

# NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THIS PROPERTY IS SUBJECT TO ZONING ORDINANCES BY THE CITY OF DEER PARK AND TO ANY RESTRICTIONS OF RECORD.
3. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA AND AS SHOWN ON F.I.R.M. 46201C0930M, DATED JANUARY 6, 2017.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00011.
5. THIS PROPERTY LIES WITHIN THE LA PORTE SCHOOL DISTRICT BOUNDARIES.
6. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99988582104.

## LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, CROCKETT NATIONAL BANK, THE OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SODALIS - MEMORY CARE, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2018-448674 OF THE O.P.R.O.R.P. 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 CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

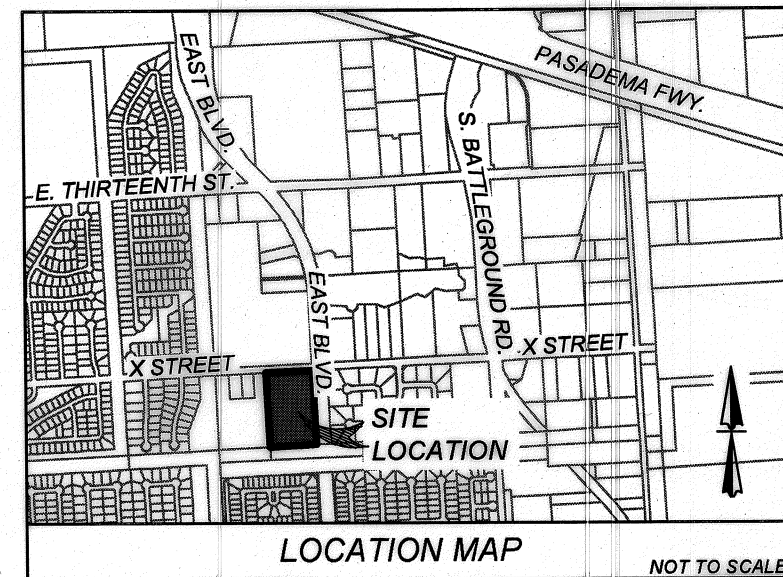
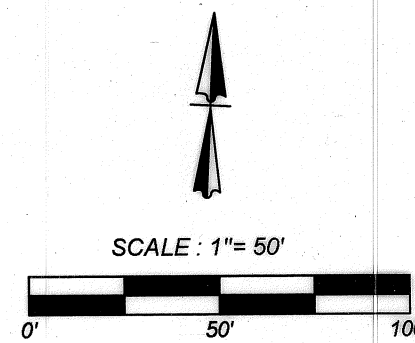
BY *[Signature]*

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Blake H. [Signature]* and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 5th DAY OF November, A.D. 2020  
*Rachel Annbauer*  
NOTARY PUBLIC HARRIS COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF HARRIS

I, REAL ESTATE HOLDINGS DEER PARK LLC, THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE SODALIS - MEMORY CARE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SODALIS - MEMORY CARE OUT OF LA PORTE OUTLOT 586 SITUATED IN THE NICHOLAS CLOPPER SURVEY, ABSTRACT 198, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE AS SUCH, THE STREETS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, 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 ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY (OR OUR) HAND IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 05th DAY OF October, 2020.

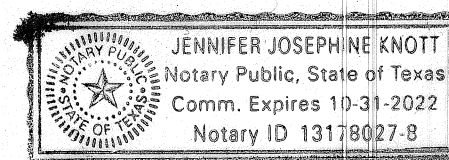
OWNER / DEVELOPER  
REAL ESTATE HOLDINGS DEER PARK LLC  
CONTACT: TOM STALLARD  
1870 W. BITTERS RD., STE. 103, SAN ANTONIO, TX 78230  
PHONE: (210) 679-4646

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Thomas J. [Signature]* and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 05th DAY OF October, A.D. 2020  
*Samuel K. [Signature]*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



I, DIRECTOR OF PUBLIC WORKS AND/OR CITY ENGINEER FOR THE CITY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF DEER PARK'S SUBDIVISION ORDINANCE.

R. ADAM BALLESTEROS, P.E.  
CITY ENGINEER

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 05th DAY OF October, A.D. 2020, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF SODALIS - MEMORY CARE, 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 05th DAY OF October, A.D. 2020.

DOUGLAS COX  
CHAIRMAN, PLANNING AND ZONING COMMISSION

DANIELLE WENDEBURG  
SECRETARY, PLANNING AND ZONING COMMISSION

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.

DON DAVIS  
FIRE CHIEF  
DATE  
BUDDY RICE  
FIRE MARSHAL  
DATE

STATE OF TEXAS  
COUNTY OF HARRIS

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 05 AT 20 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, COUNTY CLERK OF HARRIS COUNTY, TEXAS.

BY: \_\_\_\_\_, DEPUTY

## SODALIS - MEMORY CARE

2 LOTS, 1 RESERVE, 1 BLOCK  
8.532 TOTAL ACRES  
ZONED: SF1

A SUBDIVISION BEING OUT OF OUT LOT 586 TO THE TOWN OF LA PORTE, SITUATED IN THE NICHOLAS CLOPPER SURVEY, ABSTRACT 198, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PG. 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE CITY OF DEER PARK, TEXAS.

FINAL PLAT  
SEPTEMBER 22, 2020

PAGE 1 OF 1



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 • TBPE Firm #9513  
Phone: (210) 978-8444 • Fax: (210) 978-8441  
TBPLS Firm #10122303

OWNER:  
REAL ESTATE HOLDINGS DEER PARK LLC  
CONTACT: ERNEST CUNNINGHAM  
302 CROSS ST. NEW BRAUNFELS, TX 78130  
PHONE: (210) 679-4646

REVISED ON: JULY 28, 2020  
REVISED ON: FEBRUARY 22, 2019  
REVISED ON: FEBRUARY 23, 2018  
REVISED ON: FEBRUARY 12, 2018

PREPARED ON: JANUARY 11, 2018

DRAWN BY: AB Date: Oct 06, 2020, 3:02pm User ID: nparker File: M:\470201\Design\DWG\PLAT\PL470201.dwg

## LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIR = FOUND 1/2" IRON ROD OR AS NOTED
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- HCMR = HARRIS COUNTY MAP RECORDS
- DRHC = DEED RECORDS HARRIS COUNTY
- HCCF = HARRIS COUNTY CLERK'S FILE
- NO. = NUMBER
- SQ. FT. = SQUARE FEET
- P.O.B. = POINT OF BEGINNING
- FND = FOUND
- IR = IRON ROD

## FIELD NOTES FOR A 8.532 ACRE TRACT

A 8.532 ACRE TRACT OF LAND, OUT OF THE NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198, HARRIS COUNTY, TEXAS, OUT OF OUTLOT 586 OF THE OUT LOTS TO THE TOWN OF LA PORTE OF RECORD IN VOLUME 1, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND BENT 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST X STREET, A 80.00 FOOT RIGHT-OF-WAY, AND EAST BOULEVARD, A 150.00 FOOT RIGHT-OF-WAY, THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OUTLOT 586, AND THE HEREIN DESCRIBED TRACT;

THENCE: S 03°03'28" E, LEAVING THE SOUTH LINE OF EAST X STREET, ALONG AND WITH THE WEST LINE OF EAST BOULEVARD, THE EAST LINE OF LOTS 1-2, BLOCK 1, OUTLOT 586, AND THE TRACT DESCRIBED HEREIN, PASSING AT A DISTANCE OF 230.21 FEET A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHEAST CORNER OF LOT 1, THE NORTHEAST CORNER OF LOT 2, CONTINUING FOR A TOTAL DISTANCE OF 766.59 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF TRACT 586A LA PORTE OUT LOTS CONVEYED TO CENTERPOINT ENERGY HOUSTON ELECTRIC IN VOLUME 1847, PAGE 219, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, THE SOUTHEAST CORNER OF LOT 2 AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD BEARS S 03°03'28" E, A DISTANCE OF 289.71 FEET FOR THE SOUTHEAST CORNER OF A CALLED 1.867 ACRE TRACT CONVEYED TO CENTERPOINT ENERGY IN VOLUME 2396, PAGE #2, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, THE NORTHEAST CORNER OF LOT 3 OF THE SANTA FE NORTH SUBDIVISION OF RECORD IN FILM CODE NO. 606008 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE: S 88°59'33" W, LEAVING THE WEST LINE OF EAST BOULEVARD, ALONG AND WITH THE NORTH LINE OF TRACT 586A, THE SOUTH LINE OF LOT 2, THE DETENTION RESERVE, BLOCK 1, OUTLOT 586, AND THE TRACT DESCRIBED HEREIN, PASSING AT A DISTANCE OF 307.00 FEET A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHEAST CORNER OF THE DETENTION RESERVE, THE SOUTHWEST CORNER OF LOT 2, CONTINUING FOR A TOTAL DISTANCE OF 483.52 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THE REMAINDER OF TRACT 587 LA PORTE OUT LOTS OF RECORD IN VOLUME 1, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THE SOUTHWEST CORNER OF THE DETENTION RESERVE AND THE TRACT DESCRIBED HEREIN;

THENCE: N 03°09'05" W, LEAVING THE NORTH LINE OF TRACT 586A, ALONG AND WITH THE EAST LINE OF THE REMAINDER OF TRACT 587, THE WEST LINE OF THE DETENTION RESERVE, LOT 1, AND THE TRACT DESCRIBED HEREIN, PASSING AT A DISTANCE OF 488.74 FEET A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF LOT 1, THE NORTHWEST CORNER OF THE DETENTION RESERVE, CONTINUING FOR A TOTAL DISTANCE OF 768.59 FEET TO A POINT IN THE SOUTH LINE OF EAST X STREET FOR THE NORTHEAST CORNER OF THE REMAINDER OF TRACT 587, THE NORTHWEST CORNER OF LOT 1, AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD BEARS N 87°13'54" E, A DISTANCE OF 1.67 FEET, ALSO FROM WHICH A FOUND 1/2" IRON ROD BEARS S 87°41'41" W, A DISTANCE OF 130.69 FEET FOR THE NORTHEAST CORNER OF TRACT 587-A LA PORTE OUT LOTS CONVEYED TO KENT W. FOWLER OF RECORD IN DOC. NO. U79723, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE: N 87°13'54" E, LEAVING THE EAST LINE OF THE REMAINDER OF TRACT 587, ALONG AND WITH THE SOUTH LINE OF EAST X STREET, THE NORTH LINE OF LOT 1, AND THE TRACT DESCRIBED HEREIN, A DISTANCE OF 484.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.532 ACRES, MORE OR LESS, SITUATED IN HARRIS COUNTY, TEXAS. BEARINGS ARE BASED ON NAD83 (2011) TEXAS STATE PLANE SOUTH CENTRAL ZONE, 4204.

Line Table		
LINE #	LENGTH	DIRECTION
L1	50.72'	N52°51'12"E
L4	72.60'	S03°03'28"E
L5	23.54'	S86°56'32"W
L6	10.00'	S03°03'28"E
L7	33.54'	N86°56'32"E
L8	72.55'	N03°03'28"W
L9	238.37'	N87°13'54"E

AREA TABLE		
LOT	ACRES	SQ. FT.
1	2.9140	126,922
2	3.6300	158,117
3	1.9880	86,578

STATE OF TEXAS  
COUNTY OF BEXAR

THIS IS TO CERTIFY THAT I, TERESA A. SEIDEL, 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 IRON RODS (SPECIFY ROD LENGTHS AND SIZE), AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

TERESA A. SEIDEL, TSEIDEL@KFWENGINEERS.COM DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-978-8444  
FAX: 210-978-8441



TRACTS 586A & 586A  
LA PORTE OUT LOTS  
(VOL. 1847, PG. 219 D.R.H.C.)  
OWNER: CENTERPOINT ENERGY HOUSTON ELECTRIC

BLOCK 1