

STATE OF TEXAS  
COUNTY OF HARRIS

WE, AMANDA BROWN AND MATTHEW BROWN, OWNERS OF THE 8.7144 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CASEY ACRES MINOR PLAT, IN THE T. TOBY SURVEY, ABSTRACT 780, HARRIS COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, DEDICATIONS, RESTRICTIONS, AND NOTIONS 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.

THIS PLAT OF CASEY ACRES MINOR PLAT, ACCURATELY REPRESENTS THE PROPOSED PLAN AND THE TYPE OF DEVELOPMENT OF THAT CERTAIN 8.7144 ACRE TRACT OF LAND SHOWN HEREON. WE DO NOT FURTHER DEDICATE TO THE PUBLIC ALL EASEMENTS AND PUBLIC UTILITIES THEREIN, AND WE HEREBY COVENANT AND RESTRICT THE LAND SHOWN HEREON TO THE USES AS SHOWN ON THE PLAT, AND NO USE OF SUCH LAND, DIFFERENT FROM THAT SHOWN ON THE RECORDED PLAT SHALL BE MADE UNLESS AND UNTIL ALL ORDINANCE REQUIREMENTS OF THE CITY OF BAYTOWN AND THE LAWS OF THE STATE OF TEXAS APPLICABLE TO SUCH PROPOSED USES SHALL HAVE FIRST BEEN COMPLIED WITH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF BAYTOWN, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 814, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

WITNESS MY HAND IN THE CITY OF Baytown this 31 DAY OF May, 2019

Amanda Brown  
AMANDA BROWN, OWNER  
Matthew Brown  
MATTHEW BROWN, OWNER

STATE OF Texas  
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMANDA BROWN AND MATTHEW BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Cathy Fontenot  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES 4/12/20



I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

Richard Fussell  
REGISTERED PROFESSIONAL LAND SURVEYOR #4148



THIS IS TO CERTIFY THAT THE CITY OF BAYTOWN, TEXAS, HAS APPROVED THIS MAP OF CASEY ACRES MINOR PLAT, BEING 8.7144 ACRES OF LAND IN THE T. TOBY SURVEY, ABSTRACT 780, HARRIS COUNTY, TEXAS, AS DESCRIBED IN FILE NO. RP-2018-465234, OF OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAYTOWN AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 5 DAY OF June, 2019.

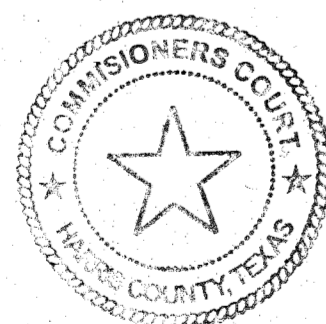
Tiffany Foster  
TIFFANY FOSTER  
SECRETARY OF THE COMMISSION

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

John R. Blount  
JOHN R. BLOUNT, P.E., LEED AP  
COUNTY ENGINEER

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON October 29, 2019 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

Diane Trautman  
DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS  
BY: Malika Lopez  
DEPUTY



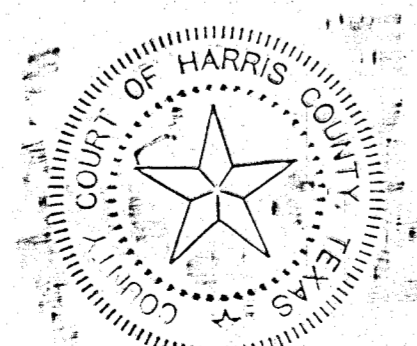
I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON October 31, 2019 AT 2:54 O'CLOCK P. M., AND DULY RECORDED ON November 1, 2019 AT 8:29 O'CLOCK A. M., AND AT FILM CODE NO. 690036 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  
DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS  
BY: Christina Grona  
DEPUTY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

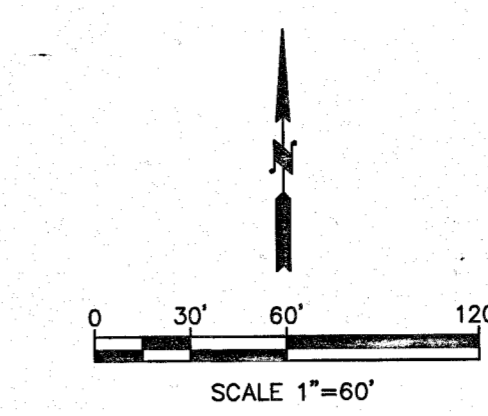
This certificate is valid only as to the instrument on which the original signature is affixed and only in the event that such instrument is not altered or changed after recording.



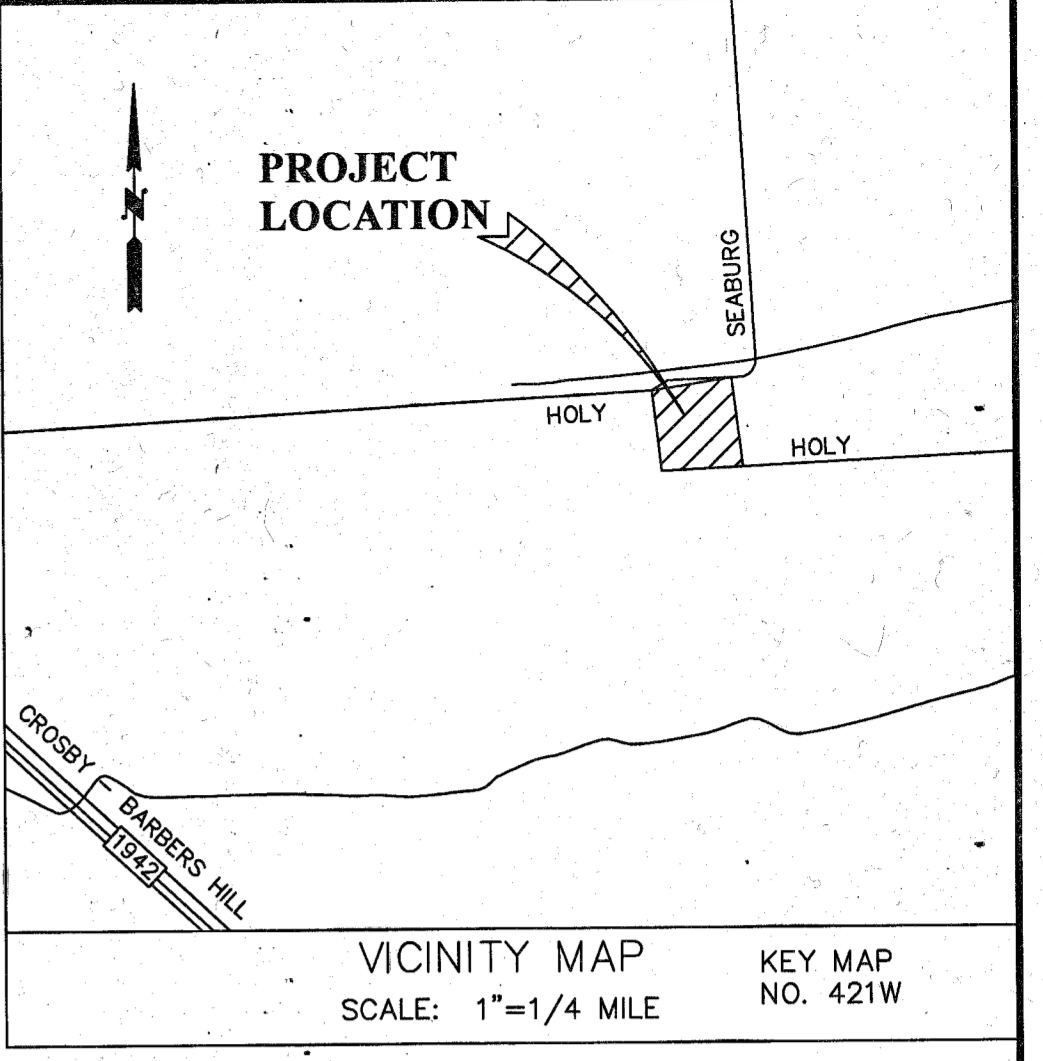
LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 47°58'20" W | 21.21'   |

- LEGEND:
- B.L. = BUILDING LINE
  - U.E. = UTILITY EASEMENT
  - O.P.R.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
  - M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
  - D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
  - I.R. = IRON ROD
  - R.O.W. = RIGHT OF WAY
  - VOL. = VOLUME
  - PG. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - AC. = ACRE
  - SQ. FT. = SQUARE FEET
  - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"



RP-2019-484430  
10/31/2019 hccprp1 60.00  
FILED  
10/31/2019 2:54 PM  
Diane Trautman  
COUNTY CLERK



- GENERAL NOTES:
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99991002088433. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
  - FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
  - DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF BAYTOWN, IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORT.
  - THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
  - DETENTION IS NOT REQUIRED IF THE DEVELOPED AREA IS LIMITED TO THE FIRST 150 FEET OR THE TOTAL IMPERVIOUS DEVELOPED AREA DOES NOT EXCEED THE AREA CALCULATED BY MULTIPLYING THE 150-FOOT LOT DEPTH BY THE LOT WIDTH ADJACENT TO THE PUBLIC ROAD.
  - IN ACCORDANCE WITH THE CURRENT FEMA FIRM MAPS, THESE LOTS LIE WITHIN THE 100YR/500YR FLOODPLAIN AND IS SUBJECT TO FLOODING.
  - ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY NEW DEVELOPMENT PERMITS.
  - THE DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
  - A DRAINAGE RESERVE OF ADEQUATE SIZE AND CAPACITY SHALL BE PROVIDED BY THE DEVELOPER FOR THE PURPOSE OF A DETENTION POND, AND APPROVED BY THE CITY OF BAYTOWN.
  - A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50 FEET OF THE PROPERTY LINE.
  - A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100 FEET OF THE PROPERTY LINE.
  - THE PROPOSED FACILITY SHALL NOT HINDER THE SURFACE FLOW FROM ADJACENT LAND, NOR CAUSE FLOODING TO ADJACENT PROPERTY.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48201C0755M, WITH THE EFFECTIVE DATE OF JANUARY 06, 2017, THE PROPERTY IS LOCATED IN ZONE "X-SHADED" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN) AND "AE" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN).
  - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

OFFICE OF  
DIANE TRAUTMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 690036  
CASEY ACRES MINOR PLAT  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4000  
KEY MAP

### CASEY ACRES MINOR PLAT

A SUBDIVISION OF 8.7144 ACRES (379,600 SQ FT)  
IN THE T. TOBY SURVEY, A-780  
HARRIS COUNTY, TEXAS  
BAYTOWN ETJ

1 BLOCK 4 LOTS  
MAY 24, 2019  
OWNER:  
AMANDA BROWN AND MATTHEW BROWN  
12901 SEABERG ROAD  
CROSBY, TX 77532  
281-900-0217

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blacklines, additions and changes were present at the time the instrument was filed and recorded.

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survey1@survey1inc.com  
**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-1382  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382  
PROJECT NO. 11-68557-18