

CITY OF DEER PARK

ReZoning



LN- 002322 -2018

PERMIT #: LN- 002322 -2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 301 E THIRTEENTH ST STE A

OWNER NAME: Shell Federal Credit Union CONTRACTOR:

ADDRESS: Po Box 578 ADDRESS:

CITY: Deer Park CITY:

STATE : TX STATE :

ZIP: 77536 ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Rezone From Gc To Op - Office And Professional - 301 E 13Th Ste A VALUATION : \$ 0.00

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 OF DEER PARK AT THE TIME THE PERMIT IS ISSUED .
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENTS.
- 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 PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT . GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION .

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED BY

DATE

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



...an integrated design/build firm

November 8, 2018

Planning & Zoning Commission
City of Deer Park
710 E. San Augustine
Deer Park, TX 77536

Re: Letter of Intent for Rezoning
Shell Federal Credit Union
301 E. 13th St.
Deer Park, TX 77536

Commission Members:

Shell Federal Credit Union was founded in Deer Park in 1937 with forty members contributing 25 cents each. Today the credit union has over 94,000 members, \$1 billion in assets and nearly 300 employees.

Over the years, the credit union expanded the home office building at 301 E. 13th street several times only to outgrow it again. To accommodate current needs and future growth, a new building will need to be constructed. The building and associated parking will require more land than the existing five acres.

With the credit union's roots and history based in Deer Park it prefers its headquarters remain on the existing site. They contracted to purchase three contiguous tracts totaling 2.2 acres across 13th St. with Magnum Enterprises and Tristram Lawther 1992 Trust. To accommodate the proposed development, we're requesting all the tracts be rezoned to Office & Professional (OP).

Plans are to construct an approximately 100,000 sf building on the corner of Center and 13th Streets and a three-story parking garage on the south side of 13th St. with a covered walkway connecting it to the north side of the street. We understand if the rezoning is approved, variance requests and specific use permit applications will need to be subsequently submitted.

The credit union and the owners of tracts under contract have designated SLI Group, Inc. to represent them in the rezoning process.

We respectfully submit the attached Application for Amendment to the City of Deer Park, Texas Zoning Ordinance.

Thank you,
SLI Group, Inc.

A handwritten signature in black ink, appearing to read 'Chris Adams', is written over the printed name.

Chris Adams

**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) Shell Federal Credit Union hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

A TRACT OR PARCEL CONTAINING 4.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 90, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 65, PG. 177 HARRIS COUNTY DEED RECORDS, SITUATED IN THE GEORGE M. PARTRICK SURVEY LEAGUES GRANT, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 4.6413 ACRES, AS RECORDED IN H.C.C.F. NO. F936420, WITH SAID 4.6413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83);


Currently zoned as GC - General Commercial Request to be zoned to OP - Office & Professional

Deed Restrictions on the above described property are as follows:

N/A

(I and/or We) Shell Federal Credit Union 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.

11/8/18
Date


Property Owner's Signature

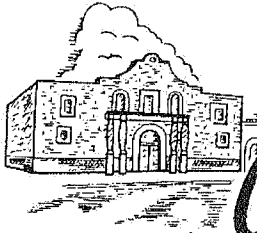
SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)

No 43192

G.F. No. PB1855



Alamo TITLE COMPANY

107 EAST TRAVIS STREET - SAN ANTONIO, TEXAS 78205

OWNER POLICY OF TITLE INSURANCE

SCHEDULE A

Date of Policy January 19, 1979

Name of Insured: Shell Federal Credit Union

Amount: \$250,000.00

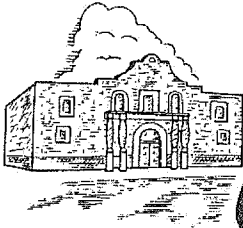
1. The estate or interest in the land insured by this policy is:
Fee Simple

2. The land referred to in this policy is described as follows:

See Attached.

That certain tract of land known as Outlot 90 of the Town of Deer Park, SAVE AND EXCEPT that portion conveyed to ADA OIL COMPANY being a 125 foot by 125 foot tract recorded in Volume 5452, Page 524, Deed Records, out of the George M. Patrick Survey, A-624, Harris County, Texas as recorded by plat of the Outlots to the Town of Deer Park, in Volume 65, Page 177, of the Deed Records of Harris County, Texas and being more particularly described as follows:

COMMENCING at a point, said point being a nail in the concrete pavement and being the North line of Thirteenth Street ("Y" Street) 80 foot right-of-way and the East line of Center Street (West Avenue) 100 foot right-of-way;
 THENCE N 0°02'33" E along the East line of Center Street a distance of 125.00 feet to a half-inch iron rod for a corner, said point being the POINT OF BEGINNING of the herein described tract;
 THENCE continuing N 0°02'33" E along the East line of Center Street a distance of 175.00 feet to a three-fourths inch axle for a corner, said point being the Northwest corner of the herein described tract;
 THENCE N 89°59'52" E a distance of 726.00 feet to a point for a corner, said point being the Northeast corner of the herein described tract;
 THENCE S 0°02'33" W a distance of 300.00 feet to an axle for a corner, said point being on the North line of Thirteenth Street and the Southeast corner of the herein described tract;
 THENCE S 89°59'52" W along the North line of Thirteenth Street a distance of 601.00 feet to a half-inch iron rod for a corner;
 THENCE N 0°02'33" E a distance of 125.00 feet to a half-inch iron rod for a corner;
 THENCE S 89°59'52" W a distance of 125.00 feet to a half-inch iron rod and the POINT OF BEGINNING.
 Containing 4.641 acres of land, more or less.



Policy No. 43192

G.F. No. PB1855

Alamo TITLE COMPANY

107 EAST TRAVIS STREET - SAN ANTONIO, TEXAS 78205

OWNER POLICY OF TITLE INSURANCE

SCHEDULE B

This policy is subject to the Conditions and Stipulations hereof, the terms and conditions of the leases or easements insured, if any, shown in Schedule A, and to the following matters which are additional exceptions from the coverage of this Policy:

1. Restrictive covenants affecting the land described or referred to above.

~~2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or any overlapping of improvements.~~

3. Taxes for the year 1979 and subsequent years.

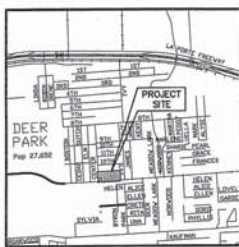
4. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s): None-Cash

5. Rights of parties in possession.

6. 1/32nd royalty interest in and to all oil, gas and other minerals reserved in Volume 815, Page 653, of the Deed Records of Harris County, Texas.

7. Subject to the zoning ordinances of the City of Deer Park, Texas.

8. Exception to encroachment as shown on the survey prepared by ToPo Company dated December 1, 1978.



**VICINITY MAP
NOT TO SCALE**

GENERAL NOTES

1. SURVIVOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND SHOULD BE SUBJECT TO ALL RESTRICTIONS, REGULATIONS, STIPULATIONS, COVENANTS AND EASEMENTS CONTAINED THEREIN.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH COORDINATE ZONE, (NAD83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48363C0100, SUBJECT TRACT IS IN A 1% ANNUAL FLOOD RISK ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATED ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD RISK DOES NOT IMPROVE ROAD SAFETY OR STRUCTURE FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD RISK SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 11899-202 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK (S) AND ANY ADDITIONAL SETBACKS. CITY OF HOUSTON BUILDING CODES OF HOUSTON PLANNING COMMISSION WILL BE REQUIRED SETBACKS UPON REVIEW OF PLANS OF RECORD FOR RECEIVING BUILDING PERMITS.
5. READY-TO-BUILD IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO ADDITIONAL PROBING, LOCATION OR EXPLANATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
6. ENVIRONMENTAL AND GRADUATE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREIN ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES RECORDED ON THIS SURVEY. IT DOES NOT RELIEVE THE TRANSACTOR THAT THEY BE PRESENT DUE TO THE FORTUNAL ACCURACY OF THE BOUNDARY INFORMATION.
8. FINDERS SHOWN HEREIN WITH UNUSUAL SETS ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE FINISHED ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREIN ARE BASED ON UTILITY PLANS ACQUIRED FROM SOI GROUP, INC. AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OF INFORMATION MAY NOT BE KNOWN TO THIS COMPANY.
11. SURVIVOR DID NOT PHYSICALLY ENTER MANHOLES UNDERGROUND PIPE COVE NOT DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF STATE OF TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVIVOR HAS CONTACTED DISTRICT FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVIVOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS SURVEY. OTHER INFORMATION UTILITY LINES MAY BE KNOWN TO THE TRANSACTOR OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

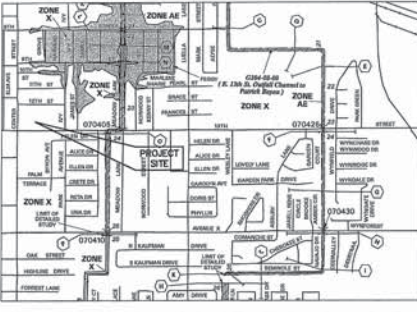
BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TSARP REFERENCE MARK NUMBER 070405, BEING AN BRASS DISK, FOUND AT SH 225 AND CENTER STREET SOUTH 0.7 MILES TO WEST 13TH STREET, THEN EAST ON 13TH STREET 0.4 MILES TO MEADOWLARK AND CONCRETE DITCH ON THE LEFT (NORTH). MONUMENT IS NORTH OF 13TH STREET ON THE EAST END OF THE HEADWALL HAVING A PUBLISHED ELEVATION OF 26.52 FEET NAVD 1988 (2001 ADJUSTED).

T.B.M. "A" = CUT "BOX" ON TOP OF EXISTING INLET ON THE NORTH SIDE OF 13TH STREET APPROXIMATELY 136 FEET SOUTHWEST FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT ELEV. = 28.84'

T.B.M. "B" = RAILROAD SPIKE IN POWER POLE ON THE EAST SIDE OF CENTER STREET APPROXIMATELY 8.50 FEET NORTHWEST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT ELEV. = 28.40'

FLOOD INFORMATION



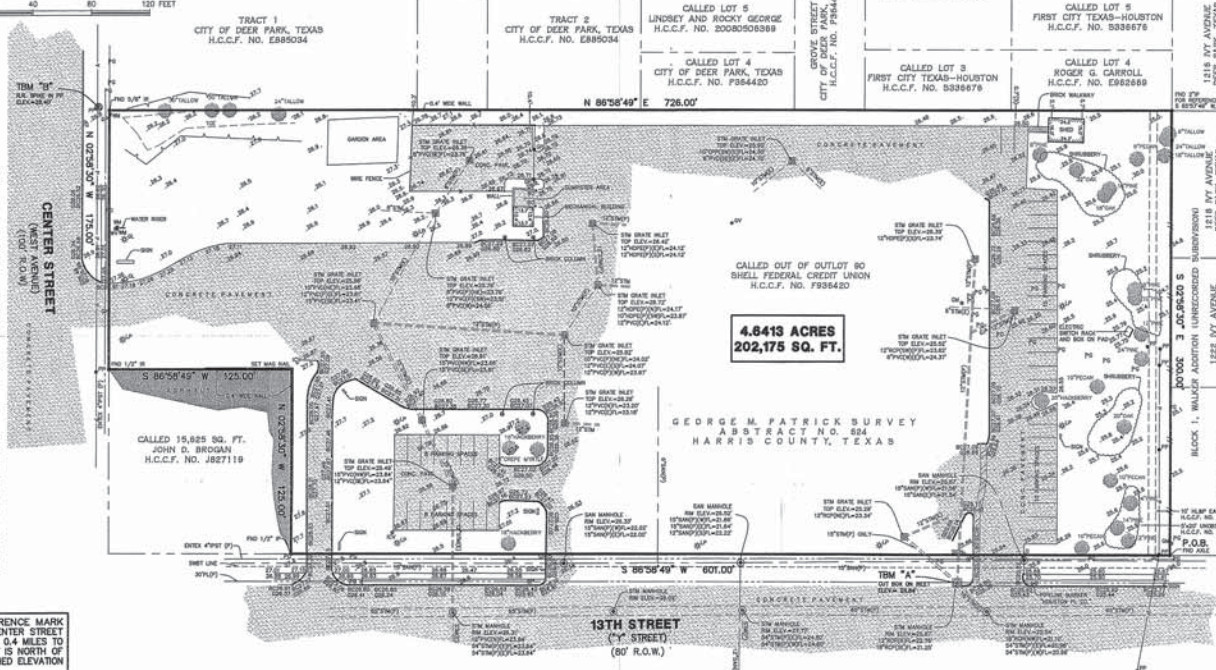
FIRM FIRM FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
UNDEVELOPED AREAS AND UNINCORPORATED AREAS

NATIONAL FLOOD INSURANCE PROGRAM
Flood Damage Prevention Agency

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- 100 - BOUNDARY
 - 101 - MONUMENT
 - 102 - GAS METER
 - 103 - GAS VALVE
 - 104 - FIRE HYDRANT
 - 105 - WATER METER
 - 106 - WATER VALVE
 - 107 - WIREMOUNT CONTROL VALVE
 - 108 - GATE INLET
 - 109 - WIRE INLET
 - 110 - BREAK TAMP MANHOLE
 - 111 - CLEAROUT
 - 112 - TELEPHONE FEEDER
 - 113 - ELECTRIC BOX
 - 114 - LIGHT POLE
 - 115 - GAS POST
 - 116 - GAS LINE PARTWAY/PAVING
 - 117 - TELEPHONE LINE PARTWAY/PAVING
 - 118 - BENCH MARK
 - 119 - UNDERGROUND CABLE BOX
 - 120 - MONITORING WELL
 - 121 - MAN BOX
 - 122 - TOP OF CURB
 - 123 - TOP OF GRADE
 - 124 - WATER VALVE BOX
 - 125 - HYDROBANK
 - 126 - SANDWICH SENDER
 - 127 - STORM SENDER
 - 128 - CORRUGATED METAL PIPE
 - 129 - REINFORCED CONCRETE PIPE
 - 130 - CORRUGATED PLASTIC PIPE
 - 131 - CORRUGATED PLASTIC PIPE
 - 132 - TELEPHONE
 - 133 - TELEPHONE
 - 134 - SOUTHWEST BELL TELEPHONE CO.
 - 135 - FIBER OPTIC CABLE MONITOR
 - 136 - SHIP PLATE
 - 137 - POWER POLE
 - 138 - WATER POLE
 - 139 - SERVICE POLE
 - 140 - SURF ANCHOR
 - 141 - DAMAGED POWER LINE
 - 142 - DAMAGED WIRE FENCE
 - 143 - WOOD FENCE
 - 144 - CHAINLINK FENCE
 - 145 - EXISTING
 - 146 - FUR PLAYS
 - 147 - TRAFFIC LIGHT POLE
 - 148 - WATER
 - 149 - GAS CHORDIC TEST LEAD
 - 150 - SPOT LIGHT
 - 151 - FLOOR LINE (DITCH)
 - 152 - UTILITY POLE & CONDUIT DROP
 - 153 - UTILITY POLE w/ TRANSFORMER
 - 154 - UTILITY PULL/LIGHT POLE
 - 155 - HARRIS COUNTY GLENY FILE
 - 156 - HARRIS COUNTY DEED RECORD
 - 157 - HARRIS COUNTY MAP RECORD
 - 158 - NUMBER
 - 159 - PAD
 - 160 - ROAD-TO-ROAD
 - 161 - SQUARE FOOT
 - 162 - VOLUME
 - 163 - PLAT CODE
 - 164 - POINT OF BEGINNING
 - 165 - POINT OF COMMENCEMENT
 - 166 - SURVEY EMBLEM
 - 167 - BALDWIN LINE
 - 168 - BALDWIN LINE
 - 169 - TREE/SWAMP
 - 170 - HYDROBANK
 - 171 - PAD MOUNTED TRANSFORMER
 - 172 - ELECTRIC GROUND
 - 173 - UTILITY POLE

OUTLOT 89, DEER PARK OUTLOTS, VOL. 85, PG. 177
TRACT 1 CITY OF DEER PARK, TEXAS H.C.C.F. NO. E889034
TRACT 2 CITY OF DEER PARK, TEXAS H.C.C.F. NO. E889034
CALLED LOT 5 LINDSEY AND ROCKY GEORGE H.C.C.F. NO. 20080503689
CALLED LOT 4 CITY OF DEER PARK, TEXAS H.C.C.F. NO. F864420
CALLED LOT 1 & 2 CITY OF DEER PARK, TEXAS H.C.C.F. NO. F864420
CALLED LOT 5 FIRST CITY TEXAS-HOUSTON H.C.C.F. NO. E826268
CALLED LOT 5 FIRST CITY TEXAS-HOUSTON H.C.C.F. NO. E826268
CALLED LOT 4 ROGER G. CARROLL H.C.C.F. NO. E826268



DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 80, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 85, PG. 177 HARRIS COUNTY DEED RECORD, IS DESCRIBED AS FOLLOWS: BEING THE SOUTHWEST CORNER TO CENTER STREET AS RECORDED IN H.C.C.F. NO. E889034, TRACT 2, CITY OF DEER PARK, TEXAS, BEING THE SAME TRACT OF LAND CALLED 4.6413 ACRES AS RECORDED IN H.C.C.F. NO. F864420, TRACT 2, CITY OF DEER PARK, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: A 1/4 ACRES RADIUS ON THE TEXAS STATE PLANE COORDINATE, SOUTH COORDINATE ZONE (NAD83).

BEING A 1/4 ACRES RADIUS ON THE NORTH LINE OF SAID 13TH STREET, NORTH OF THE SOUTHWEST CORNER OF A CALLED LOT 1 OF BLOCK 1, WALKER ADDITION, UNRECORDED SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID 13TH STREET, SOUTH 82 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 261.00 FEET TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF A CALLED TRACT 50, FF CONVEYED TO JOHN S. BRADSHAW, AS RECORDED IN H.C.C.F. NO. 82718, AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE DEPARTING FROM THE NORTH R.O.W. LINE OF SAID 13TH STREET, NORTH 02 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND, MARKING THE NORTHEAST CORNER OF SAID 13TH ST. TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG WITH THE NORTH LINE OF SAID 13TH STREET, SOUTH 82 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST R.O.W. LINE OF CENTER STREET (100 R.O.W.), MARKING THE NORTHWEST CORNER OF SAID 13TH ST. TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 02 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF OUTLOT 89, OF SAID DEER PARK OUTLOTS, MARKING THE SOUTHWEST CORNER OF A CALLED TRACT 1, CONVEYED TO THE CITY OF DEER PARK, TEXAS, AS RECORDED IN H.C.C.F. NO. E889034, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE DEPARTING FROM THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 82 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 720.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 1, WALKER ADDITION, MARKING THE SOUTHWEST CORNER OF CALLED LOT 4 CONVEYED TO ROGER G. CARROLL, AS RECORDED IN H.C.C.F. NO. E826268, AND THE SOUTHWEST CORNER OF A CALLED TRACT 17 BY AVON DEER HOLLOW, AND THE NORTHWEST CORNER OF TRACT 17, AS RECORDED IN H.C.C.F. NO. 14333, AND THE NORTHWEST CORNER OF TRACT 17, AS RECORDED IN H.C.C.F. NO. 14333, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG THE WEST LINE OF SAID OUTLOT NO. 80, SOUTH 82 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING AND 448.54 INCH, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

SURVYOR'S CERTIFICATION

TO: SJ GROUP, INC.
I, LOU HENREY CERTIFY THAT THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON CORRECTLY REPRESENTED AND WAS IN ACCORDANCE WITH THE FACTS AND THE FACTS WERE IN ACCORDANCE WITH THE RECORDS OF HARRIS COUNTY, TEXAS. I AM NOT AWARE OF ANY ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN. THE SURVEY IS SUBSTANTIALLY CONFORMS TO THE CURRENTLY TITLED BOOKS OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION I SURVEY, TO THE BEST OF MY KNOWLEDGE.



WINDROSE LAND SERVICES, INC.
2001 Wilmore Dr., Ste. 202
Houston, Texas 77042
Phone (713) 658-2201 Fax (713) 651-1511
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

**STANDARD LAND SURVEY OF
4.6413 AC. / 202,175 SQ. FT.
SITUATED IN THE GEORGE M. PATRICK SURVEY
ABSTRACT NO. 624
HARRIS COUNTY, TEXAS**

REVISIONS		
DATE	REASON	BY

FILLED BY: CP CHECKED BY: MJK JOB NO. 448349C
DRAWN BY: TRT FIELD DATE: 01-24-2012 SHEET NO. 1 OF 1