ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 20,268 SQUARE FEET OF LAND BEING RESERVE B8-1, BLOCK 1, PALM TERRACE ALSO KNOWN AS 202 E 13TH SUITE A, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE COMMUNITY SERVICE (CS) ZONING DISTRICT AND PLACING IT IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO $2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDNANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

WHEREAS, a proposal has been made to amend Ordinance 3886 of the City of Deer Park, Texas, adopted March 21, 2017, as amended, by taking 20,268 square feet of land being Reserve B8-1, Block 1, Palm Terrace also known as 202 E 13th Suite A, Deer Park, Texas, out of the Community Service (CS) Zoning District and placing the same in the Office Professional (OP) Zoning District under said Zoning Ordinance, and making the same subject to the rules and regulations now imposed by law in said District; and

WHEREAS, the City Council of the City of Deer Park, Texas, has received recommendations from the Planning and Zoning Commission of said City, recommending that such change **BE** made; and

WHEREAS, notice was duly and regularly given of the time and place of a Joint Public Hearing on said proposal as required by said Zoning Ordinance of the City of Deer Park, Texas and by the Statutes of the State of Texas; and, therefore, at the time and place set out in said Notice, all evidence for and against said proposal, and all persons desiring to be heard on said proposal were heard; and

WHEREAS, the City Council of the City of Deer Park, Texas finds that the general comprehensive zoning plan of the City of Deer Park, Texas, as a whole, and the health, safety, morals, convenience, comfort and general welfare of said City, taking into consideration, among other things, the character of the districts affected and their peculiar suitability for the particular purposes permitted therein, would be best subserved for said city, as a whole, under said Ordinance, as herein amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK:

1. That Ordinance 3886 of the City of Deer Park, Texas, adopted March 21, 2017, **BE** amended by taking out of the Commercial Service (CS) Zoning District and placing in the Office Professional (OP) Zoning District 20,268 square feet of land being Reserve B8-1, Block 1, Palm Terrace also known as 202 E 13th Suite A, Deer Park, Harris County, Texas, as more specifically described in the attached Exhibit "A";

2. In the event any part of this Ordinance or the application of the same to any person or circumstances shall, for any reason, be adjudged invalid or held unconstitutional by any court of competent jurisdiction, the same shall not affect, impair or invalidate the remaining portions of this Ordinance, or said Ordinance No. 3886, as amended, as a whole, or any part or provision thereof.

3. Any person or corporation who shall violate any of the provisions of this Ordinance or of said Ordinance No. 3886, as amended, and as amended hereby, or fails to comply therewith, or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, or who shall occupy or use any land authorized by the certificate of occupancy applicable to such land or building, shall be guilty of a misdemeanor and shall be liable to a fine not more than $2,000.00, and each day such violation shall be permitted to exist shall constitute a separate offense.

4. The owner or owners of any building or premises, or part hereof, where anything in violation of this Ordinance shall be placed, or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall be guilty of a separate offense, and upon conviction thereof shall be fined as herein provided.

5. It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Government Code of the State of Texas.

6. The City Council finds that this Ordinance relates to the immediate preservation of the public peace, health, safety and welfare, so as to relieve congestion in the city, to prevent overcrowding, assure adequate health and protection for the remainder of the city, to provide for proper parking of automobiles, and to insure proper fire and police protection, thereby creating an emergency, for which the Charter requirement providing for the reading of ordinances on three (3) several days should be dispensed with, and this Ordinance be passed finally on its introduction; and, accordingly, such requirement is dispensed with, and this Ordinance shall take effect upon its passage and approval by the Mayor.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Deer Park, Texas, **passed, approved and adopted** on this the ___ day of _____, 2019 **by a vote of _____ "Ayes" and _____ "Noes".**

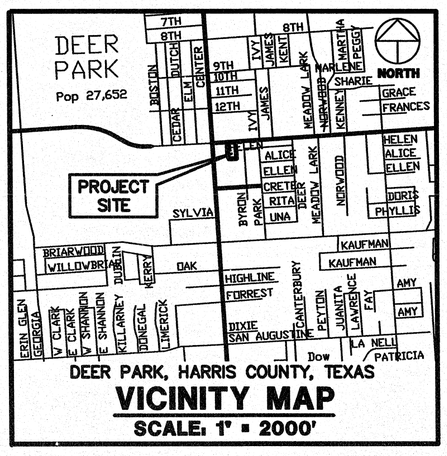
_____
MAYOR, City of Deer Park, Texas

ATTEST:

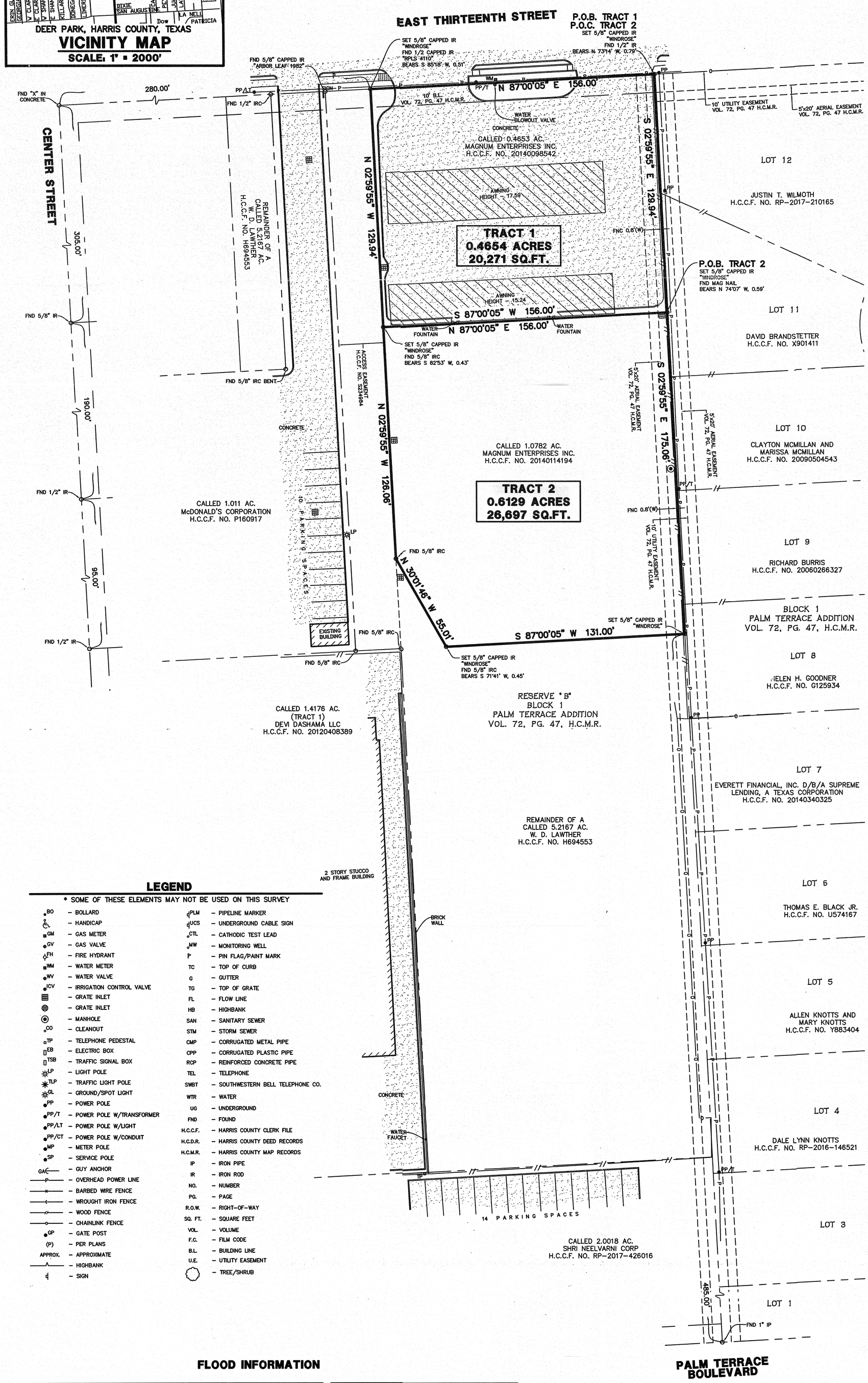
_____
City Secretary

APPROVED:

_____
City Attorney



VICINITY MAP
SCALE: 1" = 2000'



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.

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
	– WROUGHT IRON FENCE	R.O.W.	– RIGHT-OF-WAY
	– WOOD FENCE	SQ. FT.	– SQUARE FEET
	– 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		

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)

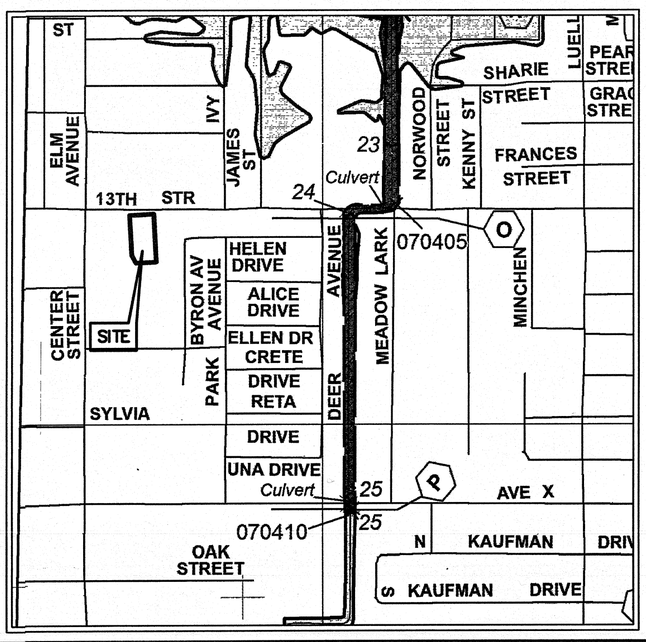
10g. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD, WHETHER DEDICATED OR NOT.

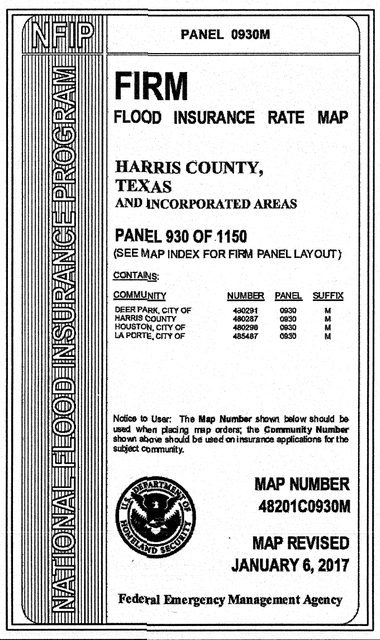
10h. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED ROAD; RIGHTS OF INGRESS AND EGRESS ARE NOT INSURED.

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)

FLOOD INFORMATION





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