

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 Replat of Lots 25 & 26 out of Block 1 for East Meadow Place, does hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as Replat of Lots 25 & 26 out of Block 1 for 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 rear lot easements shown hereon.

Witness my hand in Deer Park, Harris County, Texas this 27th day of February 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 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 27th day of February, 2017

Sandra Harper
Notary Public in and for the State of Texas

Sandra Harper
Printed Name
My Commission Expires: 10-15-19

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

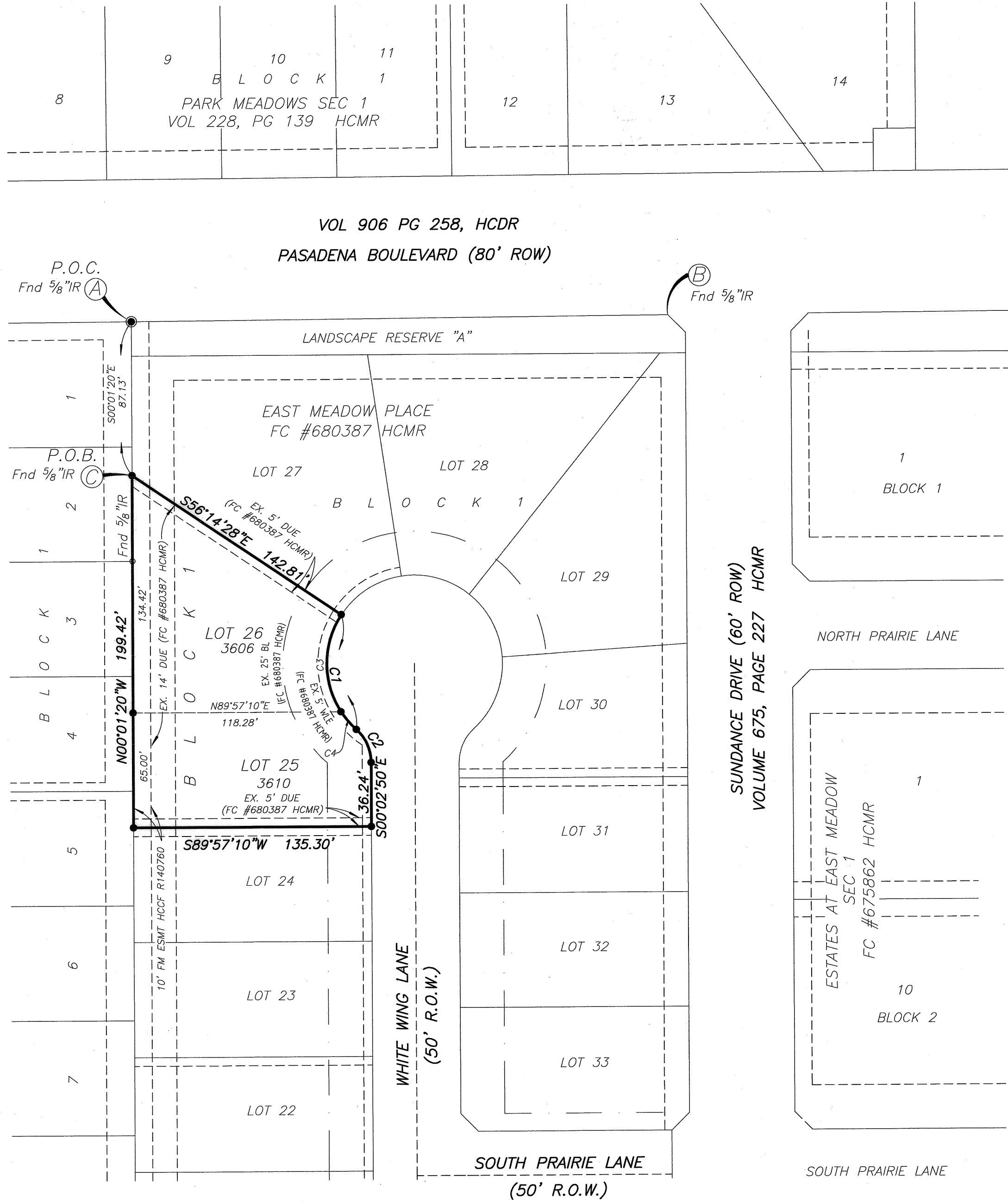
OWNER
W. D. AND PHYLAS LAWTHER ESTATE PARTNERSHIP, LP
1600 CENTER STREET
DEER PARK, TEXAS 77536
281-479-2326

PURPOSE OF REPLAT
CORRECT LINE BETWEEN LOT 25 & 26

FEBRUARY 2017

ZONED SF-1

1 BLOCKS 2 LOTS 0 RESERVE



METES AND BOUNDS DESCRIPTION 0.448 ACRES
REPLAT OF LOTS 25 AND 26, BLOCK 1, EAST MEADOW PLACE

Description of a 0.448 acre tract of land out of the plat of East Meadow Place as recorded in Film Code No. 680387, Harris County Map Records, and being located in the George M. Patrick Survey, Abstract 624, Harris County, Texas, said 0.448 acre tract being more fully described as follows, with bearings referenced to said plat of East Meadow Place:

COMMENCING at a 5/8 inch iron rod found for the northwest corner of Lot 27, Block 1 of said East Meadow Place and being also the northeast corner of Lot 1, Block 1 of Park Meadows, Section 3 as recorded in Volume 261, Page 137 of the Harris County Map Records;

THENCE South 00° 01' 20" East, along the common line between the west line of Block 1 of East Meadow Place and the east line of Block 1 of Park Meadows, Section 3, 87.13 feet to a 5/8 inch iron rod for the northwest corner of the herein described tract and the POINT OF BEGINNING, having a Texas State Plane Coordinate (NAD83, South Central Zone) of North 13,815,071.28, East 3,204,679.70;

THENCE South 56° 14' 28" East, along the southwesterly line of Lot 27, Block 1 of East Meadow Place, 142.81 feet to a 5/8 inch iron rod on the arc of the cul-de-sac curve to the left of White Wing Lane (50 feet radius);

THENCE Southeasterly along the westerly right-of-way line of White Wing Lane and along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 81° 58' 09", a chord bearing South 07° 14' 20" East, 65.60 feet, a total arc length of 71.56 feet to the point of reverse curvature for a curve to the right;

THENCE Southeasterly continuing along the westerly right-of-way line of White Wing Lane and along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 48° 11' 23", a chord bearing South 24° 08' 31" East, 20.41 feet, a total arc length of 21.03 feet to a 5/8 inch iron rod in the west right-of-way line of White Wing Lane (50 feet wide);

THENCE South 00° 02' 50" East, along the west right-of-way line of White Wing Lane, 36.24 feet to a 5/8 inch iron rod for the southeast corner of the herein described tract and the northeast corner of Lot 24, Block 1 of said East Meadow Place;

THENCE South 89° 57' 10" West, along the north line of said Lot 24, 135.30 feet to a 5/8 inch iron rod for the southwest corner of the herein described tract, the northwest corner of said Lot 24, and being in the east line of said Block 1 of Park Meadows, Section 3;

THENCE North 00° 01' 20" West, along the common line between the west line of Block 1 of East Meadow Place and the east line of Block 1 of Park Meadows, Section 3, 199.42 feet to the POINT OF BEGINNING and containing 0.448 acre of land, more or less.

PLAT NOTES:

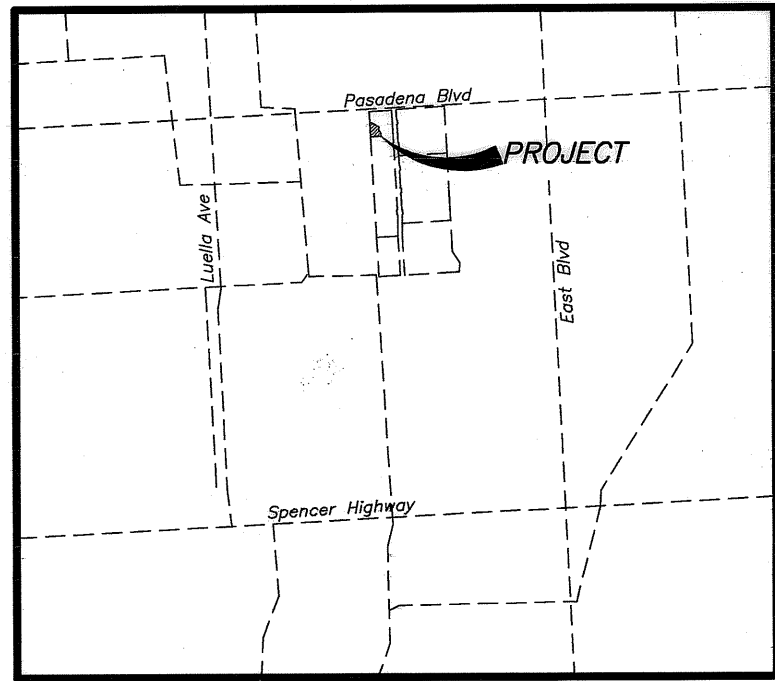
- BEARINGS ON THIS PLAT ARE BASED ON THE SOUTH LINE OF THE CALLED 55.1172 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NUMBER 5629878, SAME BEING THE SOUTH LINE OF ENCLAVE AT EAST MEADOWS, SECTION 3, THE MAP OF WHICH IS RECORDED IN FILM CODE NUMBER 675227, SAID LINE HAVING THE BEARING N89°50'24"W.
- 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X"(UNSHADED) ACCORDING TO FEMA PANEL 48201C0940M, REVISED JANUARY 6, 2017;
- ZONE "X"(UNSHADED) REPRESENTS AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN. NO BFE'S OR DEPTHS ARE SHOWN IN THIS ZONE.

CURVE	RADIUS	DELTA	ARC	CHORD
C1	50.00	81°58'09"	71.56	S07°14'20"E 65.60
C2	25.00	48°11'23"	21.03	S24°08'31"E 20.41
C3	50.00	66°40'56"	58.19	S00°25'04"W 54.96
C4	50.00	15°18'49"	13.36	S40°34'49"E 13.32

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	13,815,071.28	3,204,679.70

AREA SUMMARY		
Lot	Block	SF
25	1	8,614
26	1	10,921
TOTAL		0.448 Ac. 19,535 Sq. Ft.

SURVEYOR & ENGINEER
ARBORLEAF ENGINEERING & SURVEYING, INC.
TBPLS 100543-00 TBPE 7705
990 VILLAGE SQUARE DRIVE, SUITE P
TOMBALL, TEXAS 77375
281-655-0634



VICINITY MAP

Key Map Grid: 417Z

Scale: 1" = 1/2 Mile

ABBREVIATIONS:

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

SURVEYOR

This is to certify that I, Marion R. Clark, RPLS, of the state of Texas have plotted 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.



Marion R. Clark
Marion R. Clark, RPLS
Texas Registration No. 1881

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

REPLAT OF LOT 25 & 26 OF BLOCK 1 FOR EAST MEADOW PLACE

BEING A REPLAT OF 0.448 ACRE, CONSISTING OF LOT 25 & 26, OUT OF BLOCK 1 OF EAST MEADOW PLACE AT FC #680387 HCMR
IN THE GEORGE M. PATRICK SURVEY, ABSTRACT 624,
DEER PARK, HARRIS COUNTY, TEXAS

PURPOSE OF REPLAT
CORRECT LINE BETWEEN LOT 25 & 26

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