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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: _____

(I and/or We) Magnum Enterprises, Inc. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8 Block 1 Palm Terrace, Harris County containing 26,698 square feet of land, HCAD

Parcel number 0934900000037.

This parcel is further described in the attached Metes and Bounds.

Currently zoned as CS - Community Service Request to be zoned to OP - Office & Professional

Deed Restrictions on the above described property are as follows:

Volume 72, Page 47 of the Map Records of Harris County, Texas and by instrument(s) filed for record under Harris County Clerk's File No(s). B185611, B298085, B383827 and P190282

See attachment

(I and/or We) Magnum Enterprises, Inc. 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.

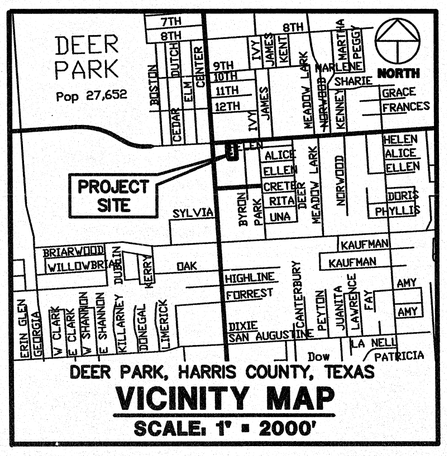
10/30/2018
Date

Property Owner's Signature

SLI Group, Inc. - Chris Adams
Owner's Designated Representative (if any)

Other Representative (if any)

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



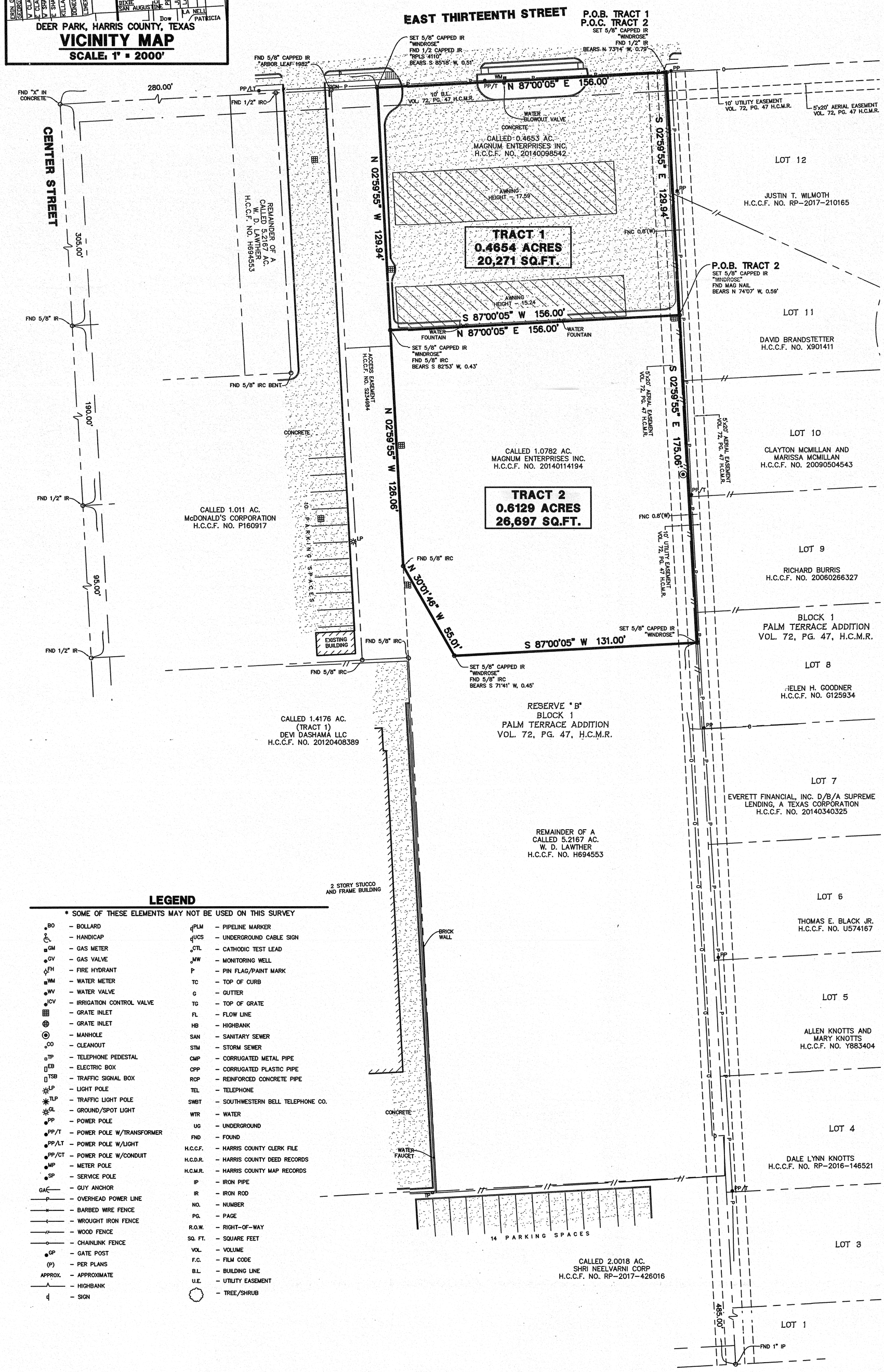
VICINITY MAP

SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

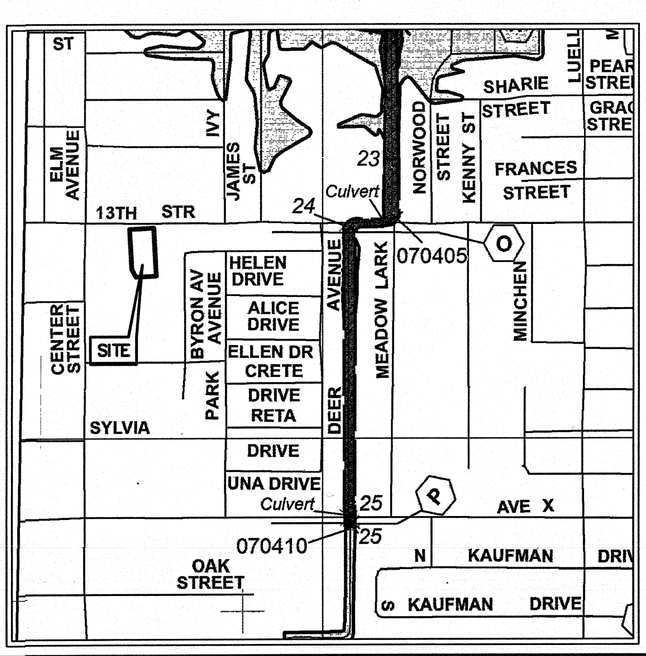


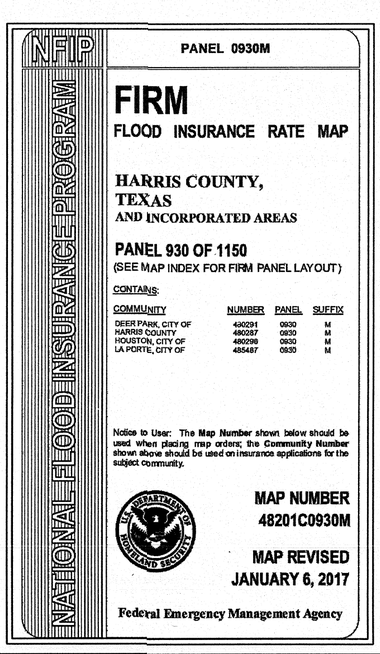
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	PLM	PIPELINE MARKER
	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	MW	MONITORING WELL
FH	FIRE HYDRANT		PIN FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TG	TOP OF GRATE
	GRATE INLET	FL	FLOW LINE
	GRATE INLET	HB	HIGHBANK
	MANHOLE	SAN	SANITARY SEWER
CO	CLEANOUT	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPP	CORRUGATED PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLP	TRAFFIC LIGHT POLE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/LT	POWER POLE W/LIGHT	H.C.C.F.	HARRIS COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	H.C.D.R.	HARRIS COUNTY DEED RECORDS
MP	METER POLE	H.C.M.R.	HARRIS COUNTY MAP RECORDS
SP	SERVICE POLE	IP	IRON PIPE
GA	GUY ANCHOR	IR	IRON ROD
P	OVERHEAD POWER LINE	NO.	NUMBER
x	BARBED WIRE FENCE	PG.	PAGE
t	WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY
//	WOOD FENCE	SQ. FT.	SQUARE FEET
o	CHAINLINK FENCE	VOL.	VOLUME
GP	GATE POST	F.C.	FILM CODE
(P)	PER PLANS	B.L.	BUILDING LINE
APPROX.	APPROXIMATE	U.E.	UTILITY EASEMENT
	HIGHBANK		TREE/SHRUB
	SIGN		

FLOOD INFORMATION





DESCRIPTION OF TRACT 1

A TRACT OR PARCEL CONTAINING 0.4654 ACRE OR 20,271 SQUARE FEET OF LAND BEING ALL OF A CALLED 0.4653 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20140098542 AND OUT OF A CALLED 1.0782 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC., AS RECORDED UNDER H.C.C.F. NO. 20140114194 AND BEING OUT OF RESERVE 'B', BLOCK 1 OF THE PALM TERRACE ADDITION, AS RECORDED UNDER VOL. 72, PG. 47 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) SITUATED IN THE G.M. PATRICK SURVEY, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS, WITH SAID 0.4654 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST THIRTEENTH STREET, FOR THE NORTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID PALM TERRACE ADDITION AND THE NORTHEAST CORNER OF SAID RESERVE 'B', THE NORTHEAST CORNER OF SAID 0.4653 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 73 DEG. 14 MIN. WEST, 0.79 FEET;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF LOTS 11 AND 12, BLOCK 1 OF SAID PALM TERRACE ADDITION, A DISTANCE OF 129.94 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID LOT 11 AND FOR THE SOUTHEAST CORNER OF SAID 0.4653 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE NORTH 74 DEG. 07 MIN. WEST, 0.59 FEET;

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, OVER AND ACROSS SAID RESERVE 'B', A DISTANCE OF 156.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID 0.4653 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A CAPPED 5/8 INCH IRON ROD BEARS FOR REFERENCE SOUTH 82 DEG. 53 MIN. WEST, 0.43 FEET;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, CONTINUING OVER AND ACROSS SAID RESERVE 'B', A DISTANCE OF 129.94 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR ON THE SOUTH R.O.W. LINE OF SAID EAST THIRTEENTH STREET AND FOR THE NORTHWEST CORNER OF SAID 0.4653 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "RPLS 4110" FOUND BEARS FOR REFERENCE SOUTH 85 DEG. 18 MIN. WEST, 0.51 FEET;

THENCE, NORTH 87 DEG. 00 MIN. 05 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID EAST THIRTEENTH STREET, A DISTANCE OF 156.00 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.4654 ACRES OR 20,271 SQUARE FEET OF LAND.

DESCRIPTION OF TRACT 2

A TRACT OR PARCEL CONTAINING 0.6129 ACRE OR 26,697 SQUARE FEET OF LAND BEING OUT OF A CALLED 1.0782 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20140114194 AND BEING OUT OF RESERVE 'B', BLOCK 1 OF THE PALM TERRACE ADDITION, AS RECORDED UNDER VOL. 72, PG. 47 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) SITUATED IN THE G.M. PATRICK SURVEY, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS, WITH SAID 0.6129 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST THIRTEENTH STREET, FOR THE NORTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID PALM TERRACE ADDITION AND THE NORTHEAST CORNER OF SAID RESERVE 'B', THE NORTHEAST CORNER OF A CALLED 0.4653 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC., AS RECORDED UNDER H.C.C.F. NO. 20140098542; FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 73 DEG. 14 MIN. WEST, 0.79 FEET;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF LOTS 11 AND 12, BLOCK 1 OF SAID PALM TERRACE ADDITION, A DISTANCE OF 129.94 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID LOT 11 AND FOR THE SOUTHEAST CORNER OF SAID 0.4653 ACRE TRACT AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE NORTH 74 DEG. 07 MIN. WEST, 0.59 FEET;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF LOTS 8 - 11, BLOCK 1 OF SAID PALM TERRACE ADDITION, A DISTANCE OF 175.06 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID LOT 8 AND FOR THE SOUTHEAST CORNER OF SAID 1.0782 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, 87 DEG. 00 MIN. 05 SEC. WEST, OVER AND ACROSS SAID RESERVE 'B', A DISTANCE OF 131.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A CAPPED 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE SOUTH 71 DEG. 41 MIN. WEST, 0.45 FEET;

THENCE, NORTH 30 DEG. 01 MIN. 46 SEC. WEST, CONTINUING OVER AND ACROSS SAID RESERVE 'B', A DISTANCE OF 55.01 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, CONTINUING OVER AND ACROSS SAID RESERVE 'B', A DISTANCE OF 126.06 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID 0.4653 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A CAPPED 5/8 INCH IRON ROD BEARS FOR REFERENCE SOUTH 82 DEG. 53 MIN. WEST, 0.43 FEET;

THENCE, NORTH 87 DEG. 00 MIN. 05 SEC. EAST, ALONG THE SOUTH LINE OF SAID 0.4653 ACRE TRACT, A DISTANCE OF 156.00 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.6129 ACRE OR 26,697 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 54757, PREPARED BY WINDROSE LAND SERVICES.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 3022918-04106 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF OCTOBER 2, 2018, ISSUED DATE OF OCTOBER 9, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999886414.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0930M REVISED/DATED JANUARY 7, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UMSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF DEER PARK WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0934900000037 & 0934900000039) IS 202 EAST THIRTEENTH STREET #6, DEER PARK, TX 77536.
11. NO ZONING REPORT PROVIDED AT THE TIME OF SURVEY.
12. THERE WERE 0 REGULAR STRIPED PARKING SPACES AND 0 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
13. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
15. THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES

1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

   VOLUME 72, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS, AND BY INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). B185611, B298085, B383827 AND P190282.

10e. UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE EASTERLY PROPERTY LINE(S), TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT ADJOINING THERETO, 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (SHOWN HEREON)

10g. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD, WHETHER DEDICATED OR NOT.

10h. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED ROAD; RIGHTS OF INGRESS AND EGRESS ARE NOT INSURED.

10i. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED OF RECORD AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO(S). N253886.

10j. SUBJECT TO THE ZONING ORDINANCES NOW IN FORE IN THE CITY OF DEER PARK, TEXAS. (OWNER POLICY ONLY)

SURVEYOR'S CERTIFICATION

TO: SHELL FEDERAL CREDIT UNION
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 6a, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2018.

STATE OF TEXAS REGISTERED PAUL A. JURICA, JR. 4264 PROFESSIONAL LAND SURVEYOR

10-31-18
DATE

PAUL A. JURICA JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE, STE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF
1.078 ACRES/46,968 SQ. FT.
SITUATED IN THE
G.M. PATRICK SURVEY
ABSTRACT NO. 624
DEER PARK, HARRIS COUNTY, TEXAS

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FIELDED BY: RD	CHECKED BY: PJ	JOB NO. 54757
DRAWN BY: DG/CG	DATE: 10-27-18	SHEET NO. 1 OF 1

Z:\54757-CENTER AND E. 13TH-DEER PARK\SURVEY\54757-1.078AC-2TRACT-ALTA.DWG - CGUAJARDO - 10/31/18