

**CITY OF DEER PARK
PRELIMINARY PLAT CHECKLIST**

SUBDIVISION NAME: VICTORY PARK COMMERCE CENTER

OWNER: VICTORY PARK INDUSTRIAL, LLC.

DATE: MAY 29, 2018

NA: Not Applicable

√: Yes

X: No

Required items submitted to the Planning & Development Department:

1 original copy of plat

2 blueprints

NA Disc of final plat in AutoCad R14 or AutoCad 2000 format

Plat Fees as Per Appendix "B"

Boundary Survey

NA Payment for Street Light & Signs

NA Maintenance Agreement for One Year After Completion

Original tax certificates from each taxing entity (County, School, City) indicating no delinquent ad valorem taxes

Plat Information:

Scale 1"=100'

Location Map 1"=1000'

Adjacent subdivisions

Lines of adjacent lots, streets & easements

Dedication statement, as per Section 22-58 of the Subdivision Ordinance

NA Owner's signature

NA Surveyors signature

Final Plat Checklist

- Space provided for the Director of Planning & Development, Director of Public Works ,
Fire Chief and Fire Marshall's signatures
- Drainage easements
- Detention
- All linear an angular dimensions
- Monuments and iron pins at each lot corner
- Space provided for signatures of P&Z Chairman & Secretary
- Name of Subdivision
- NA Name of Streets
- NA Lot sizes
- Number of lots and blocks
- NA Lot addresses
- NA Required utility easements in the rear of each lot and for required street lights
- Building set-back lines

Checked by:  Date: 5/29/2018

James F. Beck
Engineering Coordinator

STATE OF TEXAS
 COUNTY OF HARRIS
 Victory Park Industrial, L.L.C., a Delaware limited liability company, acting herein through CHI LTH GP, L.L.C., a Delaware limited liability company, its Manager, Cory Driskill Vice President, the owner of the property subdivided in the above and foregoing map of the VICTORY PARK COMMERCE CENTER, does hereby make subdivision of said property, and easements therein shown, and designate said subdivision as VICTORY PARK COMMERCE CENTER in the Nicholas Clopper Survey, Abstract 198, in the City of Deer Park, Harris County, Texas; 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 the 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.
 There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plan 20 feet above the ground upward located adjacent to each side of all utility rear lot easement shown hereon.

Witness our hands in Deer Park, Harris County, Texas this _____ day of _____, 2018.
 Victory Park Industrial, L.L.C., a Delaware limited liability company
 By: CHI LTH GP, L.L.C., a Delaware limited liability company
 its Manager
 By:
 Cory Driskill
 Vice President

STATE OF TEXAS
 COUNTY OF HARRIS
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Cory Driskill Vice President of Victory Park Industrial, L.L.C., a Delaware limited liability company, 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Delaware limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

 Notary Public in and for the State of Texas

 Print Name

 My Commission Expires _____

This is to certify that I, Walter E. Smith, of the State of Texas have plotted 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 iron rods or pipes as shown and that this plat correctly represents that survey made by me.



Walter E. Smith
 Registered Professional Land Surveyor
 State of Texas Number 1982

I, W. R. (Bill) Pedersen, P.E., 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 ordinances.

W. R. (Bill) Pedersen, 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 _____ Dan Davis Fire Chief
 Date _____ 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 _____ day of _____ A.D. 2018, on motion made and seconded, adopted, approved said subdivision of VICTORY PARK COMMERCE CENTER, 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.

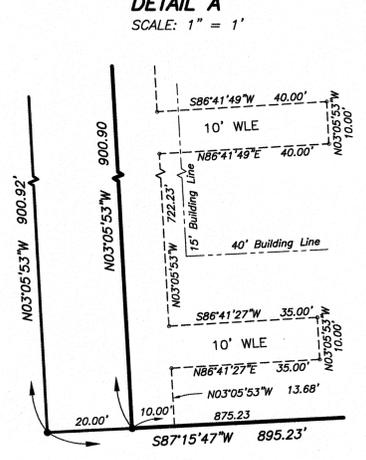
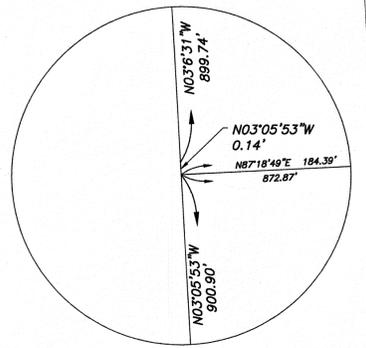
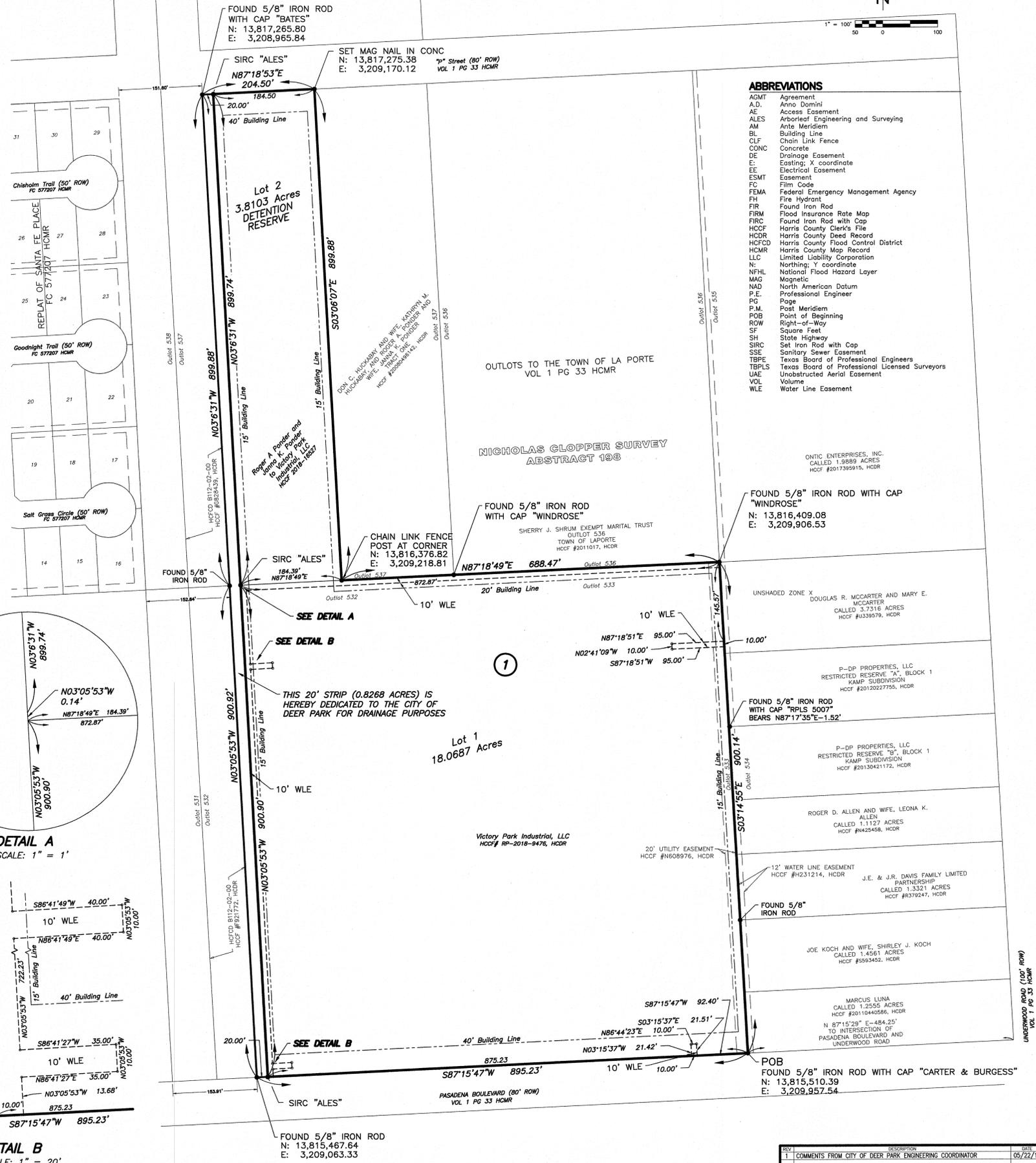
Witness our hands at Deer Park, Harris County, Texas this _____ day of _____ A.D., 2018.
 _____ Chair, Planning and Zoning Commission
 _____ Secretary, Planning and Zoning Commission

I, Stan Stanart, 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 _____ 2018, at _____ o'clock _____ M., and duly recorded on _____ 2018, at _____ o'clock _____ M., and at Film Code Number _____ 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

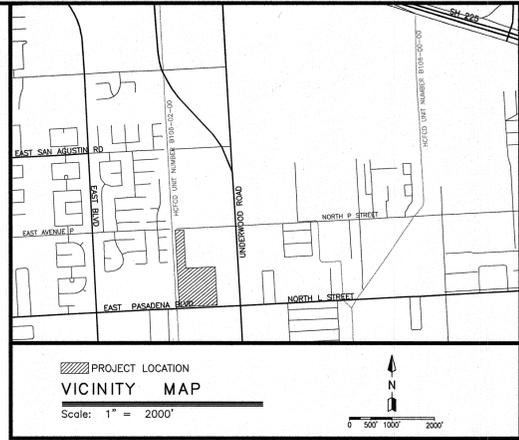
 Stan Stanart,
 County Clerk
 Of Harris County, Texas

By: _____ Deputy



ABBREVIATIONS

AGMT	Agreement
A.D.	Anno Domini
AE	Access Easement
ALES	Arboreal Engineering and Surveying
AM	Antic Meridian
BL	Building Line
CLF	Chain Link Fence
CONE	Concrete
DE	Drainage Easement
E	Easting; X coordinate
EE	Electrical Easement
ESMT	Easement
FC	Film Code
FEMA	Federal Emergency Management Agency
FIH	Fire Hydrant
FIR	Found Iron Rod
FIRM	Flood Insurance Rate Map
FIRC	Found Iron Rod with Cap
HCMR	Harris County Map Record
HCDR	Harris County Deed Record
HCFCD	Harris County Flood Control District
HCMR	Harris County Map Record
LLC	Limited Liability Corporation
N	Northing; Y coordinate
NFHL	National Flood Hazard Layer
MAG	Magnetic
NAD	North American Datum
P.E.	Professional Engineer
PG	Page
P.M.	Post Meridian
POB	Point of Beginning
ROW	Right-of-Way
SF	Square Feet
SH	State Highway
SIRC	Set Iron Rod with Cap
SSE	Sanitary Sewer Easement
TBPE	Texas Board of Professional Engineers
TBPLS	Texas Board of Professional Licensed Surveyors
UAE	Unobstructed Aerial Easement
VOL	Volume
WLE	Water Line Easement



GENERAL NOTES:

1. Surveyor has relied upon Commitment for Title Insurance issued by Fidelity National Title Insurance Company having Commitment Number ATCH18077284, effective May 10, 2018 at 8:00 AM, and issued May 10, 2018 at 8:00 AM with regard to any recorded easements, rights-of-way or setbacks affecting called 22,7058 acre tract.
2. Bearings and Coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and the Leica SmartNET.
3. Surveyor has relied upon the National Flood Hazard Layer (NFHL) provided by the Federal Emergency Management Agency (FEMA) to determine flood zone classifications.
 - a. Flood Zone Boundaries shown are from the NFHL.
 - b. The Flood Insurance Rate Map (FIRM) for Subject Tract is 4820100940M, revised January 6, 2017.
 - c. Subject Tract is classified partially within Zone AE, Shaded Zone X, and Unshaded Zone X.
4. Subject tract lies within Zoning Classification M1 - Industrial Park District.

LEGAL DESCRIPTION
 Description of a 22,7058 acre tract of land in the Nicholas Clopper Survey, Abstract 198, Deer Park, Harris County, Texas, and being Out Lot 533 and part of Out Lot 532 and part of Out Lot 537 of the Out Lots to the Town of LaPorte, the map of which is recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

The bearings in this survey are based on the Texas Coordinate System, South Central Zone, NAD 83, and were determined from GPS observations made with Leica equipment and the Leica SmartNET;
 BEGINNING at a 5/8" iron rod with cap stamped "Carter & Burgess" found at the southeast corner of Outlot 533, same being the southwest corner of Outlot 534, lying in the north line of Pasadena Boulevard, based on a width of 80 feet;
 THENCE S87°15'47"W, along the south line of said Outlots 533 and 532, along the north line of a Boulevard, a distance of 895.23 feet to a 5/8" iron rod with plastic cap stamped "Arboreal" found for corner at the southwest corner of the herein described tract in the east line of that certain called 75 foot wide tract conveyed to the City of Deer Park as recorded in Harris County Clerk's File (HCCF) F921772;
 THENCE N03°05'53"W, along the east line of said City of Deer Park tract, a distance of 900.92 feet to a 5/8" iron rod found for corner at the northeast corner of the City of Deer Park tract, and being the southeast corner of that certain called 75 foot wide tract conveyed to the City of Deer Park as described in deed recorded in HCCF G 828439;
 THENCE N03°05'53"W along the east line of the City of Deer Park tract referenced above and the west line of the tract herein described a distance of 899.88 feet to a 5/8" iron rod with plastic cap stamped "BATES" found in the south line of P Street, on an 80 foot wide right of way, and the intersection of the north line of Out Lot 537 and the east line of the above referenced Deer Park tract;
 THENCE N87°18'53"E along the south line of P Street and the north line of Out Lot 537 a distance of 204.50 feet to a mag nail set in the concrete foundation of a chain link fence corner, said point being the northwest corner of that certain Tract One conveyed to Don C. Huckabay and wife, Kathryn M. Huckabay, and Roger A. Ponder and wife, Janne K. Ponder in deed recorded in HCCF 20080496142;
 THENCE generally along a chain link fence along the west line of the said Huckabay and Ponder tract, 503°06'07"E a distance of 899.88 feet to a fence corner post for corner at the interior corner of the tract herein described and being the southwest corner of the referenced Huckabay and Ponder tract, and being in the north line of Out Lot 532, and the north line of that certain called 18,454 acre tract conveyed to Victory Park Industrial, LLC, as described in HCCF 2018-9476;
 THENCE N87°18'49"E along the south line of Out Lot 537 and the north line of Out Lot 532, and the north line of the called 18,454 acre tract at a distance of 204.50 feet pass a 5/8" iron rod with plastic cap stamped "WINDROSE" found for corner at the southeast corner of the Huckabay and Ponder tract, same being the southeast corner of Out Lot 537 and the southwest corner of Out Lot 536 and continuing along the south line of Out Lot 536 for a total distance of 688.47 feet to a 5/8" iron rod with plastic cap stamped "WINDROSE" found for the northeast corner of that certain called 18.4 acre tract, the southeast corner of Out Lot 536, the southwest corner of Out Lot 535, the northwest corner of Out Lot 534 and the northeast corner of Out Lot 535;
 THENCE S03°14'55"E along the common line to Out Lots 534 and 535, and the east line of the called 18,454 acre tract at a distance of 301.91 feet pass a point from which a 5/8" iron rod with plastic cap stamped "RPLS 5007" bears N87°17'35"E a distance of 1.52 feet, same being the southwest corner of that certain Restricted Reserve "A", Block 1, Kamp Subdivision, conveyed to P-DP Properties, LLC as described in General Warranty Deed at HCCF 2012227755, same being the northwest corner of that certain Restricted Reserve "B", Block 1, Kamp Subdivision conveyed to P-DP Properties, LLC, as described in General Warranty Deed at HCCF 20130421172, at a distance of 656.19 feet pass a 5/8" iron rod, same being the southwest corner of that certain called 1.3321 acre tract conveyed to J.E. & J.R. Davis Family Limited Partnership as described in HCCF R379247, same being the northwest corner of that certain called 1.4561 acre tract conveyed to Joe Koch and wife, Shirley J. Koch, as described in HCCF S593452, for a total distance of 900.14 feet to the place of BEGINNING, containing 22,7058 acres of land, more or less.

**PRELIMINARY
 VICTORY PARK COMMERCE CENTER**

A subdivision of 22,7058 acres of land in the Nicholas Clopper, Jr., Survey, Abstract 198, Deer Park, Harris County, Texas, being out of and part of Outlots 532 and 537, and all of Outlot 533, out of Out Lots to the Town of LaPorte, the map of which is recorded in Volume 1, Page 33, of the Map Records of Harris County, Texas.

May 23, 2018
 1 Block 2 Lots

OWNER/SUBDIVIDER: Victory Park Industrial, LLC
 820 Gessner Road, Suite 760
 Houston, TX 77024
 SURVEYOR/ENGINEER: Arboreal Engineering & Surveying, Inc.
 990 Village Square Drive, Suite P
 Tomball, TX 77375
 281-655-0634
 TBPLS: 10054300 TBPE: 7705

REV	DESCRIPTION	DATE
1	COMMENTS FROM CITY OF DEER PARK ENGINEERING COORDINATOR	05/22/18

[I:\harr\05-23-2018 4:44 PM\T-1-Clients\CRIO - Crow Holdings\17-0704-Pasadena Boulevard\2-0-Design\2-1-Survey\2-1-8-Drawings\Autocad\CRIO_17-0704-Pasadena Blvd-Plat-22-7058-acres.dwg] 36 X 24