

LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
HCFC	HARRIS COUNTY FILM CODE
FND.	FOUND
I.R.	IRON ROD
S.S.E.	SANITARY SEWER EASEMENT
H.C.C.F.	HARRIS COUNTY CLERK FILE
SQ. FT.	SQUARE FEET
SF-1	SINGLE FAMILY
GC	GENERAL COMMERCIAL

PARCEL DESCRIPTION

A TRACT OF LAND CONTAINING 5.219 ACRES OF LAND SITUATED IN THE GEORGE M. PATRICK SURVEY, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS AND BEING OUT OF AND PART OF OUTLOT 119 AND A HALF, 119 AND 118, TOWN OF DEER PARK, RECORDED IN VOLUME 65, PAGE 177 OF THE DEED RECORDS OF HARRIS COUNTY TEXAS AND BEING A TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 20070172882, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A PK NAIL FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WASH DEPOT XXV, INC. RECORDED IN HARRIS COUNTY CLERK'S FILE NO. Y232874 AND BEING IN THE EAST RIGHT-OF-WAY LINE OF CENTER STREET (100' R.O.W.);

THENCE, NORTH 03 DEGREES 05 MINUTES 08 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CENTER STREET, A DISTANCE OF 56.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CCI" FOUND FOR CORNER AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS E WILSON AND JOHNNY W FUSILIER RECORDED IN HARRIS COUNTY CLERK'S FILE NO. U678736;

THENCE, NORTH 03 DEGREES 05 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO LOUIS E WILSON AND JOHNNY W FUSILIER, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CCI" FOUND FOR CORNER AND BEING THE SOUTHEAST CORNER OF SAID TRACT CONVEYED TO LOUIS E WILSON AND JOHNNY W FUSILIER;

THENCE, NORTH 03 DEGREES 05 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT CONVEYED TO LOUIS E WILSON AND JOHNNY W FUSILIER TRACT, A DISTANCE OF 247.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CCI" FOUND MARKING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LYNDON N KING AND LISA K KING RECORDED IN HARRIS COUNTY CLERK'S FILE NO. S899749 AND BEING IN THE SOUTH LINE OF A CALLED 1.0683 ACRE TRACT OF LAND CONVEYED TO DEER PARK RETAIL CENTER, LLC RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20130442874;

THENCE, NORTH 86 DEGREES 54 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINES OF SAID CALLED 1.0683 ACRE TRACT AND TRACTS 116, 117 AND 118 DEER PARK OUTLOTS CONVEYED TO PROVIDENCE TOWN SQUARE HOUSING, LTD RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20110079830, A DISTANCE OF 525.29 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CCI" FOUND FOR CORNER MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING IN THE WEST LINE OF LOT 17, BLOCK 5 REGENCY PARK, SECTION 2 RECORDED IN VOLUME 292, PAGE 41 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, SOUTH 03 DEGREES 03 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID REGENCY PARK SECTION 2, A DISTANCE OF 423.00 FEET TO A 1/2 INCH IRON ROD THAT BEARS SOUTH 29 DEGREES EAST, AT 0.3 FEET FOR CORNER AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING IN THE SOUTH LINE OF LOT 8, BLOCK 1 RIDGEWOOD SECTION 2 RECORDED IN VOLUME 82, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, SOUTH 03 DEGREES 03 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID REGENCY PARK SECTION 2, A DISTANCE OF 423.00 FEET TO A 1/2 INCH IRON ROD THAT BEARS SOUTH 29 DEGREES EAST, AT 0.3 FEET FOR CORNER AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING IN THE SOUTH LINE OF LOT 8, BLOCK 1 RIDGEWOOD SECTION 2 RECORDED IN VOLUME 82, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, SOUTH 86 DEGREES 54 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID RIDGEWOOD SECTION 2, A DISTANCE OF 475.04 FEET TO AN "X" IN CONCRETE FOUND FOR CORNER AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO CLINT HOLSTEN RECORDED IN HARRIS COUNTY CLERK'S FILE NO. R901197 AND ALSO MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WASH DEPOT XXV, INC RECORDED IN HARRIS COUNTY CLERK'S FILE NO. Y232874;

THENCE, NORTH 03 DEGREES 05 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID WASH DEPOT XXV, INC TRACT, A DISTANCE OF 120.00 FEET TO AN "X" IN CONCRETE FOUND FOR CORNER AND MARKING THE NORTHEAST CORNER OF SAID WASH DEPOT XXV, INC TRACT;

THENCE, SOUTH 86 DEGREES 54 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID WASH DEPOT XXV, INC TRACT, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

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
BUDDY RICE, FIRE MARSHAL

DATE: _____
DATE: _____

I, DIRECTOR OF PUBLIC WORKS / 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.

W.R. (BILL) PEDERSEN, P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF DEER PARK SPECIFICATIONS.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. ALL COORDINATES HEREON WERE CALCULATED USING HORIZONTAL SURFACE DISTANCES AND MAYBE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- B.L. INDICATES BUILDING LINE.
- U.E. INDICATES UTILITY EASEMENT.
- R.O.W. INDICATES RIGHT OF WAY.
- H.C.C.F. INDICATES HARRIS COUNTY CLERK'S FILE.
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
- S.S.E. INDICATES SANITARY SEWER EASEMENT.
- PROPERTY ZONING IS DESIGNATED AS "GC".
- THE LOCATION OF THE SUBJECT TRACT ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0940 L, DATED JUNE 18, 2007, AND LIES WITHIN ZONE "X" (UNSHADED). 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 IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

STATE OF TEXAS
COUNTY OF TRAVIS

WE, **4013 DEER PARK STORAGE, LLC**, ACTING HEREIN BY AND THROUGH **PAUL RASPLICKA**, ITS **MANAGER**, THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF **DEER PARK STORAGE PARTIAL REPLAT OF LOTS 119 AND A HALF, 119 AND 118**, DOES HEREBY MAKE SUBDIVISION SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS **DEER PARK STORAGE PARTIAL REPLAT OF LOTS 119 AND A HALF, 119 AND 118** IN THE GEORGE M. PATRICK SURVEY, ABSTRACT NO. 624, 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 THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES; AND THE CORPORATION HEREBY BINDS ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, THERE IS HEREBY DEDICATED FOREVER TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF DEER PARK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIME FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

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 UTILITY REAR LOT EASEMENTS SHOWN HEREON.

WITNESS MY HAND IN **HOUSTON, HARRIS** COUNTY, TEXAS, THIS **31ST** DAY OF **FEBRUARY**, 2017.

Paul Rasplicka
4013 DEER PARK STORAGE, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, **Paul Rasplicka**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY SEAL OF OFFICE THIS THE **18TH** DAY OF **FEBRUARY**, 2017.

Gina Nguyen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE UNDERSIGNED, **DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK BANKING CORPORATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2015-P1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-P1**, OWNER AND HOLDER OF A DEED OF TRUST WITH POWER OF SALE ENCLUMBERING SAID PROPERTY, DOES HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID PROPERTY OWNED AND HELD BY THE UNDERSIGNED.

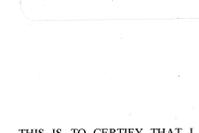
By: LNR Partners, LLC, a Florida limited liability company, its Attorney in Fact pursuant to Limited Power of Attorney dated August 20, 2015

Arnold Shulkin
Name: **ARNOLD SHULKIN**
Title: **VICE PRESIDENT**

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS **24TH** DAY OF **FEBRUARY**, 2017, BY **ARNOLD SHULKIN** AS **VICE PRESIDENT** OF LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AS ATTORNEY IN FACT ON BEHALF OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK BANKING CORPORATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2015-P1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-P1. SAID INDIVIDUAL IS PERSONALLY KNOWN TO ME AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

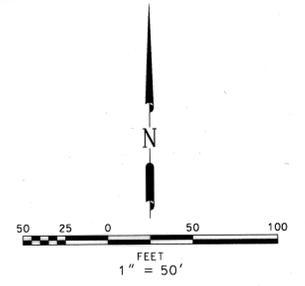
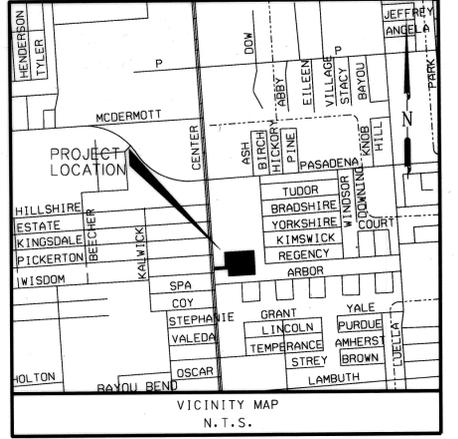
Edward A. Kalish
NOTARY PUBLIC, STATE OF FLORIDA
EDWARD A. KALISH
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: **4/22/2017**



THIS IS TO CERTIFY THAT I, **DAVID C. NEWELL**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. EXISTING IMPROVEMENTS NOT SHOWN.



David C. Newell
DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085



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 _____ DAY OF _____, 2017, ON MOTION MADE AND SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF **DEER PARK STORAGE PARTIAL REPLAT OF LOTS 119 AND A HALF, 119 AND 118**, 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 _____, 2017.

STAN GARRETT, CHAIR
PLANNING AND ZONING COMMISSION.

DON TIPPIT, SECRETARY
PLANNING AND ZONING COMMISSION.

I, STAN STANART, CLERK OF THE COUNTY COURT 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, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

**DEER PARK STORAGE
PARTIAL REPLAT OF LOTS
119 AND A HALF, 119 AND 118**
A SUBDIVISION OF 5.219 ACRES OF LAND
OUT OF
OUTLOT 119 AND A HALF, 119 AND 118
TOWN OF DEER PARK
RECORDED IN VOLUME 65, PAGE 177,
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AND BEING A TRACT DESCRIBED
IN H.C.C.F. NO. 20070172882
IN THE
GEORGE M. PATRICK SURVEY, ABSTRACT NO. 624
DEER PARK, HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK
JANUARY 2017

OWNER:
4013 DEER PARK STORAGE, LLC
5113 SOUTHWEST PARKWAY, SUITE 190
AUSTIN, TEXAS 78735
512-828-8156

SURVEYOR:
Civil Concepts, Inc.
3425 FEDERAL STREET
PASADENA, TEXAS 77504
OFFICE: 713.947.6606
SURVEYING & MAPPING
CIVIL ENGINEERING
T.B.P.L.S. FIRM REG. NO. 10039400
PROJECT 26-90