E & S Construction, Inc.
Design • Build • Contracting & Development
P.O. Box 5427 • Pasadena, Texas 77508
Office: 281-476-4722 • Fax: 281-479-6219
www.esconstruction.net

+35 Years in Business

April 25th, 2023

City of Deer Park / Planning & Zoning Commission
Council Chambers @ City Hall
710 E. San Augustine
Deer Park TX, 7h7536

RE: Request for the Rezoning of property located at 1700 S Battleground Road, Deer Park TX 77536

Ladies & Gentlemen,

The Deer Park Church of Christ is asking that the 5.76 acres of property they own, legally known as Lot 1 of Deer Park Church of Christ under plat 20150193567 recorded in Harris County, be rezoned from General Commercial to M1 Industrial.

Currently the property is vacant, however, the rezoning request is in anticipation of a sale to CICB, a crane and rigging certification company. CICB plans on building a new teaching and certification facility on the property starting late 2023.

Please contact me if you have any questions concerning this request. I appreciate your assistance and look forward to scheduling a hearing.

Sincerely,

Ryan Taylor
E&S Construction

CITY OF DEER PARK
ReZoning

LN- 001513 -2023

PERMIT #: LN- 001513 -2023
ISSUED DATE: April 25, 2023
PROJECT:
EXPIRATION DATE: April 24, 2024

PROJECT ADDRESS: **1700 S BATTLEGROUND RD**

OWNER NAME:	Jimmy Burke	CONTRACTOR:	
ADDRESS:	617 Avon St	ADDRESS:	
CITY:	Deer Park	CITY:	
STATE:	TX	STATE:	
ZIP:	77536	ZIP:	
		PHONE:	

PROJECT DETAILS

PROPOSED USE:
DESCRIPTION: Re-Zoning Request Form General Commercial M1 Industrial.

SQ FT: 0
VALUATION: $0.00

PAID
APR 2 5 2023
BY:

PERMIT FEES

TOTAL FEES: $1,000.00 PAID: $1,000.00 BALANCE: $0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY C DEER PARK AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENT
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LA' REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT — DATE 4/25/2023

APPROVED BY — DATE 4/25/2023

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A $45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

Application for Amendment
to the
City of Deer Park, Texas Zoning Ordinance

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 4/25/2023

(I and/or We) DEER PARK CHURCH OF CHRIST hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

BEING A PARTIAL REPLAT OF OUTLOTS 596 + 597 OF THE TOWNSHIP
TOWNSHIP OF LA PORTE AS RECORDED IN VOLUME 6, PAGE 33
OF THE MAP RECORDS OF HARRIS COUNTY. SAID PARCEL
BEING LOCATED IN THE N. COOPER SURVEY, A-198 CITY OF
DEER PARK, HARRIS COUNTY TX. (6.6)

Currently zoned as GENERAL COMMERCIAL Request to be zoned to M 1

Deed Restrictions on the above described property are as follows:

(I and/or We) CRANE INSPECTION & CERTIFICATION BUREAU DBA: CICB have paid the application fee of $1,000.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

Date

Property Owner's Signature

Owner's Designated Representative (if any) (RYAN TAYLOR)

Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application

CRANE INSPECTION & CERTIFICATION BUREAU

8621

City of Deer Park City Secretary

4/17/2023

1,000.00

Chase Checking - 710

1,000.00

April 4, 2023

Joel G Hill Commercial
Attn.: Joel Hill
550 Post Oak Blvd., Suite 570
Houston, TX 77027

RE: 5.7567 Acres on S. Battleground Road and East X Street in Deer Park, Texas

This letter of intent is to set forth the basic terms and conditions for negotiation of a mutually acceptable purchase and sale agreement (the "Agreement") for sale and purchase of the above described property.

The basic terms and conditions for the Agreement are as follows:

1. BUYER: Crane Inspection & Certification Bureau, LLC dba CICB

2. SELLER: Deer Park Church of Christ

3. PROPERTY: 5.7567 acres described above and legally known as Lot 1 of Deer Park Church of Christ under plat 20150193567 recorded in Harris County

4. PURCHASE PRICE: ~~$6.50~~ $6.25 per square foot of Gross area of the Property, as determined by survey, which is the amount of One Million Five Hundred Sixty-seven Thousand Two Hundred Sixty-two Dollars ($1,567,262.00).

5. TERMS: Cash at closing

6. EARNEST MONEY: Buyer shall deposit 1% of the Purchase Price as Earnest Money with the title company within two days of execution of Agreement, which shall be applied to the Purchase Price.

7. INSPECTION PERIOD: Ninety (90) days from execution of Agreement. Buyer shall have the unrestricted right to terminate Agreement prior to the expiration of Inspection Period and receive a full refund of Earnest Money.

8. CLOSING: Thirty (30) days after the end of Inspection Period.

9. COSTS: If Buyer elects to obtain an updated survey of the Property, Buyer will pay for such survey. Buyer will also for any required zoning changes and any endorsements to the title policy. Seller shall pay for the base premium for the title policy, any rollback taxes, commissions to its broker,

10. CONDITION: Buyer shall be granted One (1) 30 day extension of the Feasibility Period by depositing additional Earnest Money with the Title Company for only resolving any issues in zoning with the city of Deer Park.

11. TITLE COMPANY: Alamo Title Company, c/0 Mike Rozell 1800 Bering Dr, Ste 150 Houston, TX 77057

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1366170010001

Tax Year: 2023

Print

Owner and Property Information			
Owner Name & Mailing Address:	**DEER PARK CHURCH CHRIST** **617 AVON ST** **DEER PARK TX 77536-4373**	Legal Description: Property Address:	**LT 1 BLK 1** **DEER PARK CHURCH OF CHRIST** **0 E X ST** **DEER PARK TX 77536**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
XV -- Other Exempt (Religious)	8002 -- Land Neighborhood Section 2		0	250,762 SF	0	0	9704.01	350 -- ISD 20 - West of Bay Area Blvd	6055D	539J

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
Total	020	LA PORTE ISD	Pending	Pending	1.256500	
	040	HARRIS COUNTY	Pending	Pending	0.343730	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.030550	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.007990	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.148310	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004900	
	047	SAN JACINTO COM COL D	Pending	Pending	0.155605	
	054	CITY OF DEER PARK	Pending	Pending	0.720000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	0		Land		
Improvement	0		Improvement		
Total	0	0	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4300	SF	250,762	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)

Notwithstanding any past, present or future written or oral indications of assent or indications of results of negotiation or agreement to some or all matters then under negotiation, it is agreed that no party to the proposed transaction will be under any legal obligation unless and until a definitive Agreement embodying the terms and conditions outlined herein and other customary terms and conditions (including title and survey review periods and representations and warranties) mutually agreeable to the parties has been executed and delivered by all parties intending to be bound by Agreement.

Please sign and date in the space provided below to confirm your agreement to terms outlined above and return a signed copy to the undersigned. Upon receipt of this executed letter, Buyer will prepare a draft of Agreement and forward it to Seller for review. If we do not receive a signed copy of this letter of intent on or before May 4th, 2023, we will assume that you have no interest in pursuing this transaction.

Very truly yours,

CRANE INSPECTION & CERTIFICATION BUREAU, LLC,
a Texas limited liability company

By: _____ 4/24/2023

Name: W. Craig Epperson

Title: Principal Owner & Chairman

SELLER:

DEER PARK CHURCH OF CHRIST

By: _____

Name: J. Scott Burke

Title: Trustee/Elder

Date: April 24, 2023

Footnote:
It is our intent to pursue the closure of this agreement. However, we are currently in discussion with another party for the lease of up to .5 ac. for the purpose of long term battery storage. It is our desire to use a portion of the 5.7567 acres referenced in this document for that purpose. If we are successful in that endeavor, the purchase price would be adjusted at the rate of $6.25/sf to reflect the final gross square footage of land transacted upon. JSB

HOLD FOR
AMERICAN TITLE - D.P.

American Title Company-DP
GF# 1229-09-1617

1229.09.1617

20090532985
11/23/2009 RP2 $36.00

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That **CLARK FIRE EQUIPMENT, INC., a Texas Corporation**, (hereinafter referred to as "Grantor"), for and in consideration of the sum of **TEN AND NO/100 ($10.00) DOLLARS** and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by **DEER PARK CHURCH OF CHRIST** (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged and confessed, has **GRANTED, BARGAINED, SOLD and CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, all of the following described real property, together with all improvements thereon situated (collectively, the "Property"), said property being described as follows, to-wit:

Being 11.9732 acres of land being out of Outlot 596 and Outlot 597 of the Outlots of The Townside of La Porte as recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas. Said 11.9732 acres being situated in the N. Clopper Survey, Abstract No. 1981 Harris County, Texas and being more particularly described by metes and bounds found in Exhibit "A" attached hereto and incorporated herein for all intents and purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind itself, its heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise subject however, to the matters herein excepted.

This conveyance is made and accepted subject to all exceptions, covenants, conditions, reservations, easements, mineral conveyances and leases affecting the Property, and to all other matters shown of record in the County Clerk's office where the Property, or any part thereof, is located, and to rights of parties in possession, if any.

THE PROPERTY IS HEREBY CONVEYED "AS IS", "WHERE IS" AND WITH ALL FAULTS, AND GRANTOR MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER WHETHER EXPRESSED, IMPLIED OR STATUTORY WITH RESPECT TO THE PROPERTY, THE AVAILABILITY OF UTILITIES, ACCESS OF THE PROPERTY TO PUBLIC ROADS, APPLIANCES OR THE CONDITION, ADEQUACY OR SUITABILITY OF THE PROPERTY FOR ANY PURPOSES. GRANTEE AGREES THAT GRANTEE IS NOT RELYING ON ANY WARRANTY OR REPRESENTATION OF GRANTOR OR ANY AGENT, EMPLOYEE, REPRESENTATIVE, DIRECTOR OR OFFICER OF GRANTOR, AND THAT GRANTEE IS BUYING THE PROPERTY "AS IS", "WHERE IS", SUBJECT TO ALL FAULTS AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF ANY KIND, EXCEPT FOR THE WARRANTY OF TITLE DESCRIBED HEREIN.

The consideration hereinabove recited includes the express promise of Grantee to pay to Grantor the sum of **ONE MILLION NINETY THOUSAND AND NO/100 ($1,090,000.00) DOLLARS** with interest thereon, as evidenced by a certain promissory note of even date herewith, executed by Grantee, payable to the order of Grantor, in the principal sum of **$1,090,000.00**, bearing interest at the rate as therein provided, principal and interest payable to the order of Grantor on the dates therein stated and in the amounts therein specified, which said Note is secured, in addition to the vendor's lien herein retained, by a Deed of Trust of even date herewith upon and covering the Property, executed by Grantee to **JIM G. FOX**, Trustee for the benefit of Grantor. To secure the payment of the herein described Note, a Vendor's Lien and Superior Title are retained against the Property until said Note and all interest thereon is fully paid and satisfied according to the face, tenor, effect and reading.

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

IN TESTIMONY WHEREOF, this instrument is executed the 18 day of November, 2009.

CLARK FIRE EQUIPMENT, INC.,
A Texas Corporation

JDR

By: **JOHN R. CLARK**
Title: **President and Secretary**

FILED
2009 NOV 23 PM 12:02
COUNTY CLERK
HARRIS COUNTY, TEXAS

AGREED TO AND ACCEPTED BY:

DEER PARK CHURCH OF CHRIST

By: **JIMMY BURKE**
Title: **Elder**

By: **CHANEY ANDERSON**
Title: **Elder** c.o.j

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 18 day of November, 2009 by **JOHN R. CLARK**, President and Secretary of **CLARK FIRE EQUIPMENT, a Texas Corporation** on behalf of **CLARK FIRE EQUIPMENT, a Texas Corporation.**

STACI GAY
Notary Public, State of Texas
My Commission Expires
October 21, 2013

Notary Public in and for the
State of **TEXAS**

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 18 day of November, 2009 by **JIMMY BURKE and CHANEY ANDERSON,** as Elders of the **DEER PARK CHURCH OF CHRIST,** on behalf of **DEER PARK CHURCH OF CHRIST.**

STACI GAY
Notary Public, State of Texas
My Commission Expires
October 21, 2013

Notary Public in and for the
State of **TEXAS**

Address of Grantee:

617 Avon Street
Deer Park, TX 77536

After recording, return to:

DEER PARK Church of Christ
617 Avon STREET
DEER PARK TX 77536

Exhibit "A"

Being 11.9732 acres of land being out of Outlot 596 and Outlot 597 of the Outlots of The Townside of La Porte as recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas. Said 11 9732 acres being situated in the N Clopper Survey, Abstract No 1981 Harris County, Texas and being more particularly described by metes and bounds as follows: (Bearings based on Right-Of Way alignment of East Boulevard as recorded in Harris County Clerks File Number 0364933;

COMMENCING at an "X" found in concrete for in the northerly right-of-way line of East "X" Street (based upon an 80' wide R.O.W. as recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas, same being in the westerly right-of-way line of South Battleground Road (variable with R O.W. as recorded in Harris County Clerk's File Number M942496 and M942497). Said point being the southeasterly corner of a called 1.3228 acre tract of land conveyed by deed recorded October 22, 2004 from Ajay K Jam to USK, Corporation, recorded in Harris County Clerk's File Number Y011111 of the Official Public Record of Harris County. Texas,

THENCE North 89°43'25" West. along the southerly line of said called 1.3228 acre tract and along the northerly right-of-way line of said East Boulevard for a distance of 200.00 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) and the **PLACE OF BEGINNING** of the herein described tract Said point being the southwesterly corner of said called 1 3228 acre tract;

THENCE continuing North 89°43'25" West, along the southerly line of said Clark Fire and Equipment, Inc tract same being the northerly line of said East 'X" Street, passing at a distance of 199.17 feet the common southerly corner of said Outlot 597 and said Outlot 596 Said point also being the southeasterly corner of a tract of land conveyed by deed dated March 25, 1996 from John Clark, Sr. to Clark Fire and Equipment, Inc. recorded in Harris County Clerk's File Number R841447 of the Official Public Record of Harris County, Texas, from said point a 1/2 inch iron rod was found bearing South 1.94 feet and East 0.50 feet, and continuing for a total distance of 683.17 feet to a 5/8 inch iron rod with cap found for the southwesterly corner of said Outlot 596 same being the southeasterly corner of Outlot 595. Said point also being the southwesterly corner of said Clark Fire and Equipment, Inc. tract and the southeasterly corner of a tract of land conveyed by deed dated May 5, 1978 from Texas A&M University Development Foundation tow. R. Coffey recorded in Harris County Clerk's File Number F586178 of the Official Public Record of Harris County. Texas;

THENCE North 00°00'44" West. along the common line of said Outlot 595 and said Outlot 596, same being the common line of said Clark Fire and Equipment, Inc. tract and said W. R. Coffey tract. for a distance of 589.29 feet to a 5/8 inch iron rod with cap (P P L S. 5007) found for the southeasterly corner of a called 6.3100 acre tract of land conveyed by deed recorded November 6, 1998 from W. R. Coffey to the City of Deer same being the southwesterly corner of a called 2 7848 acre tract of land (called Tract 1) conveyed by deed dated September 15, 1999 from Clark Fire and Equipment. Inc to the City of Deer Park recorded in Harris County Clerk's File Number J735391 of the Official Public Record of Harris County, Texas;

THENCE along the southerly line of said called 2.7848 acre City of Deer Park tract the following courses and distances

North 69°06'16" East, 195.06 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) found for angle point.

South 62°12'24" East, 85.11 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) found for angle point:

North 57°00'14" East, 148 19 feet to a 5/8 inch iron rod with cap (R.P.LS. 5007) found for angle point,

THENCE South 72°55'40" East, continuing along the southerly line of said called 2.7848 acre City of Deer Park tract. for a distance of 106 89 feet to a 5/8 inch iron rod with cap (R.P L S 5007) found for angle point, said point being in the common line of said Outlot 596 and said Outlot 597, said point also being the southwesterly corner of a called 0.9318 acre tract of land (called Tract 2) conveyed by deed dated September 15, 1999 from Clark Fire and Equipment. Inc to the City of Deer Park recorded in Harris County Clerk's File Number J735391 of the Official Public Record of Harris County. Texas:

THENCE along the southerly line of said called 0.9318 acre City of Deer Park tract the following courses and distances

East, 179.35 feet to a 5/8 inch iron rod with cap (R.P L.S. 5007) found for angle point;

North 44°59'58" East, 35.36 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) found for angle point;

North 00°00'03" West, 71.66 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) set for angle point;

North 45°39'41" West, 78.20 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) found for angle point;

THENCE North 00°00'03" West, continuing along the southerly line of said called 0.9318 acre City of Deer Park tract 77.12 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) found for corner, said point being in the common line of said Outlot 597 and Outlot 604;

THENCE South 89°43'22" East along the common line of said Outlot 597 and said Outlot 604, for a distance of 175.89 feet to a 5/8 inch iron rod with cap (R.P.L.S. 5007) found for corner, said point being in the westerly right-of-way line of said South Battleground Road, same being the northeasterly corner of a called East 267 feet of Outlot 597 tract conveyed by deed dated February 6, 1984 from Gregory Glen Clark, Sr. to Clark Fire and Equipment, Inc. recorded in Harris County Clerk's File Number K149439 of the Official Public Record of Harris County, Texas and the southeasterly corner of a tract of land conveyed by deed recorded August 21, 2002 from Susan E. Hunt to the City of Deer Park recorded in Harris County Clerk's File Number W023942 of the Official Public Record of Harris County, Texas;

THENCE South along the westerly right-of-way line of said South Battleground Road for a distance of 350 93 feet to a 5/8 inch iron rod (bent) found for point of curvature to the left;

THENCE continuing along the westerly right-of-way line of said South Battleground Road and along said curve to the left having a central angle of 07°09'43", a radius of 2050.00 feet, an arc length of 256.25 feet, and a chord bearing and distance of South 03°34'51" East - 256.08 feet to an "X" found for corner, said point being the northeasterly corner of said called 1.3228 acre USK, Corporation tract;

THENCE North 89°43'25" West along the northerly line of said called 1.3228 acre USK, Corporation tract for a distance of 200.00 feet to a 5/8 inch iron rod with cap (R.P.L.S 5007) found for Corner, said point being the northwesterly corner of said called 1.3228 acre USK, Corporation tract;

THENCE South 11°21'15" East along the westerly line of said called 1.3228 acre USK, Corporation tract for a distance of 299.73 feet to the PLACE OF BEGINNING of herein described tract of land and containing within these calls 11.9732 acres or 621.554 square feet of land.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

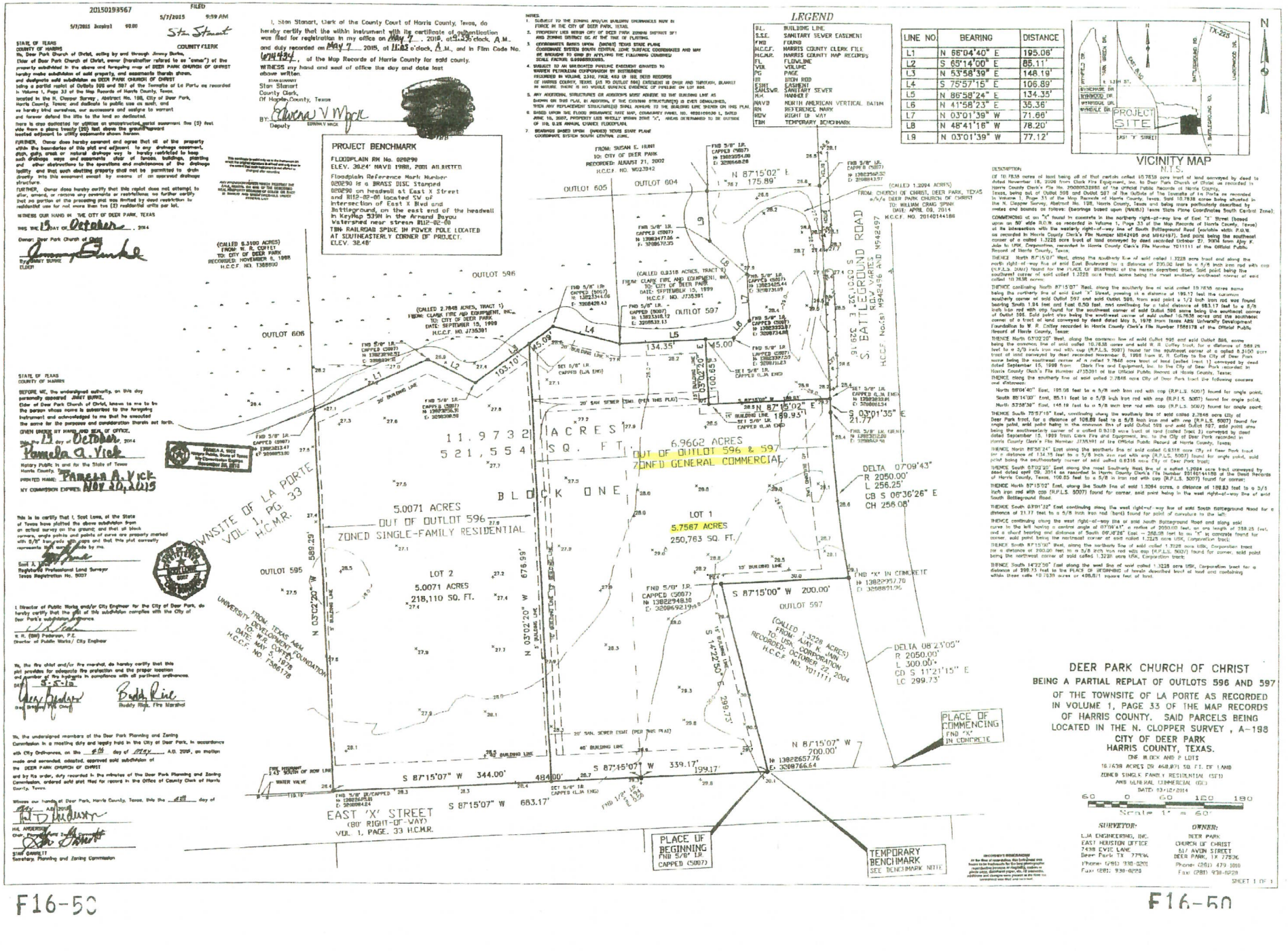
RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for photographic reproduction because ..., carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

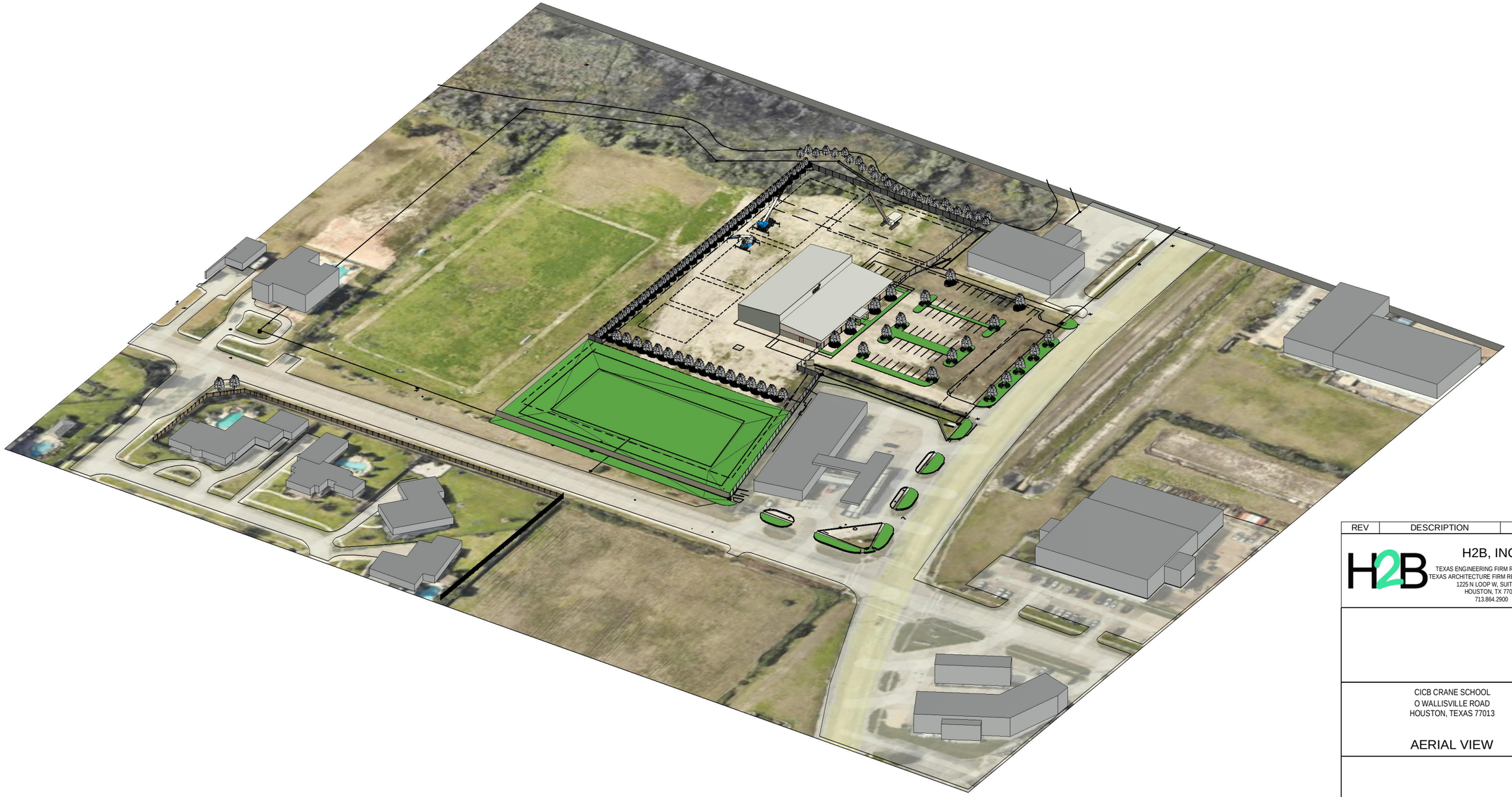
NOV 23 2009

COUNTY CLERK
HARRIS COUNTY, TEXAS


20150193567
FILED
5/7/2015 9:59 AM
5/7/2015 Acct#3 90.00
Stan Stanart
COUNTY CLERK
STATE OF TEXAS
COUNTY OF HARRIS
I, Stan Stanart, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on May 7, 2015, at 11:03 o'clock, A.M., and duly recorded on May 7, 2015, at 11:03 o'clock, A.M., and in Film Code No. 694434, of the Map Records of Harris County for said county.
WITNESS my hand and seal of office the day and date last above written
STAN STANART
Stan Stanart
County Clerk,
Of Harris County, Texas
BY: Deputy
EDWIN V MACK
PROJECT BENCHMARK
FLOODPLAIN RM No. 020290
ELEV. 36.24' NAVD 1988, 2001 ADJUSTED
Floodplain Reference Mark Number
020290 is a BRASS DISC Stamped
020290 on headwall at East X Street
and 8112-02-00 located SW of
intersection of East X Blvd and
Battleground on the east end of the headwall
in Keyhap 539N in the Armand Bayou
Watershed near stream 8112-02-00
TBM: RAILROAD SPIKE IN POWER POLE LOCATED
AT SOUTHEASTERLY CORNER OF PROJECT.
ELEV. 32.48'
LEGEND
B.L. BUILDING LINE
S.S.E. SANITARY SEWER EASEMENT
FND FOUND
H.C.C.F. HARRIS COUNTY CLERK FILE
H.C.M.R. HARRIS COUNTY MAP RECORDS
FL FLOWLINE
VOL VOLUME
PG PAGE
IR IRON ROD
ESMT. EASEMENT
SAN.SEW. SANITARY SEWER
M.H. MANHOLE
NAVD NORTH AMERICAN VERTICAL DATUM
RM REFERENCE MARK
ROW RIGHT OF WAY
TBM TEMPORARY BENCHMARK
LINE NO. BEARING DISTANCE
L1 N 66°04'40" E 195.06'
L2 S 65°14'00" E 85.11'
L3 N 53°58'39" E 148.19'
L4 S 75°57'15" E 106.89'
L5 N 86°58'24" E 134.35'
L6 N 41°58'23" E 35.36'
L7 N 03°01'39" W 71.66'
L8 N 48°41'16" W 78.20'
L9 N 03°01'39" W 77.12'
VICINITY MAP
N.T.S.
PROJECT SITE
DESCRIPTION
STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared JIMMY BURKE, Elder of Deer Park Church of Christ, 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 purposes and consideration therein set forth.
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 13 day of October, 2014
Pamela A. Vick
Notary Public in and for the State of Texas
Harris County,
PRINTED NAME: Pamela A. Vick
MY COMMISSION EXPIRES: Nov 20, 2015
PAMELA A. VICK
Notary Public, State of Texas
My Commission Expires
November 20, 2015
This is to certify that I, Scot Lowe, 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 5/8" iron rods with caps and that this plat correctly represents that survey made by me.
Scot A. Lowe
Registered Professional Land Surveyor
Texas Registration No. 5037
I, Director of Public Works and/or 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.
R. R. (Bill) Pederson, P.E.
Director of Public Works/ City Engineer
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.
Date: 5-5-15
Fire Chief
Buddy Rice
Buddy Rice, Fire Marshal
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 6th day of May A.D. 2015, on motion made and seconded, adopted, approved said subdivision of the DEER PARK CHURCH OF CHRIST 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 6th day of May A.D. 2015
H.K. ANDERSON
Chair, Planning and Zoning Commission
STAN GARRETT
Secretary, Planning and Zoning Commission
OWNER'S ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared JIMMY BURKE, Elder of Deer Park Church of Christ, 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 purposes and consideration therein set forth.
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 13 day of October, 2014
Pamela A. Vick
Notary Public in and for the State of Texas
Harris County,
PRINTED NAME: Pamela A. Vick
MY COMMISSION EXPIRES: Nov 20, 2015
PAMELA A. VICK
Notary Public, State of Texas
My Commission Expires
November 20, 2015
Owner: Deer Park Church of Christ
By: JIMMY BURKE
ELDER
(CALLED 5.3100 ACRES)
FROM: W. R. COFFEY
TO: CITY OF DEER PARK
RECORDED: NOVEMBER 6, 1998
H.C.C.F. NO. 1388000
(CALLED 2.7848 ACRES, TRACT 1)
FROM: CLARK FIRE AND EQUIPMENT, INC.
TO: CITY OF DEER PARK
DATE: SEPTEMBER 15, 1999
H.C.C.F. NO. J735391
(CALLED 0.9318 ACRES, TRACT 2)
FROM: CLARK FIRE AND EQUIPMENT, INC.
TO: CITY OF DEER PARK
DATE: SEPTEMBER 15, 1999
H.C.C.F. NO. J735391
FROM: SUSAN E. HUNT
TO: CITY OF DEER PARK
RECORDED: AUGUST 21, 2002
H.C.C.F. NO. W023942
(CALLED 1.2094 ACRES)
FROM: CHURCH OF CHRIST, DEER PARK, TEXAS a/k/a DEER PARK CHURCH OF CHRIST
TO: WILLIAM CRAIG SPINK
DATE: APRIL 09, 2014
H.C.C.F. NO. 20140144188
OUTLOT 605
OUTLOT 604
OUTLOT 596
OUTLOT 606
OUTLOT 595
OUTLOT 597
S. EATTLEGROUND ROAD
(VARIES WIDTH) R.O.W.
H.C.C.F. No. N542497
11.9732 ACRES
521,554 SQ. FT.
OUT OF OUTLOT 596 & 597
ZONED GENERAL COMMERCIAL
6.9662 ACRES
BLOCK ONE
5.0071 ACRES
OUT OF OUTLOT 596
ZONED SINGLE-FAMILY RESIDENTIAL
LOT 1
5.7567 ACRES
250,763 SQ. FT.
LOT 2
5.0071 ACRES
218,110 SQ. FT.
TOWNSITE OF LA PORTE
VOL. 1, PG. 33
H.C.M.R.
UNIVERSITY TRAN. TEXAS A&M DEVELOPMENT FOUNDATION
DATE: MAR. 5, 1976
H.C.C.F. NO. F586178
DELTA 07°09'43"
R 2050.00'
L 256.25'
CB S 06°36'26" E
CH 256.08'
DELTA 08°23'05"
R 2050.00'
L 300.00'
CB S 11°21'15" E
LC 299.73'
S 87°15'00" W 200.00'
(CALLED 1.3228 ACRES)
FROM: AJAY K. JAIN
TO: USA CORPORATION
RECORDED: OCTOBER 22, 2004
H.C.C.F. NO. Y011171
N 87°15'07" W 200.00'
PLACE OF COMMENCING
FND "X" IN CONCRETE
N 87°15'02" E 175.89'
N 87°15'02" E 189.93'
S 03°01'35" E 21.77'
S 87°15'07" W 344.00'
S 87°15'07" W 339.17'
S 87°15'07" W 683.17'
199.17'
484.00'
EAST 'X' STREET
(80' RIGHT-OF-WAY)
VOL. 1, PAGE 33 H.C.M.R.
PLACE OF BEGINNING
FND 5/8" I.R. CAPPED (5007)
TEMPORARY BENCHMARK
SEE BENCHMARK NOTE
DEER PARK CHURCH OF CHRIST
BEING A PARTIAL REPLAT OF OUTLOTS 596 AND 597
OF THE TOWNSITE OF LA PORTE AS RECORDED
IN VOLUME 1, PAGE 33 OF THE MAP RECORDS
OF HARRIS COUNTY. SAID PARCELS BEING
LOCATED IN THE N. CLOPPER SURVEY , A-198
CITY OF DEER PARK
HARRIS COUNTY, TEXAS.
ONE BLOCK AND 2 LOTS
10.7638 ACRES OR 468,871 SQ. FT. OF LAND
ZONED SINGLE FAMILY RESIDENTIAL (SF1)
AND GENERAL COMMERCIAL (GC)
DATED: 03-12-2014
Scale 1" = 60'
SURVEYOR:
LJA ENGINEERING, INC.
EAST HOUSTON OFFICE
7428 EVIC LANE
Deer Park TX 77536
Phone: (281) 930-0201
Fax: (281) 930-0228
OWNER:
DEER PARK
CHURCH OF CHRIST
617 AVIN STREET
DEER PARK, TX 77536
Phone: (281) 479-1010
Fax: (281) 930-0228
SHEET 1 OF 1

F16-50

F16-50



REV	DESCRIPTION	DATE

H2B, INC.
TEXAS ENGINEERING FIRM REG. NO. 8856
TEXAS ARCHITECTURE FIRM REG. NO. BR 3384
1225 N LOOP W, SUITE 800
HOUSTON, TX 77008
713.864.2900

CICB CRANE SCHOOL
O WALLISVILLE ROAD
HOUSTON, TEXAS 77013

AERIAL VIEW

H2B PROJECT No.:	23-047
DESIGNED BY :	TBH
DRAWN BY :	KMS
SCALE:	AS SHOWN

A-100

PLOTTED ON: 5/26/2023 7:17:11
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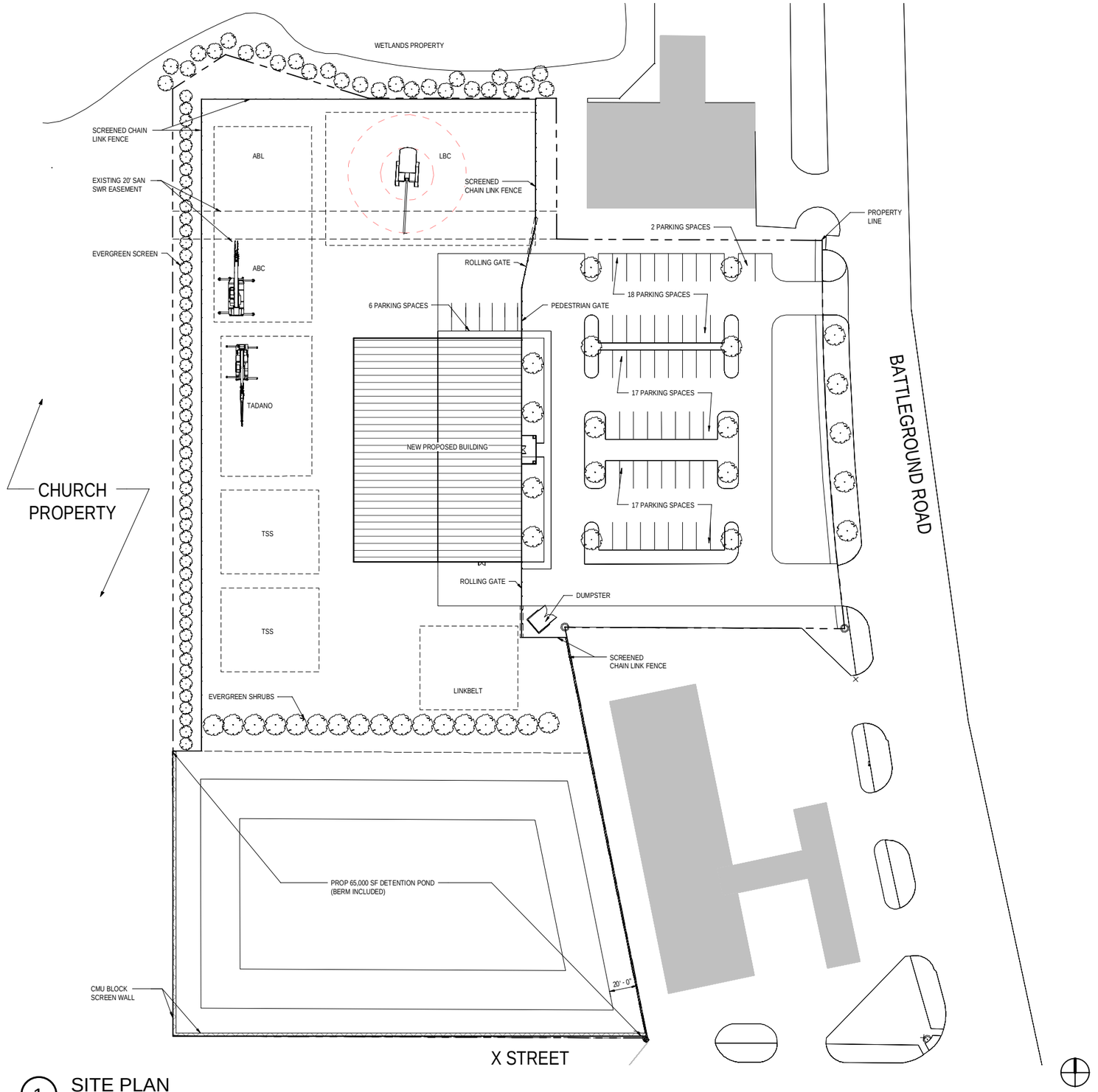

1 SITE PLAN
1" = 40'-0"

REV	DESCRIPTION	DATE

H2B, INC.
TEXAS FIRM REGISTRATION NO. 8856
1225 N LOOP W, SUITE 800
HOUSTON, TX 77008
713.864.2900

CICB CRANE SCHOOL

O WALLISVILLE ROAD
HOUSTON, TEXAS 77013

SITE PLAN

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

TRAVIS B. HICKS, AIA
TX LICENSE No. 25583

H2B PROJECT No.:	23-047
DESIGNED BY :	TBH
DRAWN BY :	TBH
SCALE:	AS SHOWN

A-101

PLOTTED ON: 5/30/2023 3:03:27
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VIEW OF PROPOSED BUILDING ELEVATION

1

REV	DESCRIPTION	DATE

H2B, INC.
TEXAS ENGINEERING FIRM REG. NO. 8856
TEXAS ARCHITECTURE FIRM REG. NO. BR 3384
1225 N LOOP W, SUITE 800
HOUSTON, TX 77008
713.864.2900

CICB CRANE SCHOOL
O WALLISVILLE ROAD
HOUSTON, TEXAS 77013

BUILDING ELEVATION

H2B PROJECT No.:	23-047
DESIGNED BY :	TBH
DRAWN BY :	KMS
SCALE:	AS SHOWN

A-102

PLOTTED ON: 5/26/2023 7:17:20
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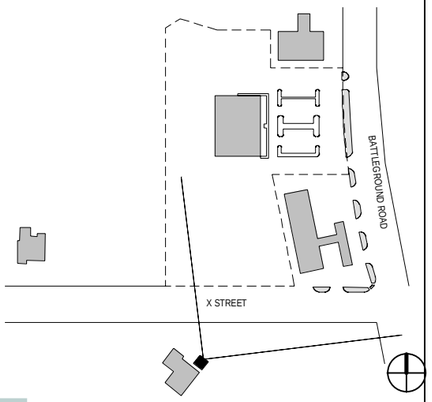
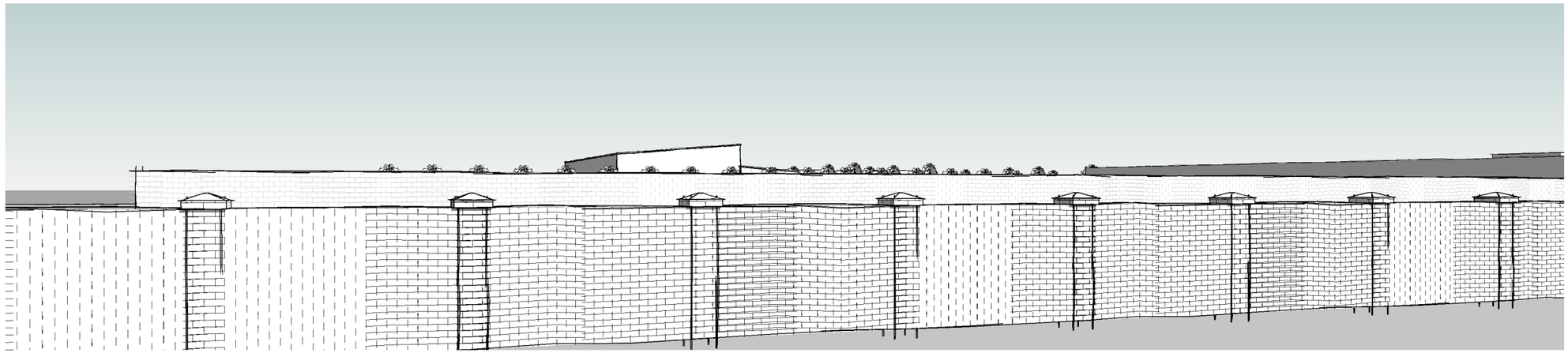
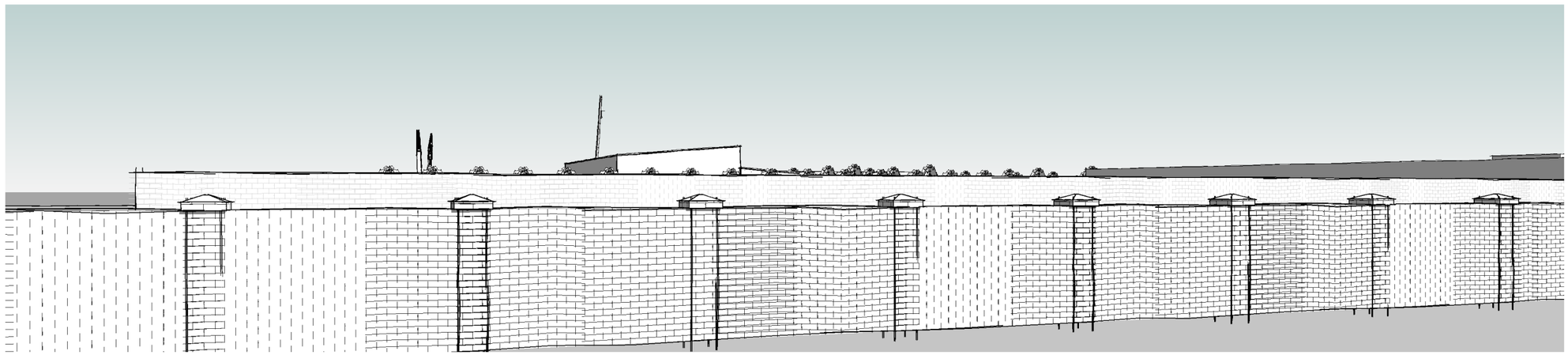




2 VIEW FROM RESIDENT'S BACKYARD
(WITH BOOM DOWN)



1 VIEW FROM RESIDENT'S BACKYARD

REV	DESCRIPTION	DATE

H2B, INC.
TEXAS ENGINEERING FIRM REG. NO. 8856
TEXAS ARCHITECTURE FIRM REG. NO. BR 3384
1225 N LOOP W, SUITE 800
HOUSTON, TX 77008
713.864.2900

CICB CRANE SCHOOL
O WALLISVILLE ROAD
HOUSTON, TEXAS 77013

SITE VIEW

H2B PROJECT No.:	23-047
DESIGNED BY :	TBH
DRAWN BY :	KMS
SCALE:	AS SHOWN

A-103

PLOTTED ON: 5/26/2023 7:17:28
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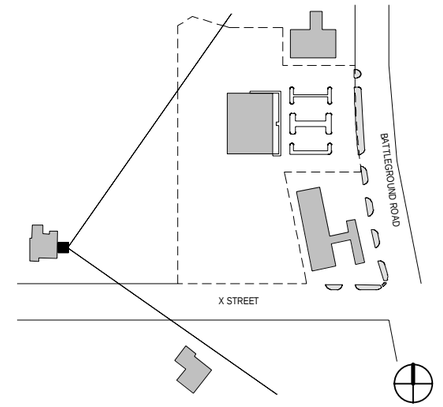
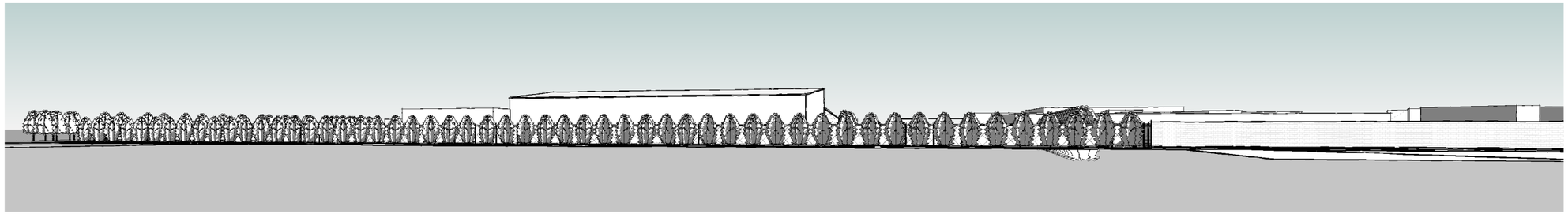
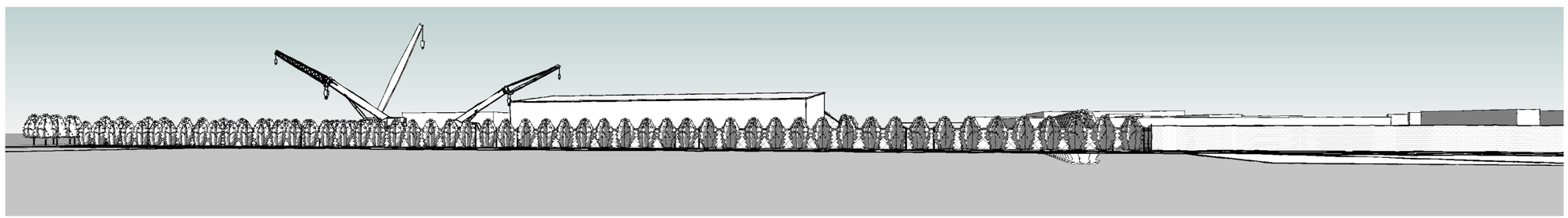




2 VIEW FROM RESIDENT ADJACENT TO SITE (WITH BOOM DOWN)



1 VIEW FROM RESIDENT ADJACENT TO SITE

REV	DESCRIPTION	DATE

H2B, INC.
TEXAS ENGINEERING FIRM REG. NO. 8856
TEXAS ARCHITECTURE FIRM REG. NO. BR 3384
1225 N LOOP W, SUITE 800
HOUSTON, TX 77008
713.864.2900

CICB CRANE SCHOOL
O WALLISVILLE ROAD
HOUSTON, TEXAS 77013

SITE VIEW

H2B PROJECT No.:	23-047
DESIGNED BY :	Designer
DRAWN BY :	Author
SCALE:	AS SHOWN

A-104

PLOTTED ON: 5/26/2023 7:17:35
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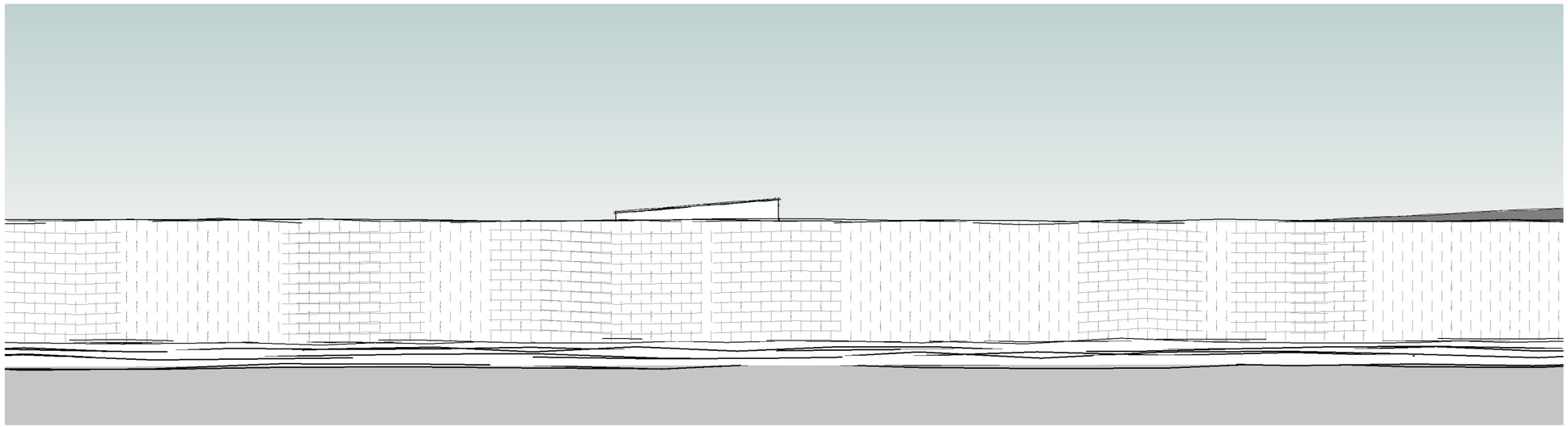
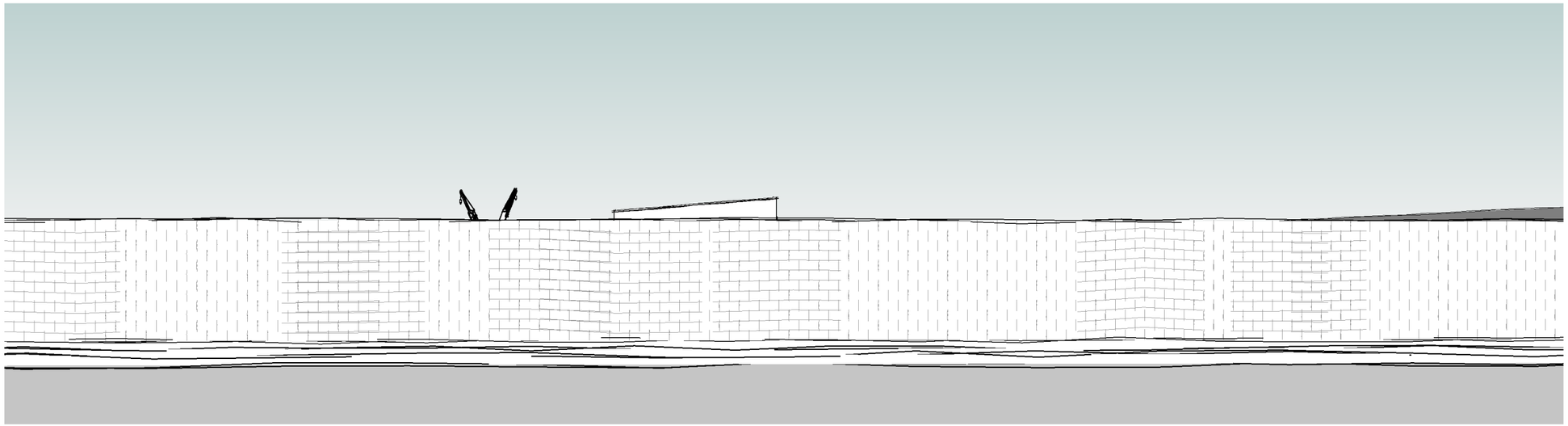


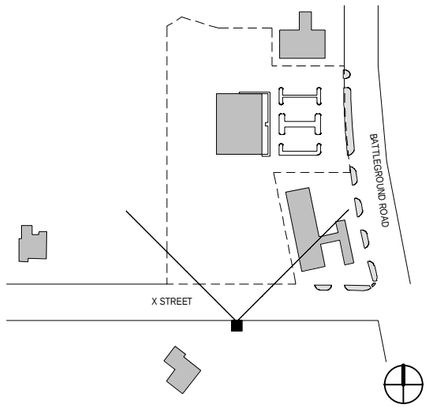
VIEW FROM SIDE WALK OFF OF X STREET (WITH BOOM DOWN)

2



VIEW FROM SIDE WALK OFF OF X STREET

1



REV	DESCRIPTION	DATE

H2B, INC.
TEXAS ENGINEERING FIRM REG. NO. 8856
TEXAS ARCHITECTURE FIRM REG. NO. BR 3384
1225 N LOOP W, SUITE 800
HOUSTON, TX 77008
713.864.2900

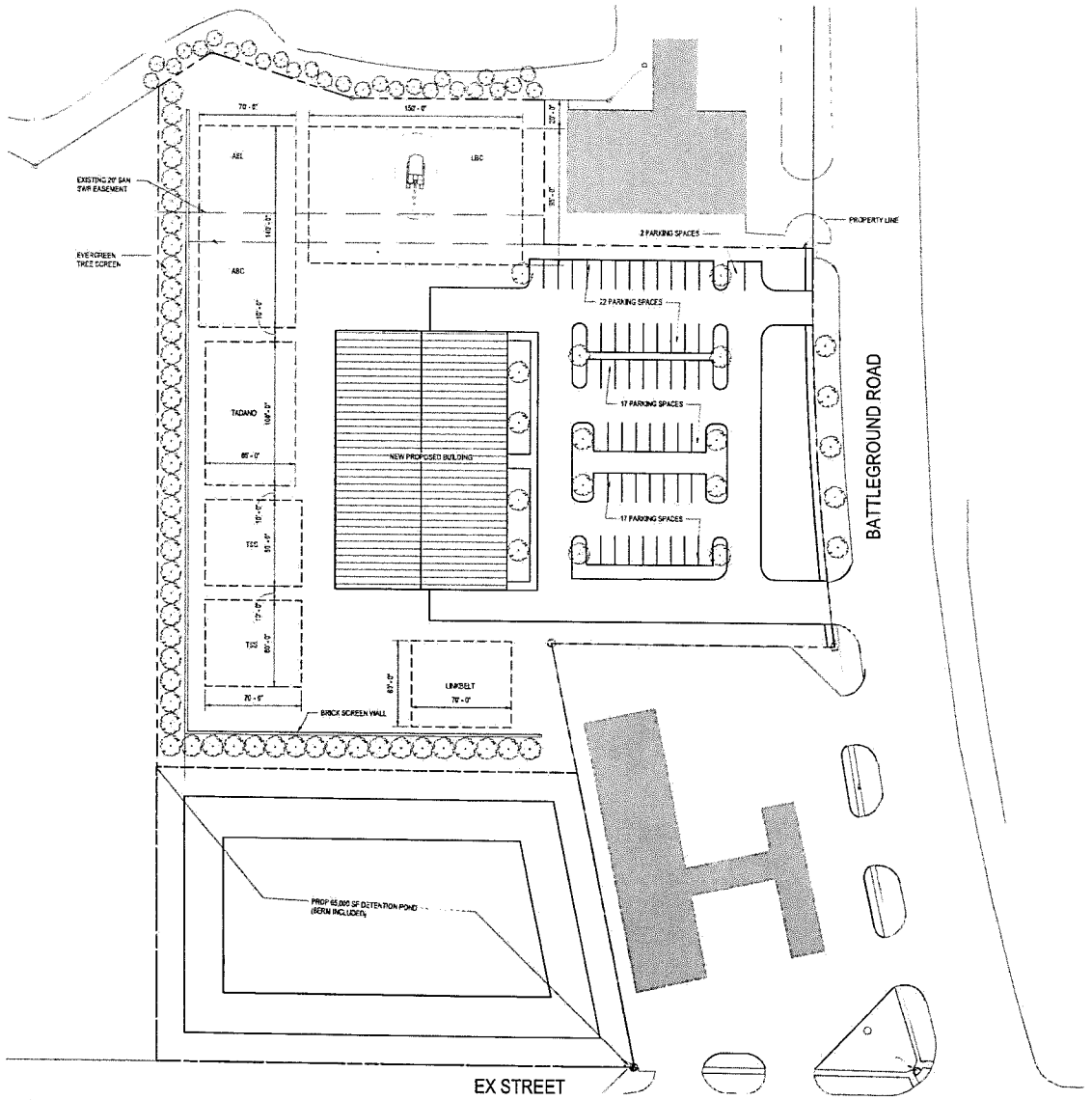
CICB CRANE SCHOOL
O WALLISVILLE ROAD
HOUSTON, TEXAS 77013

SITE VIEW

H2B PROJECT No.:	23-047
DESIGNED BY :	Designer
DRAWN BY :	Author
SCALE:	AS SHOWN

A-105

PLOTTED ON: 5/26/2023 7:17:44
FILE NAME: Autodesk Docs://CICB - Crane School SD/CICB-CRANE SCHOOL SD_R22_Arch.rvt



1 SITE PLAN OPTION - A
1" = 40'-0"

REV	DESCRIPTION	DATE

H2B, INC.
TEXAS FIRM REGISTRATION NO. 8858
1225 N LOOP W, SUITE 830
HOUSTON, TX 77008
713.864.2900

CICB CRANE SCHOOL
0 WALLISVILLE ROAD
HOUSTON, TEXAS 77013

SITE PLAN - OPTION A

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

TRAVIS B. HICKS, AIA
TX LICENSE No. 25583

H2B PROJECT No.:	23-047
DESIGNED BY:	TBH
DRAWN BY:	TBH
SCALE:	AS SHOWN

A-102.1

PLOTTED ON: 5/9/2023 2:17:26 PM
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