 Bering Dr # 550  
Houston, TX 77057  
713-781-7111



Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.browngay.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

REVISED: OCTOBER 1, 2015 — PER COMMENTS  
REVISED: FEBRUARY 18, 2015 — PER COMMENTS