

- GENERAL NOTES:**
- 1) ALL WATER SUPPLY AND SANITARY SEWER MAINS TO BE CONSTRUCTED ACCORDING TO THE CITY OF DEER PARK SPECIFICATIONS.
 - 2) PROPERTY ZONING IS DESIGNATED GC - GENERAL COMMERCIAL DISTRICT.
 - 3) EASEMENTS WILL BE GRANTED FOR PUBLIC UTILITY COMPANIES ON-SITE AS REQUIRED.
 - 4) ABSTRACT NAME: W.M. JONES SURVEY, ABSTRACT NO. 482. TOTAL SUBDIVISION ACREAGE: 1.3212
 - 5) ADJACENT PROPERTY AND ADJACENT STREET ELEVATION FUNCTIONALLY THE SAME AS THE TRACT ELEVATION.
 - 6) BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
 - 7) THE COORDINATES SHOWN ON THIS PLAT ARE GRID AND CAN BE SCALED TO SURFACE BY APPLYING A SCALE FACTOR OF 0.99988081.
 - 8) THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED AREA) ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 48201C0940M, REVISED ON JANUARY 6, 2017.

- LEGEND**
- SQ. FT. - SQUARE FEET
 - R.O.W. - RIGHT-OF-WAY
 - H.C.C.F. - HARRIS COUNTY COUNTY CLERK'S FILE
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - FND. - FOUND
 - P.O.B. - POINT OF BEGINNING
 - ℙ - PROPERTY LINE

STATE OF TEXAS
COUNTY OF HARRIS

I, MICHAEL BOONE, THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SERENITY GARDENS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SERENITY GARDENS 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.

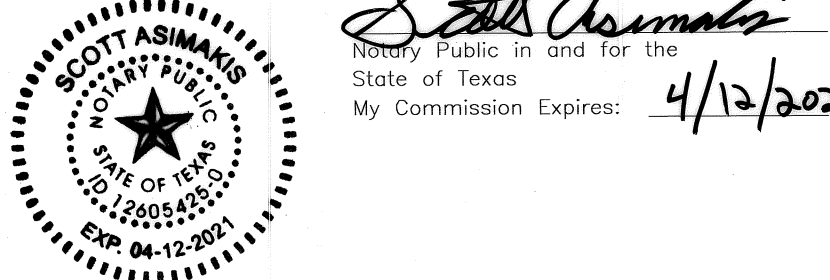
*WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 2nd DAY OF October, 2018.

BY: Michael Boone
NAME: MICHAEL BOONE
TITLE: Owner

STATE OF Texas
COUNTY OF Galveston

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL BOONE, 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of October, 2018.



I, RAYMOND A. RAHAMAN, AM 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 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.

Raymond A. Rahaman
Raymond A. Rahaman
Texas Registration No. 4354



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 2nd DAY OF October, 2018, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF SERENITY GARDENS, 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. 2018.

_____ CHAIR, PLANNING AND ZONING COMMISSION
DON TIPPIT

_____ SECRETARY, PLANNING AND ZONING COMMISSION."
DOUGLAS COX

"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.

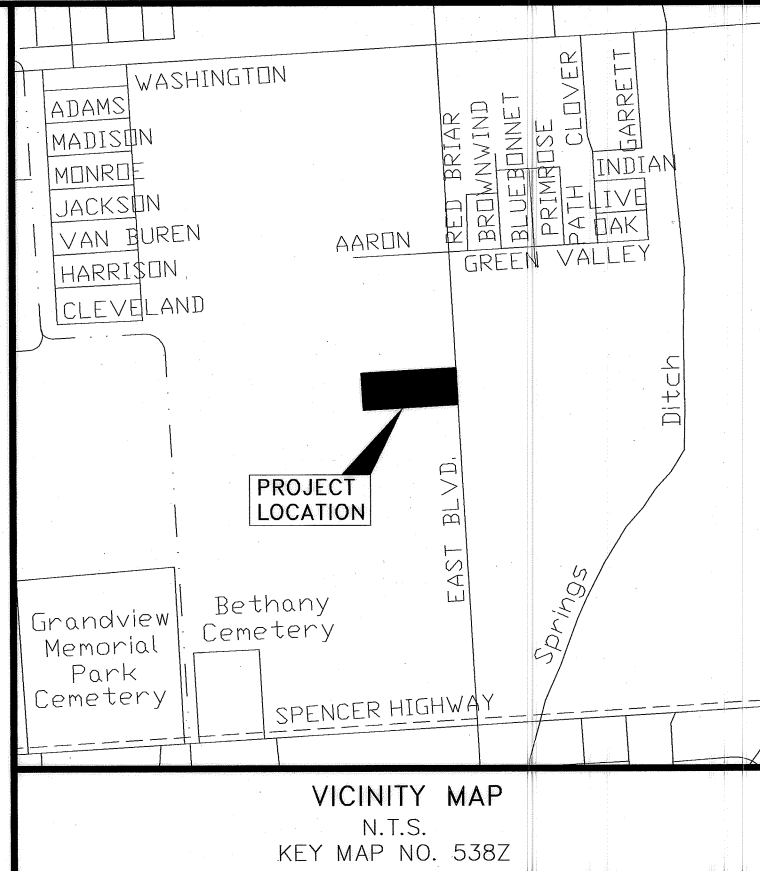
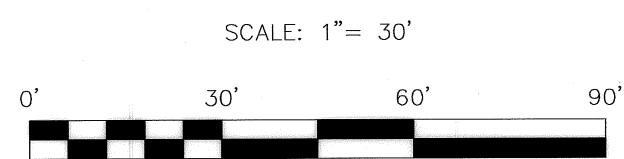
DATE: _____
DON DAVIS FIRE CHIEF

DATE: _____
BUDDY RICE FIRE MARSHAL

I, STAN STANART, 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 _____, 2018, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2018, 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



BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 020280 IS A BRASS DISK STAMPED RM 020280, FROM UNDERWOOD AND PASADENA BOULEVARD TRAVEL WEST ON PASADENA BOULEVARD 0.4 MILES TO CLOVER, THEN SOUTH ON CLOVER 0.3 MILES TO GREEN VALLEY, THEN EAST ON GREEN VALLEY 0.1 MILES TO MOSS. MONUMENT IS ON INLET ON THE EAST SIDE OF MOSS AND 55' NORTH OF THE CENTERLINE OF GREEN VALLEY.

ELEV.=26.28' (NAVD 1988, 2001 ADJUSTMENT)

METES AND BOUNDS DESCRIPTION:

1.3212 acres
W. B. Root Subdivision
Harris County, Texas

Being a tract of land containing 1.3212 acres or 57,553 square feet situated in the W.M. Jones Survey, Abstract No. 482 in Harris County, Texas. Said 1.3212-acre tract being out of Lot 4 of the W.B. Root Subdivision, a subdivision according to the map thereof recorded in Volume 2, Page 1 of the Harris County Map Records in said Harris County, Texas. Said 1.3212-acre tract being the residue of a 2.3543-acre tract conveyed unto Penelope Land Investment LP by deed recorded under Harris County Clerk's File No. 20080356556 of the Official Public Records for Real Property in said Harris County, Texas. Said 1.3212-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southeast corner of East Boulevard Commercial Reserve Subdivision, a subdivision according to the map thereof recorded at Film Code No. 682637 of the Harris County Map Records in said Harris County, Texas. Said POINT OF BEGINNING also being the northeast corner of said tract herein described, located in the west right-of-way line of a public road known as East Boulevard (150 feet wide);

THENCE South 04°33'02" East with the west right-of-way line of a said East Boulevard, a distance of 186.70 feet to a 5/8-inch iron rod found for the southeast corner of said tract herein described. Said point also being the northeast corner Deer Park Wal-Mart Subdivision, a subdivision according to the map thereof recorded at Film Code No. 547074 of the Harris County Map Records in said Harris County, Texas;

THENCE South 83°29'09" West with the north line of said Deer Park Wal-Mart Subdivision, a distance of 300.18 feet to a 5/8-inch iron rod set for the southwest corner of said tract herein described. Said point located in the east line of a 6.5666-acre tract conveyed unto Deluxe Incorporated by deed recorded under Harris County Clerk's File No. 20100248698 of the Official Public Records for Real Property in said Harris County, Texas;

THENCE North 04°33'02" West with the east line of said 6.5666-acre tract, a distance of 196.99 feet to a 5/8-inch iron rod found for the northwest corner of said tract described. Said point also being the southwest corner of said East Boulevard Commercial Reserve subdivision;

THENCE North 85°26'58" East with the south line of said East Boulevard Commercial Reserve Subdivision, a distance of 300.00 feet to the POINT OF BEGINNING and containing 1.3212 acres of land.

SERENITY GARDENS

A SUBDIVISION OF 1.3212 ACRES SITUATED IN THE W.M. JONES SURVEY ABSTRACT NO. 482 IN HARRIS COUNTY, TEXAS AND BEING PART OF LOT 4 IN W.B. ROOT SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 1 OF THE HARRIS COUNTY PLAT RECORDS IN SAID HARRIS COUNTY, TEXAS.

1 LOT BLOCK 1

OCTOBER, 2018

OWNER:
MICHAEL BOONE
1714 COPRA STREET
TWO ISLAND, TEXAS 77554
PHONE: (409) 996-3403

SURVEYOR:
WESTERN GROUP CONSULTANTS
11111 KATY FREEWAY, SUITE 520
HOUSTON, TEXAS 77079
PHONE: (713) 465-6655