

THE STATE OF TEXAS:
COUNTY OF HARRIS:

SEACO 8 BUSINESS PARK SEC 1
REPLAT NO 1

WE, GSL PARTNERS SUB 51, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY
GSL PARTNERS SUB EIGHT, L.P., A TEXAS LIMITED PARTNERSHIP, BY GSL SUB
EIGHT GP, INC., A TEXAS CORPORATION, GENERAL PARTNER, AND GSL
CONSTRUCTORS SUB 53, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY
AND THROUGH WELCOME WILSON, JR., PRESIDENT, OWNER, HEREINAFTER
REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND
FOREGOING MAP OF SEACO 8 BUSINESS PARK SEC. 1, REPLAT NO. 1, DO
HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN
SHOWN, AND DESIGNATE SAID SUBDIVISION AS SEACO 8 BUSINESS PARK SEC. 1,
REPLAT NO. 1 IN THE THOMAS EARLE SURVEY, A-18, AN ADDITION TO THE
CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND WE DO HEREBY WAIVE ANY
CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS
APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE
ALTERATION OF THE SURFACES OF ANY PORTION OF STREETS OR ALLEYS TO
CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS,
AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND
SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS
LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS
PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY
ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS
EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY
LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR
THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS,
FIRE FIGHTING EQUIPMENT, POLICE EMERGENCY & PUBLIC AND PRIVATE
UTILITIES VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND
OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS
OR PERMANENT ACCESS EASEMENTS.

THERE IS ALSO DEDICATED FOR UTILITIES AND UNOBSTRUCTED AERIAL
EASEMENT FIVE FEET WIDE FROM PLANE 20 FEET ABOVE THE GROUND
UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY REAR LOT
EASEMENTS SHOWN HEREON.

FURTHER, OWNER DOES HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT
TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER
CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED
RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL
UNITS PR LOT.

IN TESTIMONY WHEREOF, THE GSL PARTNERS SUB 51, LLC, AND GSL CONSTRUCTORS
SUB 53, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY WELCOME
WILSON, JR., PRESIDENT, THEREUNTO AUTHORIZED, THIS 29th DAY OF
December 2016

GSL PARTNERS SUB 51, LLC, A TEXAS LIMITED LIABILITY COMPANY
GSL CONSTRUCTORS SUB 53, LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: GSL PARTNERS SUB EIGHT, L.P., A TEXAS LIMITED PARTNERSHIP
BY: WELCOME WILSON, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
WELCOME WILSON, JR., PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE 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 29th DAY OF
December 2016.
BY: Charles Ballantine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 7-20-2020

WE, SPIRIT OF TEXAS BANK, SSB, OWNERS AND HOLDERS OF A LIEN AGAINST
THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SEACO 8 BUSINESS PARK
SEC. 1, REPLAT NO. 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF
RECORD IN THE CLERK'S FILE NO(S) 20140061943, 20140061944 &
20150253321 OF THE COUNTY OF HARRIS COUNTY, TEXAS, DO HEREBY
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 CERTIFY THAT WE
ARE THE PRESENT OWNERS 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
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE 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 3 DAY OF
January 2016.
BY: Mark Defries
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 11-18-2019

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 15th DAY
OF NOVEMBER, 2017, ON MOTION MADE AND SECONDED, ADOPTED
APPROVED SAID SUBDIVISION OF SEACO 8 BUSINESS PARK SEC. 1,
REPLAT NO. 1, 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. 2017.

STAN GARRETT
CHAIR, PLANNING AND ZONING COMMISSION
DON TIPPIT
SECRETARY, PLANNING AND ZONING COMMISSION

FIELD NOTE DESCRIPTION OF 4.5895 ACRES (199,918
SQUARE FEET) OF LAND, BEING ALL OF LOT 1, BLOCK 1
OF SEACO 8 BUSINESS PARK SEC. 1, AS RECORDED IN
FILM CODE NO. 699184 H.C.M.R. AND PART OF THAT
CERTAIN CALLED 1.6810 ACRE TRACT RECORDED UNDER
HARRIS COUNTY CLERK'S FILE NO. 20140521311
LOCATED IN THE THOMAS EARLE SURVEY, A-18, HARRIS
COUNTY, TEXAS, SAID 4.5895 ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS: (BEARINGS BASED ON THE SOUTH LINE OF
DEER PARK INDUSTRIAL PARK SECTION ONE, RECORDED
IN VOL. 190, PG. 85 H.C.M.R.);

BEGINNING at an "X" cut in concrete found in the North
right-of-way line of West 8th Street (width varies) for the
common South corner of Lots 1 and 2 of said Seaco 8 Business
Park Sec. 1 and the Southeast corner of the herein described
tract, said point falling in the arc of a curve to the Left;

THENCE, in a Southwesterly direction, along and with said
curve to the Left, having a central angle of 58°02'03", a
radius of 60.00 feet, an arc length of 60.77 feet and a chord
bearing and distance of S 59°52'10" W, 58.21 feet to a 5/8
inch iron rod with cap found for the Point of Reverse curve
to the Right;

THENCE, in a Southwesterly direction, along and with said
curve to the Right, having a central angle of 58°02'03", a
radius of 25.00 feet, an arc length of 25.32 feet and a chord
bearing and distance of S 59°52'10" W, 24.25 feet to a 5/8
inch iron rod with cap found in the North right-of-way line
of said West 8th Street;

THENCE, North 88°53'11" West, along the North right-of-way
line of West 8th Street, a distance of 251.56 feet to a 5/8
inch iron rod found for the Southwest corner of the herein
described tract;

THENCE, North 01°06'49" West, a distance of 349.91 feet to a
5/8 inch iron rod with cap set for corner;

THENCE, North 88°58'15" East, a distance of 74.15 feet to a
5/8 inch iron rod with cap set for corner;

THENCE, North 00°59'52" West, a distance of 91.12 feet to a
5/8 inch iron rod with cap set for corner;

THENCE, North 88°58'15" East, a distance of 44.85 feet to a
5/8 inch iron rod found for corner;

THENCE, North 00°59'52" West, along the East line of said
Deer Park Industrial Park Section One, a distance of 30.00
feet to a concrete monument found for the Southwest corner of
Deer Park Terrace Subd., as recorded in Vol. 43, Pg. 52
H.C.M.R., said concrete monument also marks the Northwest
corner of said Lot 1 Seaco 8 Business Park Sec. 1;

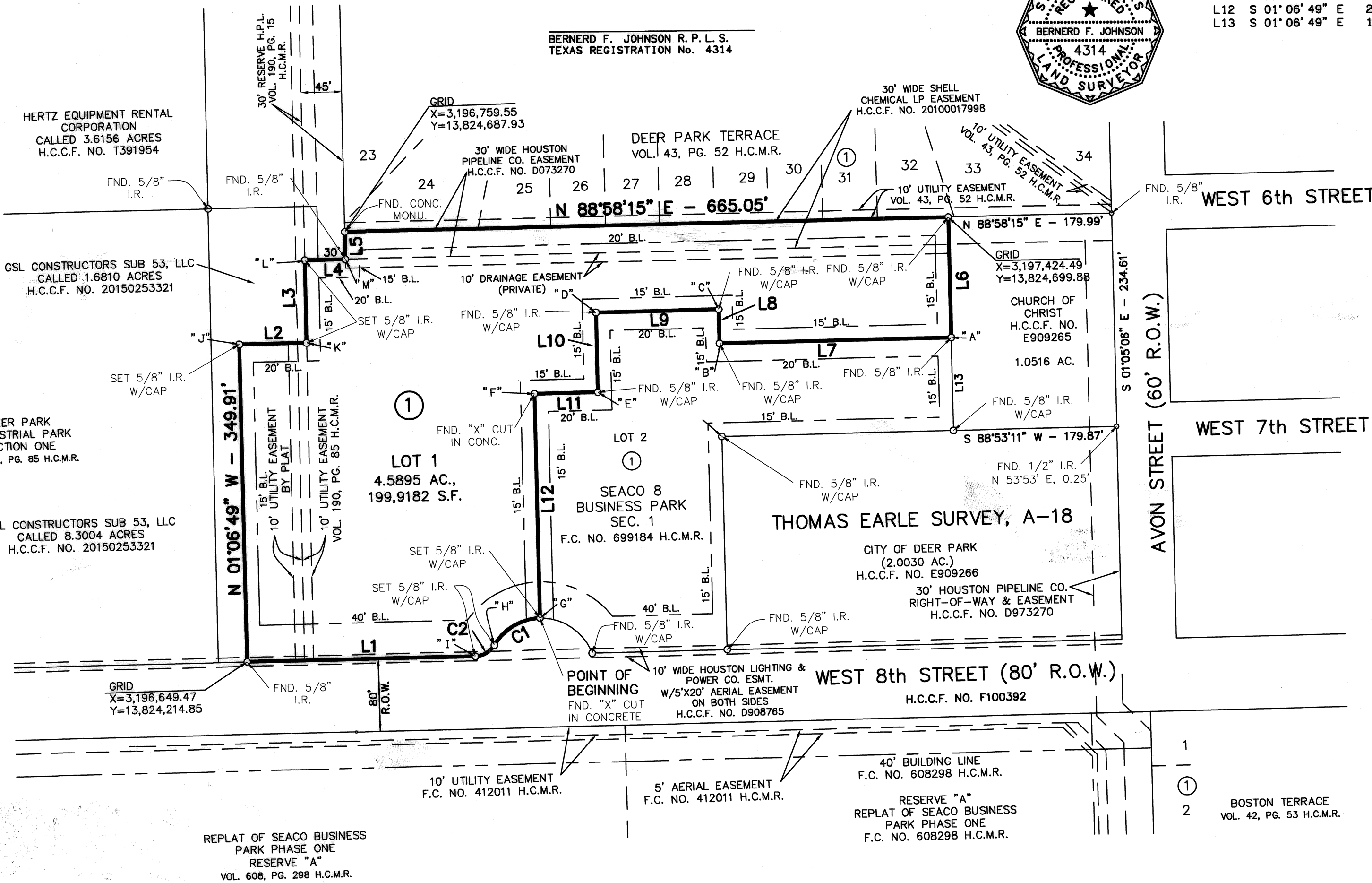
THENCE, North 88°58'15" East, along the South line of said
Deer Park Terrace Subd., a distance of 665.05 feet to a 5/8
inch iron rod with cap found for the Northeast corner of said
Lot 1 and the herein described tract;

THENCE, South 01°06'49" East, a distance of 132.44 feet to a
5/8 inch iron rod found for the common Easterly corner of
Lots 1 and 2 of said Seaco 8 Business Park Sec. 1 and the
Easterly most Southeast corner of the herein described tract;
THENCE, along the common line between said Lots 1 and 2 of
Seaco 8 Business Park Sec. 1, the following Six (6) courses
and distances:

- 1) South 88°55'45" West, 255.24 feet to a 5/8 inch iron rod
with cap found for corner;
- 2) North 01°06'49" West, 37.32 feet to a 5/8 inch iron rod
with cap found for corner;
- 3) South 88°53'11" West, 135.38 feet to a 5/8 inch iron rod
with cap found for corner;
- 4) South 01°06'49" East, 87.61 feet to a 5/8 inch iron rod
with cap found for corner;
- 5) South 88°53'11" West, 70.00 feet to a an "X" cut in
concrete found for corner;
- 6) South 01°06'49" East, 247.34 feet to the POINT OF
BEGINNING and containing 4.5895 acres (199,918 square feet)
of land, more or less.

I, BERNARD F. JOHNSON, 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 EIGHTS
(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.

BERNARD F. JOHNSON R.P.L.S.
TEXAS REGISTRATION NO. 4314



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 11/15/2017, AT 10:00 O'CLOCK A.M., AND DULY RECORDED
ON 11/15/2017, AT 10:00 O'CLOCK A.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

REASON FOR REPLAT:
TO REVISE LOT 1

REVISED: OCTOBER 21, 2016 - PER MARKUP.
REVISED: OCTOBER 31, 2016 - PER MARKUP.
REVISED: NOVEMBER 30, 2016 - TO ADD 10' UE.
REVISED: FEBRUARY 20, 2017 - PER MARKUP