

DEER MEADOWS

G. HANCOCK SURVEY, A-361

HASKELL W. HENRY
88.95 ACRES
2483 / 677

N 89°34'48" E 353.03'

PC 6
34.31' 0.9

POINT OF
BEGINNING



1
2.67AC

S 88°48'36" W
333.27'

2
2.66AC

S 88°48'36" W
333.54'

3
2.51AC

S 88°45'55" W
333.78'

4
2.50AC

S 88°45'55" W
334.05'

5
2.50AC

S 88°43'48" W 364.30'

JERI L. PRENTICE
26.37 ACRES
1598 / 671

GLENDIA D. RUSHING
59.84 ACRES
1010 / 642

FLOOD STATEMENT
NO PORTION OF THIS TRACT LIES
WITHIN A SPECIAL FLOOD HAZARD
AREA KNOWN AS ZONE "A" AS
INDICATED ON FEMA FIRM MAP
COMMUNITY PANEL NO. 48733C047E.
THIS STATEMENT IS BASED SOLELY ON
THE FEMA FIRM MAP AND IS NOT
INTENDED TO IMPLY THAT ANY FIELD
VERIFICATION WAS MADE TO MAKE
THIS DETERMINATION.

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY
CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON
THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN, RPLS NO. 4207

COUNTY ROAD 2403
(SOUTH ARNOLD HILLS ROAD)

OWNER'S CERTIFICATION:
STATE OF TEXAS
COUNTY OF HENDERSON

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G. HANCOCK SURVEY, A-361, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF
A CALLED 14.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO CHASE COLON RECORDED IN DDC. 3833-00021410 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS
(DRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CALLED CENTERLINE OF COUNTY ROAD 2403 (SOUTH ARNOLD HILLS ROAD), THE EAST LINE OF THE G. HANCOCK SURVEY, A-361, THE
WEST LINE OF THE G. HANCOCK SURVEY, A-361, THE SOUTHEAST CORNER OF THE HASKELL W. HENRY 88.95 ACRE TRACT RECORDED IN VOLUME 2483, PAGE 677,
DRHCT, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 01° 14' 58" E (CONTROL LINE), 1672.65 FEET ALONG THE CALLED CENTERLINE OF COUNTY ROAD 2403 BEING THE EAST LINE OF THE G. HANCOCK SURVEY,
A-361, THE WEST LINE OF THE G. HANCOCK SURVEY, A-361 TO A POINT AT THE NORTHEAST CORNER OF THE JERI L. PRENTICE 26.37 ACRE TRACT RECORDED IN
VOLUME 1598, PAGE 671, DRHCT, BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 88° 43' 48" W, ALONG THE NORTH LINE OF THE 26.37 ACRE TRACT PASSING A 1/2" IRON ROD FOUND AT 30.27 FEET AND CONTINUING A TOTAL DISTANCE OF
344.28 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE GLENDIA D. RUSHING 59.84 ACRE TRACT RECORDED IN VOLUME 1010, PAGE 642, DRHCT,
BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 01° 11' 34" W, 1678.84 FEET ALONG THE EAST LINE OF THE 59.84 ACRE TRACT TO A FENCE CORNER FOUND IN THE SOUTH LINE OF THE 88.95 ACRE TRACT,
BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 89° 34' 48" E, ALONG THE SOUTH LINE OF THE 88.95 ACRE TRACT PASSING A FENCE CORNER AT 338.89 FEET AND CONTINUING A TOTAL DISTANCE OF 363.93
FEET TO THE POINT OF BEGINNING AND CONTAINING 14.00 ACRES OF LAND MORE OR LESS.

OWNER DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHASE COLON, DO HEREBY ADOPT THIS PLAT OF A 14.00 ACRE TRACT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS DEER MEADOWS,
HENDERSON COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FREE AND OPEN PUBLIC USE FOREVER THE STREETS, PARKS, ALLEYS AND EASEMENTS SHOWN
THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THIS PLAT, APPROVED IS SUBJECT TO ALL PLATTING
ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE HENDERSON COUNTY, TEXAS. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A
VIOLATION OF STATE LAW AND COUNTY ORDINANCES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

CHASE COLON

STATE OF TEXAS
COUNTY OF KATFARM
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
ON THIS DAY PERSONALLY APPEARED GARY L. HARDIN, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADOCKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8TH DAY OF FEBRUARY 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BLOCKING THE FLOW OF STORM WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE
FLOODWAY IS PROHIBITED;

THE DRENCHES OR DRAINAGE CHANNELS TRAVELING OR ACROSS THIS SUBDIVISION OR ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE
MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED OR ADJACENT TO THE DRAINAGE COURSE ALONG OR
ACROSS SAID LOT;

HENDERSON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENTS OR FOR THE CONTROL OF EROSION;

HENDERSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING
OR FLOODING CONDITIONS;

1/2" IRON RODS WITH PLASTIC CAP STAMPED R4187 SET AT ALL CORNERS UNLESS NOTED.

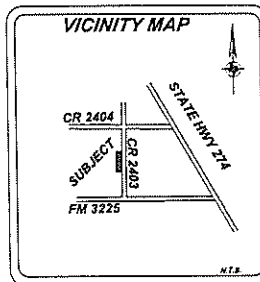
APPROVED BY THE COMMISSIONERS COURT OF HENDERSON COUNTY, TEXAS,
THIS THE _____ DAY OF _____ 2023.

COUNTY JUDGE

COUNTY CLERK

G. HANCOCK SURVEY, A-359

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83



FINAL PLAT
DEER MEADOWS
5 LOTS

14.00 ACRES

G. HANCOCK SURVEY, A-361
HENDERSON COUNTY, TEXAS



DATE PERFORMED: JUNE 21, 2022 WORK ORDER # 2204195
SCALE: 1" = 100 FEET FIELDED BY: TS DRAWN BY: TP

