

**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) Tristram Lawther 1992 Trust hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8 Block Palm Terrace, Harris County containing 52,697 square feet of land, HCAD

Parcel number 0934900000027.

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; in Volume 4043, Page 272, Volume 4288, Page 280 and Volume 4474, Page 488, all of the Deed Records of Harris County, Texas and under Harris County Clerk's File No. P190282.

See attachment

(I and/or We) Tristram Lawther 1992 Trust 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

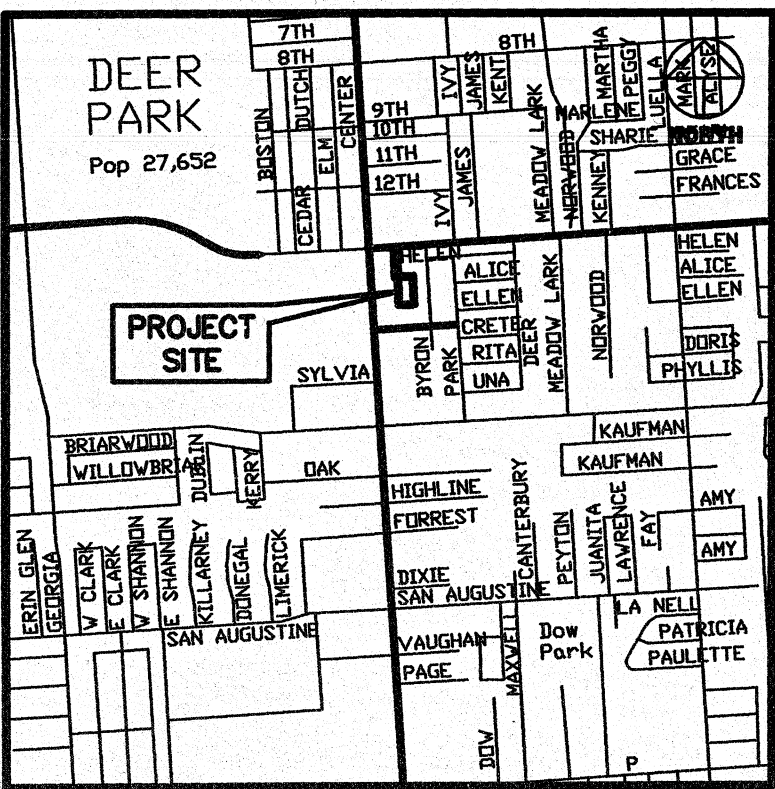
W D Lawther

Property Owner's Signature

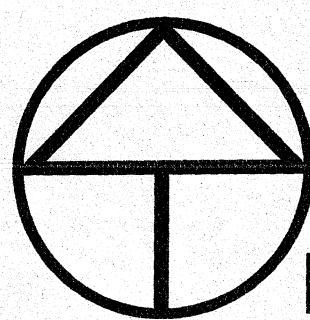
SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)



DEER PARK, HARRIS COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2000'

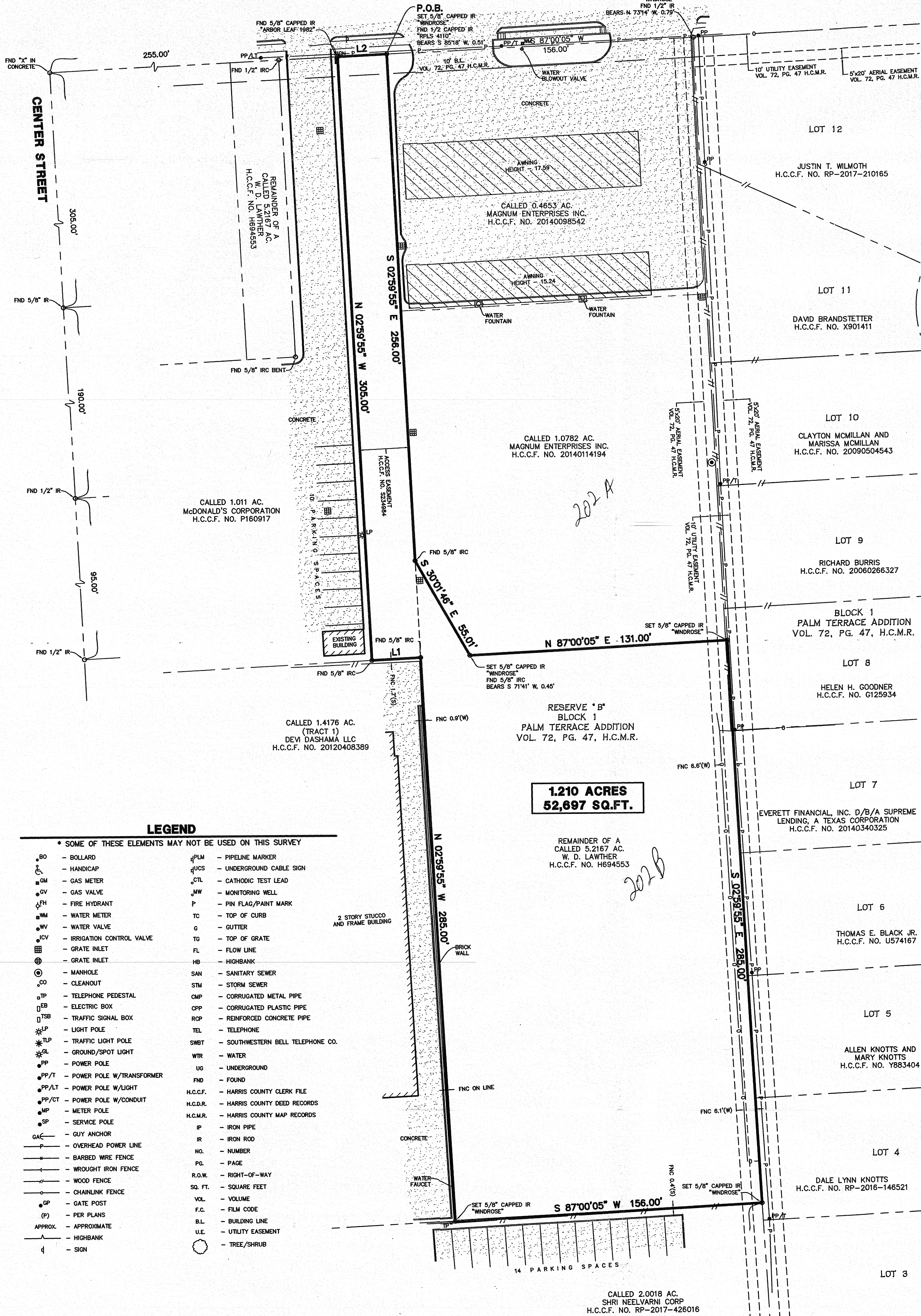


NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

EAST THIRTEENTH STREET



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.210 ACRES OR 52,697 SQUARE FEET OF LAND BEING OUT OF THE REMAINDER OF A CALLED 5.2167 ACRE TRACT CONVEYED TO W. D. LAWTHORP AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. H694553 AND BEING OUT OF RESERVE "B" BLOCK 1 OF THE PALM TERRACE ADDITION, AS RECORDED UNDER VOL. 72, PG. 47, H.C.M.R. 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 1.210 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, FROM THE NORTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID PALM TERRACE ADDITION, AND

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, ALONG THE SOUTH R.O.W. LINE OF SAID EAST THIRTEENTH STREET, A DISTANCE OF 156.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID 1.210 ACRE TRACT AND THE WEST LINE OF A CALLED 1.0782 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC. AS RECORDED UNDER H.C.C.F. NO. 20140098542 AND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF SAID 1.0782 ACRE TRACT AND THE WEST LINE OF A CALLED 1.0782 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC. AS RECORDED UNDER H.C.C.F. NO. 20140114194, A DISTANCE OF 256.00 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30 DEG. 01 MIN. 46 SEC. EAST, ALONG THE SOUTHWEST LINE OF SAID 1.0782 ACRE TRACT, 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 AN ANGLE POINT 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 87 DEG. 00 MIN. 05 SEC. EAST, ALONG THE SOUTH LINE OF SAID 1.0782 ACRE TRACT, A DISTANCE OF 285.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 8, BLOCK 1 OF SAID PALM TERRACE ADDITION AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF LOTS 4-8, BLOCK 1 OF SAID PALM TERRACE ADDITION, A DISTANCE OF 285.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND THE WEST LINE OF A CALLED 1.0782 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC. AS RECORDED UNDER H.C.C.F. NO. 20140114194, A DISTANCE OF 256.00 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, ALONG THE NORTH LINE OF SAID 1.0782 ACRE TRACT, A DISTANCE OF 156.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND THE WEST LINE OF A CALLED 1.0782 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC. AS RECORDED UNDER H.C.C.F. NO. 20140114194, A DISTANCE OF 256.00 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 1.0782 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, ALONG THE EAST LINE OF SAID 1.4176 ACRE TRACT, A DISTANCE OF 285.00 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.4176 ACRE TRACT AND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, ALONG THE NORTH LINE OF SAID 1.4176 ACRE TRACT, A DISTANCE OF 25.00 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.011 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC. AS RECORDED UNDER H.C.C.F. NO. P160917 AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, ALONG THE EAST LINE OF SAID 1.011 ACRE TRACT, A DISTANCE OF 305.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID 1.011 ACRE TRACT AND THE WEST LINE OF A CALLED 1.011 ACRE TRACT CONVEYED TO MAGNUM ENTERPRISES INC. AS RECORDED UNDER H.C.C.F. NO. P160917 AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 00 MIN. 05 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID EAST THIRTEENTH STREET, A DISTANCE OF 25.00 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 1.210 ACRES OR 52,697 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 3022918-04106 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF OCTOBER 2, 2016, AND DATE OF OCTOBER 9, 2016, 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 BE WITHIN UNSHADDED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT 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 THAT THE TRACT BE SUBJECT TO THE CITY OF DEER PARK AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999886414.
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 AFFIRMATION 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. 093490000027) IS 1421 CENTER STREET, DEER PARK, TX 77536.
11. NO ZONING REPORT PROVIDED AT THE TIME OF SURVEY.
12. THERE WERE NO REGULAR STRIPED PARKING SPACES OR 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.

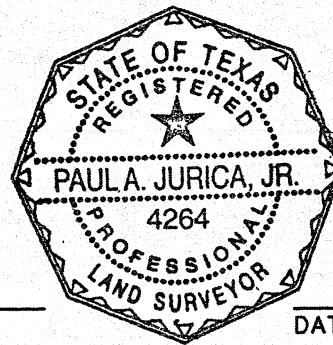
SCHEDULE 'B' NOTES

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, IN VOLUME 4043, PG. 272, VOLUME 4288, PAGE 280 AND VOLUME 488, ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND UNDER HARRIS COUNTY CLERK'S FILE NO. P190282.
- 10e. UTILITY EASEMENT FIVE (5) FEET IN WIDTH ALONG THE MOST EASTERLY PROPERTY LINE, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT, ADJOINING THERETO FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (SHOWN HEREON)
- 10f. UTILITY EASEMENT TEN (10) FEET IN WIDTH ALONG THE MOST NORTHERLY PROPERTY LINE, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT, ADJOINING THERETO FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (SHOWN HEREON)
- 10g. ACCESS EASEMENT GRANTED TO DHIRU PATEL, AS SET FORTH AND DEFINED BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 5234984, TOGETHER WITH THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. (SHOWN HEREON)
- 10h. BUILDING SET BACK LINE TEN (10) FEET IN WIDTH ALONG THE MOST NORTHERLY PROPERTY LINE, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (SHOWN HEREON)
- 10j. SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IF 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, 15, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2018.



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

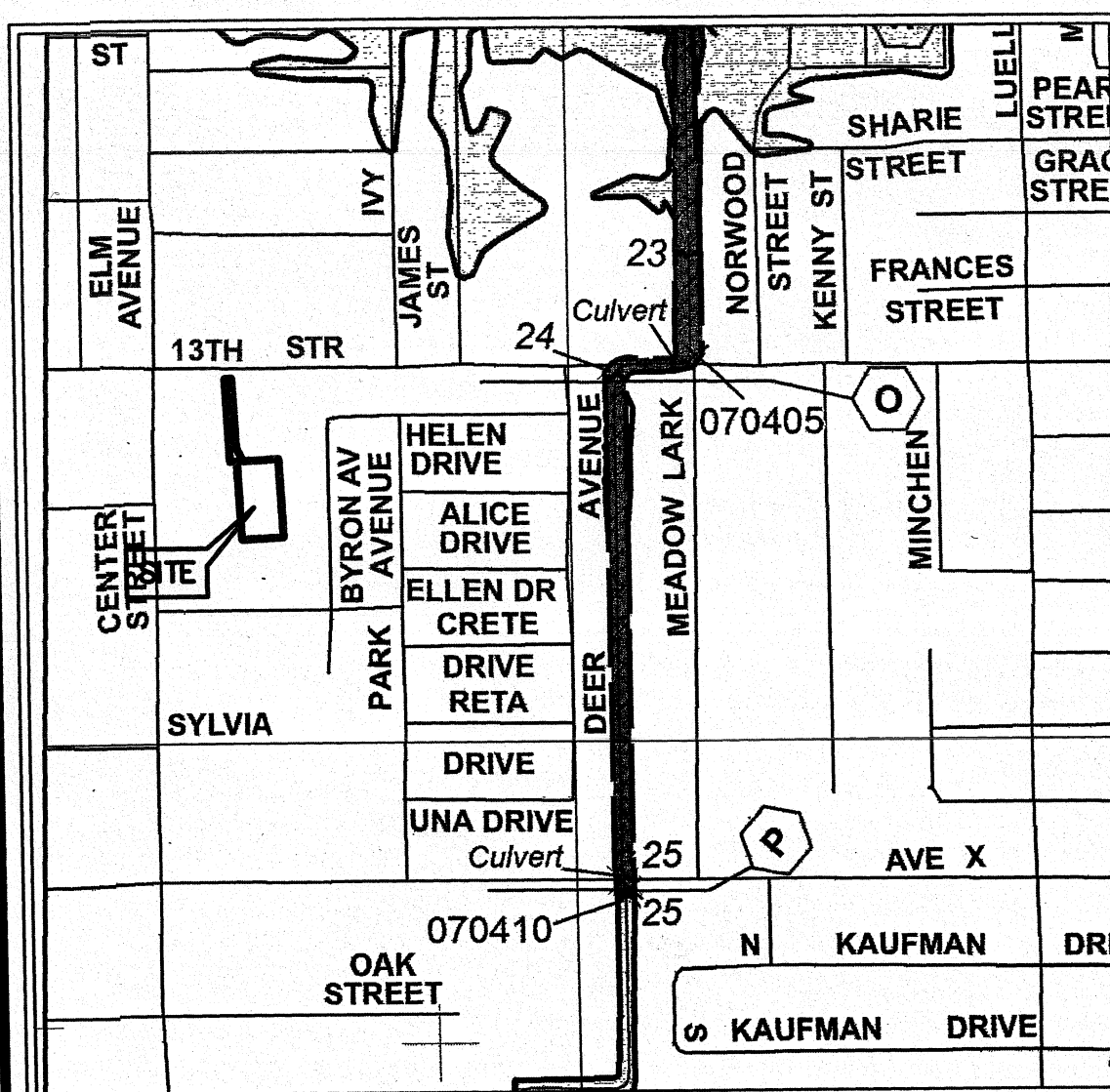
WINDROSE  
LAND SURVEYING & PLATTING

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
1.210 ACRES/52,697 SQ. FT.  
SITUATED IN THE  
G.M. PATRICK SURVEY  
ABSTRACT NO. 624  
DEER PARK, HARRIS COUNTY, TEXAS

|                                                                                                                                                                                                                                                                                                                    |       |             |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|----------|
| COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW. |       |             |          |
| FIELD BY:                                                                                                                                                                                                                                                                                                          | RD    | CHECKED BY: | PJ       |
| DRAWN BY:                                                                                                                                                                                                                                                                                                          | DG/CG | DATE:       | 10-27-18 |
| JOB NO.                                                                                                                                                                                                                                                                                                            | 54757 | SHEET NO.   | 1 OF 1   |

FLOOD INFORMATION



PANEL 0930M

**FIRM**  
FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS  
AND INCORPORATED AREAS

PANEL 930 OF 1150  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY            | NUMBER | PANEL | SUFFIX |
|----------------------|--------|-------|--------|
| DEER PARK, CITY OF   | 480291 | 0930  | M      |
| HARRIS COUNTY, TEXAS | 480297 | 0930  | M      |
| HOUSTON, CITY OF     | 480298 | 0930  | M      |
| LA PORTE, CITY OF    | 480299 | 0930  | M      |

Notes to User: The Map Number shown below should be used when plotting map orders; the Community Number shown above should be used on insurance applications to the subject community.

MAP NUMBER  
48201C0930M

MAP REVISED  
JANUARY 6, 2017

Federal Emergency Management Agency

PALM TERRACE  
BOULEVARD

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 87°00'05" W | 25.00'   |
| L2         | N 87°00'05" E | 25.00'   |

REVISIONS

| DATE | REASON | BY |
|------|--------|----|
|      |        |    |
|      |        |    |
|      |        |    |