

PLANNING AND ZONING COMMISSION

We, the undersigned members of the Deer Park Planning and Zoning Commission in a meeting duly held in the City of Deer Park, in accordance with city ordinances,

on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, on motion made and seconded, adopted, approved said subdivision of East Meadow Place, 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 the county clerk of Harris County, Texas.

Witness our hands at Deer Park, Harris County, Texas,

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Stan Garrett, Chairman,  
Planning and Zoning Commission

Don Tippitt, Secretary,  
Planning and Zoning Commission

FIRE CHIEF AND/OR FIRE MARSHAL

We, the fire chief and/or fire marshal, do hereby certify that this plat provides for adequate fire protection and proper location and number of fire hydrants in compliance with all pertinent ordinances.

Don Davis, Fire Chief

Buddy Rice, Fire Marshal

COUNTY CLERK

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

\_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on

\_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code

Number \_\_\_\_\_ 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

Deputy

DEDICATION

STATE OF TEXAS  
COUNTY OF HARRIS

W. D. AND PHYLAS LAWTHER ESTATE PARTNERSHIP, LP, owner of the property subdivided in the above and foregoing map of East Meadow Place, does hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as East Meadow Place, in the George M. Patrick Survey, A-624, an addition to the City of Deer Park, Harris County, Texas and dedicates to public use as such, the streets and easements shown thereon forever, and does 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 does hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement 7 feet 6 inches wide beginning at a plane 16 feet above ground upward located adjacent to each side of all utility near lot easements shown hereon.

Witness my hand in Deer Park, Harris County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

January 2017.

W. Dean Lawther  
W. Dean Lawther

Before me, the undersigned authority, on this day personally appeared W. Dean Lawther, known to be the person whose name is/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 \_\_\_\_\_, 2017

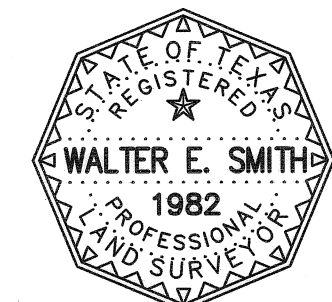
Sandra Harper  
Notary Public in and for the State of Texas

Sandra Harper  
Printed Name

My Commission Expires: 10-15-19

SURVEYOR

This is to certify that I, Walter E. Smith, PE, RPLS, of the state of Texas 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 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 this plat correctly represents that survey made by me.



DIRECTOR OF PUBLIC WORKS AND/OR CITY ENGINEER

I, Director of Public Works/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.

This \_\_\_\_\_ day of \_\_\_\_\_, 2017

W. R. Pedersen, PE  
Director of Public Works/City Engineer

METES AND BOUNDS DESCRIPTION 12.472 ACRES

BEING an 12.472 acre tract out of and a part of the George M. Patrick Survey, Abstract 624, Deer Park, Harris County, Texas, and being a portion of that certain called 55.1172 acre tract described in deed from W. D. Lawther Estate to W. D. and Phylas Lawther Estate Partnership, L.P., recorded in Harris County Clerk's File (HCCF) # 5629878, and being more particularly described by metes and bounds as follows:

NOTE: The bearings in this description are based on the south line of the called 55.1172 acre tract being held to N89°50'24"W as shown on the recorded plat of Enclave At East Meadow, Section 2, the map of which is recorded in Volume 654, Page 248 of the Map Records of Harris County, Texas;

BEGINNING at a 5/8" iron rod with plastic cap stamped "ARBORLEAF" found for corner at the original northwest corner of the called 55.1172 acre tract, same being the northeast corner of Lot 1, Block 1 of Park Meadows, Sec 3, the map of which is recorded in Volume 261, Page 137 of the Map Records of Harris County, Texas, and falling in the south line of Pasadena Boulevard, an 80 foot wide right of way;

THENCE N89°32'58"E along the south line of Pasadena Boulevard and the north line of the called 55.1172 acre tract a distance of 305.20 feet to a 5/8" iron rod with plastic cap found at the cutback corner for the intersection of the south line of Pasadena Boulevard and the west line of Sundance Drive, a 60 foot wide right of way, as shown on the plat of Enclave at East Meadow, Section 3, the map of which is recorded in Film Code 675862;

THENCE along the west line of Sundance Drive the following courses and distances:

S45°14'45"E a distance of 14.08 feet;

S00°02'49"E a distance of 441.62 feet;

S44°57'11"W a distance of 14.14 feet;

S00°02'50"E a distance of 50.00 feet;

S45°02'49"E a distance of 14.14 feet;

S00°02'49"E a distance of 860.00 feet;

S44°57'11"W a distance of 14.14 feet;

S00°02'50"E a distance of 50.00 feet;

S45°02'49"E a distance of 14.14 feet;

S00°02'50"E a distance of 15.22 feet to point of curve of a curve to the right;

THENCE along said curve to the right, a radius of 270.00 feet, a central angle of 08°57'20", an arc length of 42.20 feet, and a chord bearing S04°25'52"W 42.16 feet to the point of tangency of said curve;

THENCE S08°54'31"W a distance of 52.48 feet to the point of curve of a curve to the left;

THENCE along said curve to the left, a radius of 330.00 feet, a central angle of 08°57'20", an arc length of 51.58 feet, and a chord bearing S04°25'52"W 51.53 feet to the point of tangency of said curve;

S00°02'50"E a distance of 124.52 feet to the northeast corner of Lot 10, Block 14 of the said Enclave at East Meadow, Section 3;

THENCE S89°57'11"W along the north line of Block 14 a distance of 300.45 feet to a 5/8" iron rod with plastic cap stamped "ARBORLEAF" found for corner at the northwest corner of Lot 7, Block 14, and being in the west line of the original 55.1172 acre tract and the east line of Block 1 of Park Meadows, Sec 3;

THENCE N00°01'20"W along the west line of the called 55.1172 acre tract and the east line of Block 1 a distance of 1,734.36 feet to the place of BEGINNING, containing 12.472 acres of land, more or less.

OWNER  
W. D. AND PHYLAS LAWTHER ESTATE PARTNERSHIP, LP  
1600 CENTER STREET  
DEER PARK, TEXAS 77536  
281-479-2326

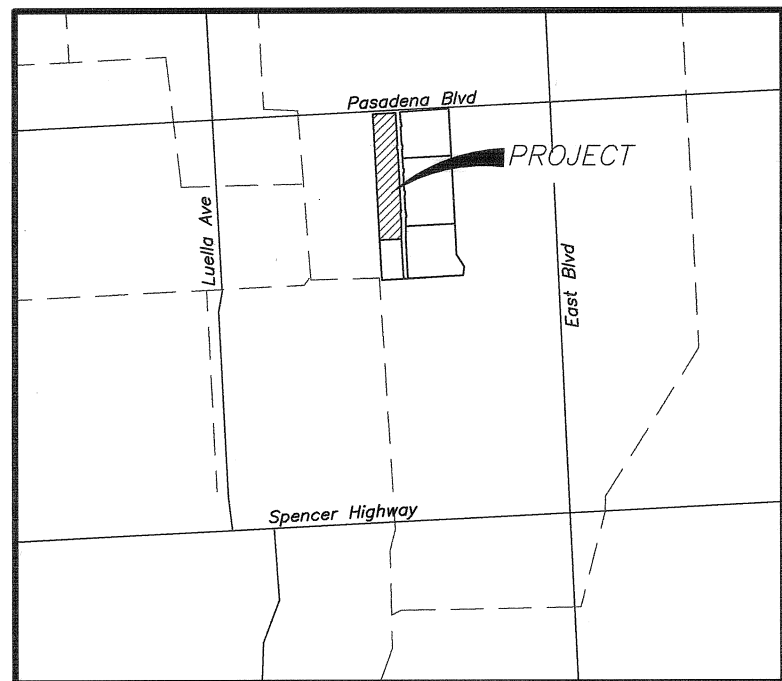
PLAT NOTES:

- BEARINGS ON THIS PLAT ARE BASED ON THE SOUTH LINE OF THE CALLED 55.1172 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NUMBER 5629878, SAME BEING THE SOUTH LINE OF ENCLAVE AT EAST MEADOWS, SECTION 3, THE MAP OF WHICH IS RECORDED IN FILM CODE NUMBER 675227, SAID LINE HAVING THE BEARING N89°50'24"W.
- DISTANCE SHOWN ARE SURFACE DISTANCE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99988391863.
- GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- RESERVE "A" RESTRICTED TO LANDSCAPE PURPOSES.
- THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE "X"(SHADED) AND ZONE "X"(UNSHADED) ACCORDING TO FEMA PANEL 48201C0940L, REVISED JUNE 2007;
- ZONE "X"(SHADED) REPRESENTS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AREAS OF 1 PERCENT ANNUAL CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFE'S OR DEPTHS ARE SHOWN IN THIS ZONE.
- ZONE "X"(UNSHADED) REPRESENTS AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN. NO BFE'S OR DEPTHS ARE SHOWN IN THIS ZONE.
- ALL FLOODPLAIN INFORMATION NOTED IN THIS 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, INC., DOES NOT WARRANT OR ASSUME ANY LEGAL LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OF SAID FEMA MAPS.
- DRIVEWAYS ARE PROHIBITED ON SUNDANCE DRIVE.
- ABBREVIATIONS:

AE	AERIAL EASEMENT	PG	PAGE
BL	BUILDING LINE	POB	POINT OF BEGINNING
BDLG	BUILDING	ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT	SAN	SANITARY
DUE	DRY UTILITY EASEMENT	SIR	SET 5/8" IRON ROD WITH CAP
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	STM	STORM SEWER
FC	FENCE CORNER	SWR	SEWER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	TBPE	TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM	FLOOD INSURANCE RATE MAP	TBPLS	TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
FM	FORCE MAIN		
FND	FOUND	TEMP	TEMPORARY
HCCF	HARRIS COUNTY CLERK'S FILE	UE	UTILITY EASEMENT
HCDR	HARRIS COUNTY DEED RECORDS	VOL	VOLUME
HCMR	HARRIS COUNTY MAP RECORDS	WLE	WATER LINE EASEMENT
IR	IRON ROD (SIZE SPECIFIED)		

GRID COORDINATES (NAD 83, SOUTH CENTRAL ZONE)		
POINT #	Y	X
A	13,815,158.29	3,204,675.03
B	13,815,177.01	3,204,979.63
C	13,813,442.97	3,205,068.40
D	13,813,426.66	3,204,768.43

CURVE	RADIUS	DELTA	ARC	CHORD	SEGMENT	BEARING	DISTANCE
C1	270.00	8°57'20"	42.20	S04°25'52"W 42.16	L1	N00°02'49"W	26.16
C2	330.00	8°57'20"	51.58	S04°25'52"W 51.53	L2	N08°54'31"E	45.66
C3	200.00	8°57'20"	31.26	S04°25'51"W 31.23	L3	N81°05'29"W	7.50
C4	25.00	39°56'40"	17.43	N11°03'49"W 17.08	L4	N08°54'31"E	59.21
C5	50.00	27°25'35"	240.36	N73°19'22"W 67.28	L5	N00°02'49"W	72.80
C6	25.00	55°28'55"	24.21	S36°38'58"W 23.27	L6	N08°54'31"E	47.29
C7	25.00	48°11'23"	21.03	S24°08'31"E 20.41	L7	N08°54'31"E	11.92
C8	50.00	27°22'46"	241.19	N89°57'10"E 66.67	L8	N00°02'49"W	12.80
C9	25.00	48°11'23"	21.03	N24°02'51"E 20.41	L9	N00°02'49"W	60.00
C10	175.00	8°57'20"	27.35	S04°25'51"W 27.33	L10	N44°57'10"E	14.14
C11	225.00	8°57'20"	35.17	S04°25'51"W 35.13	L11	N45°02'50"W	14.14
C12	50.00	2°26'30"	2.13	S29°48'54"E 2.13	L12	S08°54'31"W	52.48
C13	50.00	118°32'50"	103.45	S30°40'46"W 85.96	L13	S00°02'50"E	15.22
C14	50.00	154°26'15"	134.77	N12°49'42"W 97.52	L14	S45°02'49"E	14.14
C15	330.00	5°08'17"	29.59	N06°20'23"E 29.58	L15	S00°02'50"E	50.00
C16	330.00	3°49'03"	21.99	N01°51'43"E 21.98	L16	S44°57'11"W	14.14
C17	50.00	15°18'49"	13.36	N40°34'49"W 13.32	L17	N00°02'49"W	9.07
C18	50.00	66°40'56"	58.19	N00°25'04"E 54.96	L18	N89°57'11"E	14.63
C19	50.00	47°46'26"	41.69	N57°38'45"E 40.49	L19	S00°02'50"E	11.64
C20	50.00	47°09'18"	41.15	S74°53'23"E 40.00	L20	S45°14'45"E	14.08
C21	50.00	47°25'54"	41.39	S27°35'48"E 40.22	L21	N00°01'20"W	19.41
C22	50.00	52°01'24"	45.40	S22°07'51"W 43.86			



VICINITY MAP

Key Map Grid: 417Z

Scale: 1" = 1/2 Mile

AREA SUMMARY		
Lot	Block	SF
1	1	8,944
2	1	8,469
3	1	8,136
4	1	12,330
5	1	24,255
6	1	8,914
7	1	8,827
8	1	8,825
9	1	8,823
10	1	8,821
11	1	8,820
12	1	8,818
13	1	8,816
14	1	8,814
15	1	8,812
16	1	8,810
17	1	8,808
18	1	8,807
19	1	8,805
20	1	8,803
21	1	8,801
22	1	8,799
23	1	8,797
24	1	8,795
25	1	8,614
26	1	10,921
27	1	16,134
28	1	13,521
29	1	13,003
30	1	8,379
31	1	8,450
32	1	8,450
33	1	9,000
1	2	9,910
2	2	8,580
3	2	8,580
4	2	8,580
5	2	8,580
6	2	8,580
7	2	8,580
8	2	8,580
9	2	8,580
10	2	8,580
11	2	8,580
12	2	8,580
13	2	9,910
Reserve Street		6,418
TOTAL	12.472	543,300