

STATE OF TEXAS
COUNTY OF HARRIS

WE, RL CHARDALE PROPERTIES LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EAST BOULEVARD COMMERCIAL RESERVE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS EAST BOULEVARD COMMERCIAL RESERVE IN THE W.M. JONES SURVEY A-482, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, 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 DO HEREBY BIND OURSELVES OUR HEIRS 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 AND EMERGENCY 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 AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY REAR LOT EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 14TH DAY OF JUNE, 2017.

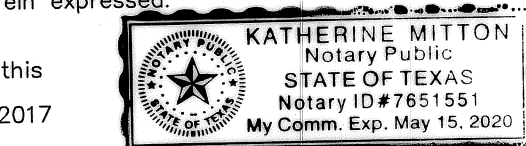
BY: Dale S. Lonsford
NAME: Dale S. Lonsford
TITLE: Managing Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Dale S. Lonsford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14TH day of JUNE, 2017

Katherine Mitton
Notary Public in and for the State of Texas



Printed Name: Katherine Mitton
My Commission expires: May 15, 2020

THIS IS TO CERTIFY THAT I, KEVIN KOLB, 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 CAPPED IRON RODS (5/8 INCH DIA. X 18 INCHES), AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Kevin K. Kolb
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5269



DATE: 6-29-17

I, DIRECTOR OF PUBLIC WORKS AND/OR 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.

CITY ENGINEER / DIRECTOR OF PUBLIC WORKS
W.R. (BILL) PEDERSEN, P.E.

"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 2017, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF EAST BOULEVARD COMMERCIAL RESERVE, 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.

CHAIR, PLANNING AND ZONING COMMISSION

DANIELLE WENDEBURG

SECRETARY, PLANNING AND ZONING COMMISSION.

RAY BALUSEK

"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: DON DAVIS FIRE CHIEF

DATE: BUDDY RICE FIRE MARSHAL

I, STAN STANART, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, 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., IN VOLUME AT PAGE HARRIS COUNTY MAP RECORDS.

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

STAN STANART, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

BY: DEPUTY.

RESIDE OF CALLED
15.4868 ACRES OF LAND
DARLENE JO McALMONT
1/4/a DARLENE JO BROWN
DELUXE INCORPORATED
H.C.C.F. No. V550992
1-22-2002

TO BE A PART OF THE
W.B. ROOT SUBDIVISION
VOL. 2, PG. 1 H.C.M.R.
PHILIP CHASE COMPANY
H.C.C.F. No. 15-1979
TO BE A PART OF THE
W.B. ROOT SUBDIVISION
VOL. 2, PG. 1 H.C.M.R.
PHILIP CHASE COMPANY
H.C.C.F. No. 15-1979

METES AND BOUNDS DESCRIPTION
1.0331 ACRES OF LAND
W. M. JONES SURVEY, A-482
HARRIS COUNTY, TEXAS

Being 1.0331 acres of land situated in the W. M. Jones Survey, Abstract No. 482, Harris County, Texas, and being all of that certain called 1.0331 acre tract of land conveyed to RL Chardale Properties Limited Liability Company, by deed recorded under Harris County Clerk's File No. 20150426938, same being a portion of Lot 4, of the W.B. Root Subdivision, according to the map or plat thereof recorded in Volume 2, Page 1, of the Map Records of Harris County, Texas. Said 1.0331 acre tract being more fully described by metes and bounds as follows:

All bearing referenced herein are based on the Texas State Plane Coordinate System, Texas South Central Zone.

BEGINNING at a 1/2 inch iron rod found for the common easterly boundary corner between the said 1.0331 acre tract and that certain called 2.0627 acres of land as conveyed to Divya Properties, LP, by deed recorded under Harris County Clerk's File No. V765805, said iron rod also being located in the westerly right-of-way line of East Boulevard, a 150 foot wide public right-of-way, recorded under Harris County Clerk's File No. F617038;

THENCE South 04°33'48" East, along the westerly right-of-way line of said East Boulevard, for a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the southeast boundary corner of said 1.0331 acre tract, some being the northeast boundary corner of the residue of a called 2.3543 acre tract of land conveyed to Penelope Land Investments, LP, by deed recorded under Harris County Clerk's File No. 20080356556;

THENCE South 85°26'12" West, departing from the westerly right-of-way line of said East Boulevard and along the north boundary line of said residue of a called 2.3543 acre tract, for a distance of 300.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being located at the northwest boundary corner of said residue of a called 2.3543 acre tract, some being a point in the easterly boundary line of the residue of a called 15.4868 acre tract as conveyed to Deluxe Incorporated, by deed recorded under Harris County Clerk's File No. V550992;

THENCE North 04°33'48" West, along the easterly boundary line of the said residue of a called 15.4868 acre tract, for a distance of 150.00 feet, to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the southwesterly boundary corner of the said 2.0627 acre tract;

THENCE North 85°26'12" East, along the southerly boundary line of the said 2.0627 acre tract, for a distance of 300.00 feet to the POINT OF BEGINNING and containing within these calls 45,000 square feet or 1.0331 acres of land.

CALLLED 2.0627 ACRES OF LAND
DELUXE INCORPORATED
TO
DIVYA PROPERTIES, LP
H.C.C.F. No. V765805
9-15-2005

W. M. JONES SURVEY
ABSTRACT No. 482

BLOCK
1

LOT 1
1.0331 ACRES
45,000 SQ. FT.

RESIDUE OF CALLED
2.3543 ACRES OF LAND
TIMOTHY B. ANDREWS and KAREN ANDREWS
TO
PENELOPE LAND INVESTMENTS, LP
H.C.C.F. No. 20080356556
7-8-2008

GENERAL NOTES:

- ALL WATER SUPPLY AND SANITARY SEWER MAINS TO BE CONSTRUCTED ACCORDING TO THE CITY OF DEER PARK SPECIFICATIONS.
- EXISTING ELECTRICAL SERVICE IS PRESENT ALONG WEST 1st STREET AND ELM STREET.
- PROPERTY ZONING IS DESIGNATED GC - GENERAL COMMERCIAL.
- EASEMENTS WILL BE GRANTED FOR PUBLIC UTILITY COMPANIES ON-SITE AS REQUIRED.
- ABSTRACT NAME: W.M. JONES SURVEY, A-482. TOTAL SUBDIVISION ACREAGE: 1.0331
- ADJACENT PROPERTY AND ADJACENT STREET ELEVATION FUNCTIONALLY THE SAME AS THE TRACT ELEVATION.
- THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
- THE COORDINATES SHOWN ON THIS PLAT ARE GRID AND CAN BE SCALED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.0001165.

AARON STREET
(80' PUBLIC RIGHT-OF-WAY)

N 02°57'12" W
401.50'

N 04°33'48" W
344.00'

POINT OF BEGINNING
FND 1/2" IR W/CAP

N: 13,812,669.87
E: 3,207,184.53

N 85°26'12" E 300.00'

5' BUILDING LINE

FND 5/8" IR W/CAP

N: 13,812,646.17
E: 3,206,885.46

N 04°33'48" W 150.00'

12' BUILDING LINE

FND 5/8" IR W/CAP

S 85°26'12" W 300.00'

N: 13,812,520.51
E: 3,207,196.45

LOT 4
W.B. ROOT SUBDIVISION
VOL. 2, PG. 1 H.C.M.R.

EAST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)
H.C.C.F. No. F617083

CALLLED TRACT B AND
11.0510 ACRES OF LAND
JOHN H. GREEN, TRUSTEE
LA PORTE INDEPENDENT SCHOOL DISTRICT
H.C.C.F. No. G98987
5-30-1979

BENCHMARK:

HARRIS COUNTY FLOODPLAIN REFERENCE MARK
NUMBER 020190

ALUM DISC STAMPED B 106 BM 03 ON BRIDGE AT NORTH L STREET AND BIG ISLAND SLOUGH LOCATED ON THE DOWNSTREAM CONCRETE WALK, AT STREAM CENTER IN THE ARMAND BAYOU WATERSHED NEAR STREAM B106-00-00.

ELEVATION: 24.193 FEET NAVD 1988, 2001 ADJUSTED.

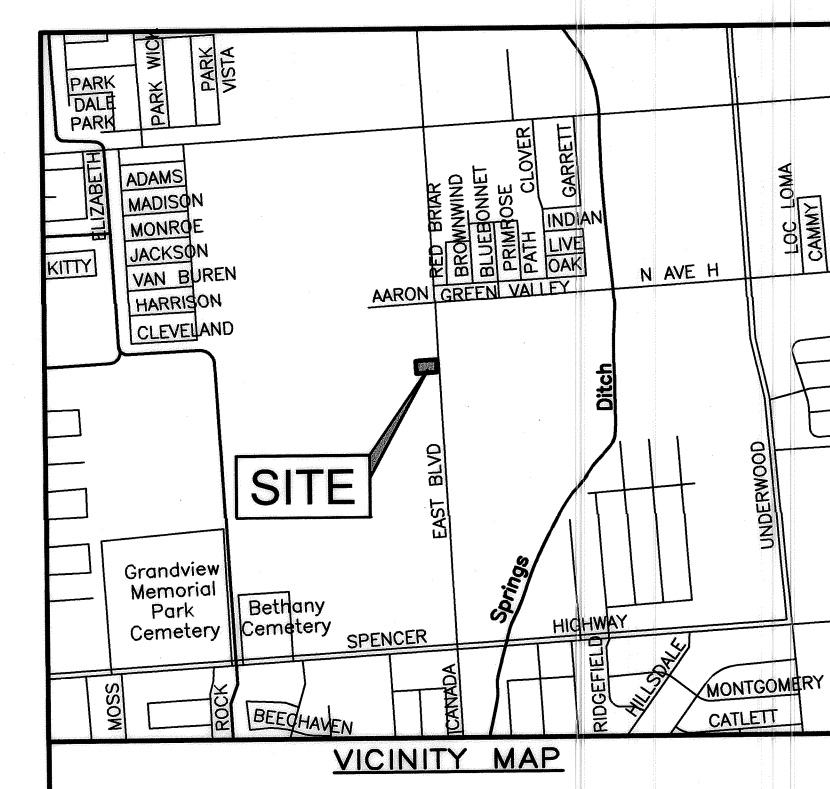
FEMA FLOODPLAIN STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0940 M, DATED JANUARY 8th 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X UNSHADED" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

NOTICE: STATEMENTS IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

ABBREVIATIONS

AL	ARC LENGTH
CB	CHORD BEARING
CL	CHORD LENGTH
E	EAST
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
N	NORTH
PG	PAGE
R	RADIUS
S	SOUTH
W	WEST
W/W	WITH
VOL	VOLUME
I.R.	IRON ROD
I.P.	IRON PIPE
RO	RIGHT-OF-WAY
FC NO.	FILM CODE NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
SQ. FT.	SQUARE FEET



EAST BOULEVARD COMMERCIAL RESERVE

A SUBDIVISION OF 1.0331 ACRES OF LAND SITUATED IN THE W.M. JONES SURVEY, ABSTRACT NO. 482, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 4, OF THE W.B. ROOT SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 30'
1 LOT

DATE: MAY, 2017
1 BLOCK

OWNER:
RL CHARDALE PROPERTIES LIMITED LIABILITY COMPANY
103 S. Y STREET, LA PORTE, TX 77571

SURVEYOR:
TOTAL SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
4301 CENTER STREET DEER PARK, TEXAS 77536
281-479-8719