

STATE OF TEXAS
COUNTY OF HARRIS

I, ANNE L. HEALY, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.336 acre tract described in the above and foregoing map of HEALY'S HAVEN, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Deer Park, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners 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 restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, ANNE L. HEALY, AN INDIVIDUAL, has caused these presents to be signed by ANNE L. HEALY, its Owner, this 14th day of October 2019.

By: Anne L. Healy
ANNE L. HEALY

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BEFORE ME, the undersigned authority, on this day personally appeared ANNE L. HEALY, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "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 14th day of October, 2019.

Debbie A. Patrick Schroeder
Notary Public in and for the State of Texas
My Commission Expires September 10, 2020

I, Diane Trautman, 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 10/14/2019, at 10:00 a.m., and duly recorded on 10/14/2019, at 10:00 a.m., and at Film Code Number 10086400 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.

Diane Trautman
County Clerk
Of Harris County, Texas

By: EDWINA V. MACK
Deputy

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 the City Ordinance, on the 10/14/2019, on motion made and seconded, adopted approved said subdivision Of Healy's Haven, and by IT'S order, duly recorded in the minutes of the Deer Park zoning and planning 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 14th day of October, A.D. 2019

Chair, Planning and Zoning Commission
Ray Balusek

Secretary, Planning and Zoning Commission
Stan Garrett

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

Don Davis
Fire Chief

Buddy Rice
Fire Marshal

I, R. Adam Ballesteros, P.E. City Engineer for the City of Deer Park, Texas, do hereby certify, that the plat of the subdivision complies with the City of Deer Park Subdivision Ordinance.

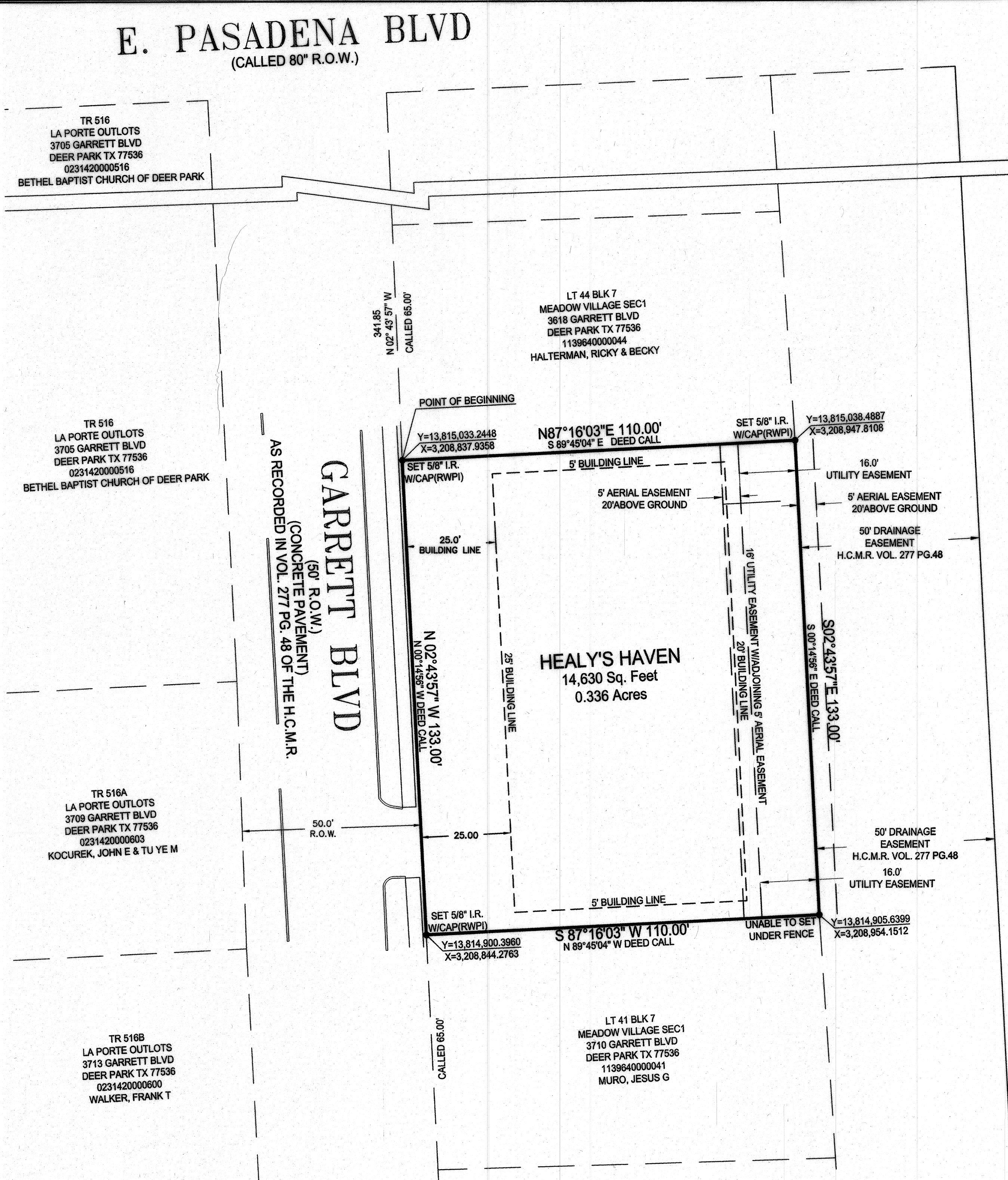
R. Adam Ballesteros, P.E.
City Engineer

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FLOOD NOTE:

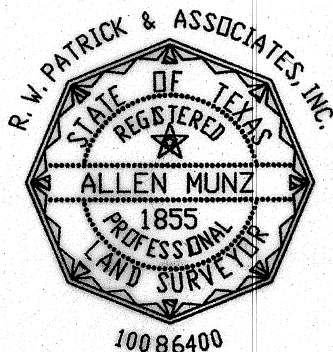
I have examined the Flood Insurance Rate Map No. 48201C0895-M, Dated: January 6, 2017, the tract hereby surveyed lies within Zone "X" an area outside the 100-year floodplain.

NOTE: This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only, and not intended to identify specific flooding conditions.

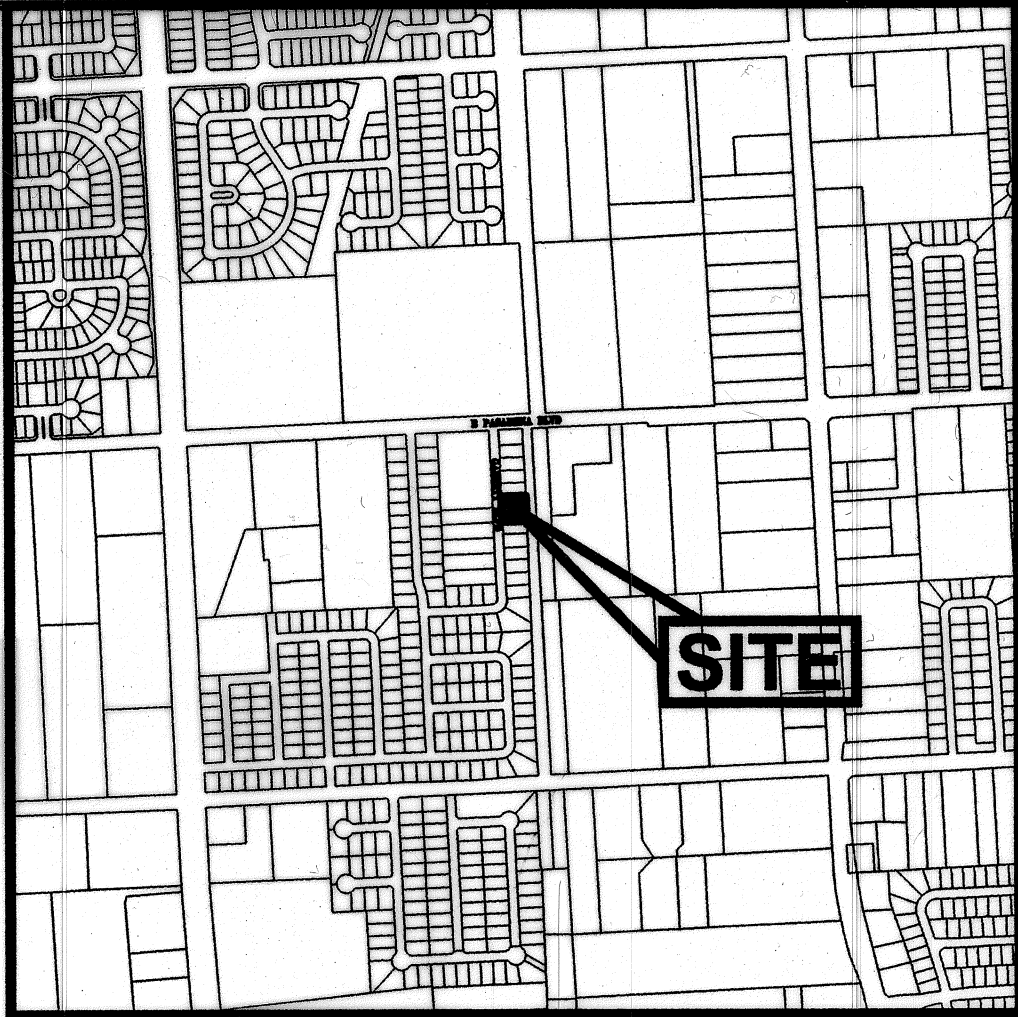
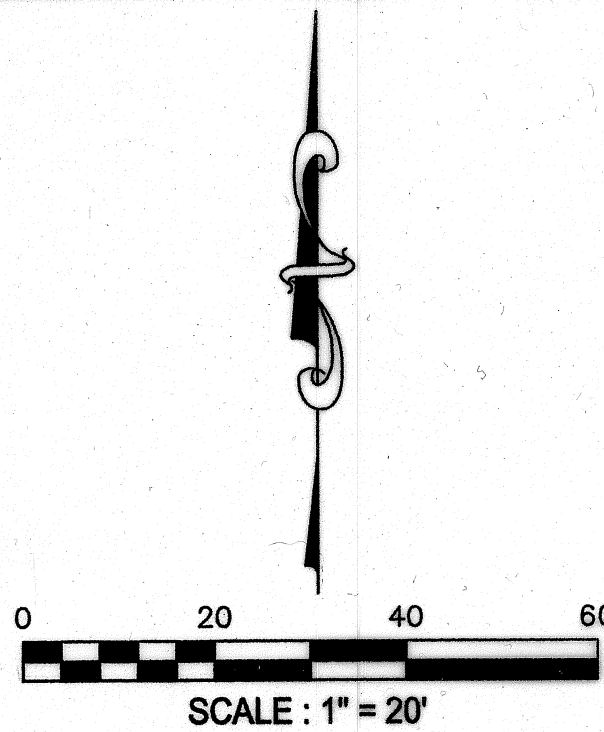


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I, Allen Munz, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under 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 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.



Allen Munz
Allen Munz, R.P.L.S.
Tex. Reg. No. 1855
Firm No. 10086400



LOCATION MAP
(1" : 1000')

LEGEND

AC	= AIR CONDITIONER
BLDG	= BUILDING
EB	= ELECTRIC BOX
FI	= FIRE HYDRANT
HCCF	= HARRIS COUNTY CLERK'S FILE
HCCR	= HARRIS COUNTY DEED RECORDS
HCMR	= HARRIS COUNTY MAP RECORDS
HCRPR	= HARRIS COUNTY REAL PROPERTY RECORDS
HOPE	= HIGH DENSITY POLY-ETHYLENE
IR	= IRON ROD
LS	= LIGHT STANDARD
MB	= MAIL BOX
PP	= POWER POLE
R.O.W.	= RIGHT OF WAY
RWPI	= R.W. PATRICK & ASSOCIATES, INC.
SAN. MH	= SANITARY MANHOLE
STR. SWR. MH	= STORM MANHOLE
SL	= STREET LIGHT
SQ. FT.	= SQUARE FEET
SW	= SIDEWALK
TB	= TELEPHONE BOX
WIP	= WROUGHT IRON FENCE
WM	= WATER METER

LEGAL DESCRIPTION

Survey of a 0.336 acre tract being Lots 42 and 43 Block No. 7 out of Meadow Village Section No. 1as recorded in Volume 277 page 48 of the Harris County Map Records, lying in the City of Deer Park, Harris County, Texas.

Commencing at a set 5/8" iron rod w/cap (RWPI) lying on the East Right-of-way line of Garrett Road a called 50' right-of-way, being the Southwest corner of Lot 44 and the Northwest corner of lot 43 for the POINT OF BEGINNING.

Thence, North 87 deg. 16 min. 03 sec. East along the common line of lot 43 and lot 44, a distance of 110.00' to a set 5/8" iron rod w/cap (RWPI) for the Northeast corner of the herein described tract.

Thence, South 02 deg. 43 min. 57 sec. East along the common boundary of the 50' dedicated easement and the Easterly line of lots 43 and 42 a distance of 133.00' to a reference point (unable to set an iron rod, conflict with fence) for the Southeast corner of the herein described tract.

Thence, South 87 deg. 16 min. 03 sec. West along the common line of lot 42 and lot 41, a distance of 110.00' to a set 5/8" iron rod w/cap (RWPI) lying on the East right-of-way line of Garrett Road, for the Southwest corner of the herein described tract.

Thence, North 02 deg. 43 min. 57 sec. West along the East right-of-way of Garrett Road a distance of 133.00' to the POINT OF BEGINNING, containing 0.336 acres, 14,630 square feet.

- GENERAL NOTES:**
1. Basis of bearings: Texas State Plane Coordinate System South Central Zone (TX 4204) (NAD 83)
 2. This Plat was created in accordance with City Planning Letter, GF No. 2791019-0871, Texas American Title Company, Dated July 25, 2019
 3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 4. Building set-back line 25 feet in width along the West (front) property line(s), as shown by the plat of Final Plat of Meadow Village, Section One (1), recorded in Volume 277, Page 48 of the Map Records of Harris County, Texas.
 5. Utility Easement 16 feet in width along the East (rear) property line(s), and an unobstructed Aerial Easement, adjoining thereto 5 feet wide from a plane 20 feet above the ground upward, as shown by the plat of Final Plat of Meadow Village, Section One (1), recorded in Volume 277, Page 48 of the Map Records of Harris County, Texas.

ZONED: SF1	
REVISION LOG	
1	REVISED 09.29.19
2	REVISED 10.04.19
3	REVISED 10.10.19
4	
5	
6	
7	

HEALY'S HAVEN

Lots 42 & 43, in Block 7, of Final Plat of Meadow Village, Section 1, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 277, Page 48 of the Map Records of Harris County, Texas.

Reason for Replat: To create 1 Lot and 1 Block

OWNER/DEVELOPER:
ANNE L. HEALY
3706 Garrett Blvd
Deer Park, Texas 77536

SURVEYOR:
R. W. PATRICK & ASSOCIATES, INC.
519 Wisconsin
South Houston, Texas 77587
(713) 941 - 4812

R. W. Patrick & Associates, Inc.

COP # 3821-19
JOB # 19-051 PLAT

DATE: SEPTEMBER, 2019

SHEET 1 OF 1