

STATE OF TEXAS
COUNTY OF HARRIS

We, Daniel R. Beltran, Alfonso Castañeda, III, and Blanca Castañeda, Owners of the property subdivided in above and foregoing map of CASTAÑEDA ESTATES, do hereby make subdivision of said property, and easements therein shown, and designate said subdivision as CASTAÑEDA ESTATES, in the George M. Patrick Survey, A-624 an Addition to the City of Deer Park, Harris County, Texas and dedicate to public use as such, the streets and easements shown thereon forever, and does hereby waives 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 streets to conform to such grades, and does hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement 7 feet 6 inches wide beginning at a plane 16 feet above ground upward located adjacent to each side of all utility rear lot easements shown hereon.

In testimony whereof, Daniel R. Beltran, Alfonso Castañeda, III, and Blanca Castañeda have caused these presents to be signed by an authorized representative and its common seal here unto affixed 3 day of February 2017.

By: Alfonso Castañeda, III By: Blanca Castañeda
Alfonso Castañeda, III Blanca Castañeda

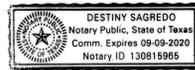
By: Daniel R. Beltran
Daniel R. Beltran

BEFORE ME, the undersigned authority, on this day personally appeared Daniel R. Beltran, Alfonso Castañeda, III, and Blanca Castañeda, known to me to be the persons whose name are subscribed to the acknowledged to me that they executed the same for the purposes and considerations therein foregoing instrument and expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 03 day of February, 2017

Destiny Sagredo
Notary Public and for the State of Texas

My Commission expires: 09-09-2020



PLANNING AND ZONING COMMISSION

We, the undersigned members of the Deer Park Planning and Zoning Commission in a meeting duly land legally held in the City of Deer Park, in accordance with City ordinances,

on this 03 day of February, 2017 on motion made and seconded, adapted, approved said subdivision of CASTAÑEDA ESTATES, 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 the County Clerk of Harris County, Texas.

Stan Garrett, Chairman
Planning and Zoning Commission

Don Tippitt, Secretary
Planning and Zoning Commission

FIRE CHIEF AND/OR FIRE MARSHALL

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

Don Davis, Fire Chief

Buddy Rice, Fire Marshal

DIRECTOR OF PUBLIC WORKS AND/OR CITY ENGINEER

I Director of Public Works / City Engineer for the City of Deer Park, due hereby certify that the plat of this subdivision complies with the City of Deer Park's subdivision ordinance.

W.R. Pedersen, P.E.
Director of Public Works / City Engineer

COUNTY CLERK

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

_____, 2017 at _____ o'clock _____ M. and duly recorded on

_____, 2017 at _____ o'clock _____ M. and at

Film Code No. _____ of the Map Records of Harris County.

Witness my hand and seal of office at Houston, the date and date last written above.

Stan Stanart
County Clerk
Of Harris County, Texas

Deputy

I, BENJAMIN J. JAUMA, 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.

Benjamin J. Jauma
Benjamin J. Jauma
Texas Registration No. 6417



METES AND BOUNDS FOR 0.2893 ACRES

Being a 0.2893 acre (12,600 square feet) tract of land out of and situated in the George M. Patrick Survey, A-624, and being Lots 14 & 15, Block 2 of the Unit 1 Deer Park Addition, as recorded in Volume 37, Page 45 Map Records of Harris County, Texas (M.R.H.C.T.) further described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of Lot 16, Block 2 of said Unit 1 Deer Park Addition, said point also being the northeast corner of said Lot 15 and lying on the westerly right-of-way line of Grove Avenue (50.00' wide);

THENCE S 03°05'32" E along the westerly right-of-way line of said Grove Avenue, at 60.00 feet passing a found 1/2-inch iron rod for the southeast corner of said Lot 15 and continuing a total of 120.00 feet to a 1/2-inch iron rod with cap found for the southeasterly corner of said Lot 14, the northeasterly corner of Lot 13 of said subdivision and the southeasterly corner of the herein described tract;

THENCE S 86°54'28" W, departing said right-of-way line along the common line of said Lot 13 and Lot 14, 105.00 feet to a 5/8-inch iron rod with cap, set in the easterly line of that certain Reserve 'A', Block 1, of the Patel Family Subdivision as recorded in Volume 627, Page 60 of the M.R.H.C.T., a southwesterly corner hereof;

THENCE N 03°05'32" W, along the easterly line of said Reserve 'A' and the easterly line of Lot 4, Block 2 of said Unit 1 Deer Park Addition, 120.00 feet to a 5/8-inch iron rod with cap set for the northeasterly corner of said Lot 4, the southeasterly corner of Lot 3, Block 2 and the southwesterly corner of Lot 16, Block 2 of said subdivision, a northwesterly corner hereof;

THENCE N 86°54'28" E, along the southerly line of said Lot 16, 105.00 feet to a point in the easterly right-of-way line of said Grove Avenue, the **POINT OF BEGINNING**, containing 0.2893 acre (12,600 square feet) of land more or less.

