

LETTER OF AUTHORIZATION

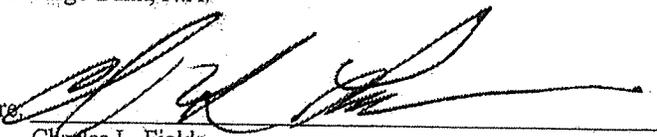
From: Wells Fargo Bank, N.A.
12200 Northwest Freeway, Suite 320
Houston, TX 77092

To: City of Deer Park
ATTN: Larry Brotherton Chief Building Official
710 E San Augustine
Deer Park, TX 77536

To Whom It May Concern:

The undersigned duly authorized representative of Wells Fargo Bank, N.A., the record owners of the 0.4616 acre situated in the G. Patrick Survey, Abstract No. 624, being Lots 7 and 8 and a portion of an undeveloped 30-foot public alley out of Block 13, Shell City, Vol. 11, Pg. 31, H.C.M.R., located on the south side of Sixth Street and 100 feet east of the intersection with Center Street, City of Deer Park, City Limits, Harris County, Texas, do hereby authorize Windrose Surveying and Land Services, LLC, to submit a land use rezoning application within the corporate limits of the City of Deer Park, Harris County, Texas, to rezone said property from Single-Family 2 District (SF-2) to General Commercial District (GC).

By: Wells Fargo Bank, N.A.

Signature: 
Charles L. Fields
Vice President

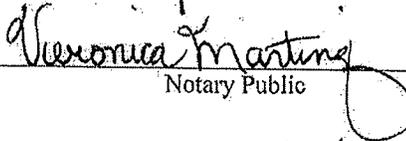
State of Texas

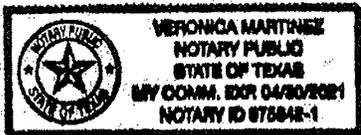
County of Harris

I, the undersigned Notary Public for Harris and Texas (print County and State), do hereby certify that Charles L. Fields personally came before me this day and acknowledged that he is the Vice President of Wells Fargo Bank, a National Association, and that they as Vice President being authorized to do so, executed the foregoing on behalf of the National Association.

Witness my hand and official seal, this the 30th day of January, 2018.

(Personalized Seal)


Notary Public



My Commission Expires: 04/30/2021

DEED

THE STATE OF TEXAS X

COUNTY OF HARRIS X

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF DEER PARK, TEXAS, (hereinafter called Grantor), a Municipal Corporation organized and existing under the laws of the State of Texas, acting by and through its Mayor and City Secretary, hereunto authorized by Ordinance No. 1214 of the City Council of said Municipal Corporation, as evidence by a copy of said Ordinance hereto attached, marked Exhibit A and made a part hereof, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by ALLIED DEER PARK BANK, (hereinafter called Grantee), the receipt and sufficiency of all of which consideration are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, all of that certain tract or parcel of land situated in Harris County, Texas, more particularly described as follows, to-wit:

Lots One (1) through Eight (8) in Block Thirteen (13) of SHELL CITY, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 11, Page 31 of the Map Records of Harris County, Texas, together with a 30' strip between Lots One (1) through Six (6) and Lot (7) described in Deed from the City of Deer Park to the First Baptist Church of Deer Park, recorded in Volume 3136 at Page 64 of the Deed Records of Harris County, Texas.

This conveyance is made and accepted subject to city zoning ordinances and all easements, rights-of-way, covenants and restrictions affecting the use of the property hereby conveyed now of record in the office of the County Clerk of Harris County, Texas.

TO HAVE AND TO HOLD the above described land and premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its heirs, successors and assigns

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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 1/30/2018

(I and/or We) Windrose Land Services, on behalf of Wells Fargo, N.A. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

A 0.4616 acre tract, situated in the G. Patrick Survey, Abstract No. 624, being Lots 7 and 8 and a portion of an undeveloped
30-foot public alley out of Block 13, Shell City, Vol. 11, Pg. 31, H.C.M.R., located on the south side of Sixth Street and
100 feet east of the intersection with Center Street, City of Deer Park, City Limits, Harris County, Texas.

Currently zoned as SF-2 Request to be zoned to GC

Deed Restrictions on the above described property are as follows:

There are no deed restrictions of record (City Planning Letter attached).

(I and/or We) Windrose Land Services, on behalf of Wells Fargo, N.A. 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.

1/30/2018

Date

Andrew Allemand, Windrose Land Services

Owner's Designated Representative (if any)

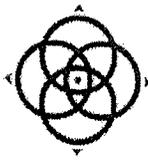
Letter of Authorization Attached to Application

Property Owner's Signature



Other Representative (if any)

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



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.4616 ACRES OR 20,108 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.4616 ACRES OR 20,108 SQUARE FEET OF LAND SITUATED IN THE G. PATRICK SURVEY, ABSTRACT NO. 624, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 7 - 8, TOGETHER WITH A 30 FOOT STRIP BETWEEN LOTS 1-6 AND LOT 7, BLOCK 13, SHELL CITY, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 11, PAGE 31, HARRIS COUNTY MAP RECORDS (H.C.M.R.), BEING OUT OF A TRACT OF LAND CONVEYED TO ALLIED DEER PARK BANK, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. E932919, SAID 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):

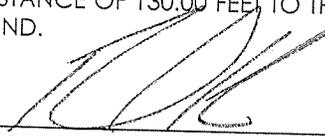
BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SIXTH STREET (50 FOOT R.O.W. PER VOLUME 11, PAGE 31, H.C.M.R.) FOR THE NORTHWEST CORNER OF LOT 9, BLOCK 13, OF SAID SHELL CITY, CONVEYED TO JAMES A. SPARKMAN, AS RECORDED UNDER H.C.C.F. NO. S753618, THE NORTHEAST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2-INCH IRON PIPE BEARS NORTH 79 DEG. 20 MIN. EAST, A DISTANCE OF 0.83 FEET;

THENCE, SOUTH 03 DEG. 23 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID LOT 8 AND LOT 9, A DISTANCE OF 155.34 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF THE RESIDUE OF A TRACT OF LAND CONVEYED TO DEER PARK NATIONAL BANK, AS RECORDED IN VOL. 3360, PG. 95, OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE SOUTHWEST CORNER OF SAID LOT 9, THE SOUTHEAST CORNER OF SAID LOT 8, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

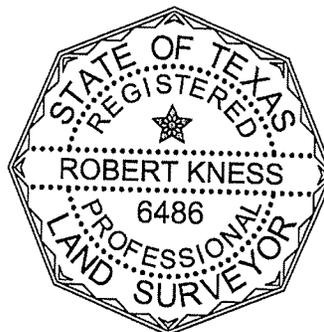
THENCE, SOUTH 87 DEG. 11 MIN. 50 SEC. WEST, A DISTANCE OF 130.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 23 MIN. 10 SEC. WEST, WITH THE EAST LINE OF SAID LOTS 1 - 6, A DISTANCE OF 154.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

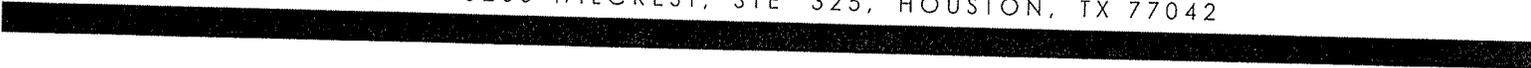
THENCE, NORTH 86 DEG. 36 MIN. 50 SEC. EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 130.00 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.4616 ACRES OR 20,108 SQUARE FEET OF LAND.


ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

01-30-2018
DATE:



713.458.2281 | 3200 WILCREST, STE 325, HOUSTON, TX 77042



CITY OF DEER PARK

ReZoning



LN- 000167 -2018

PERMIT #: LN- 000167 -2018

PROJECT:

ISSUED DATE: January 30, 2018

EXPIRATION DATE: January 30, 2019

PROJECT ADDRESS: 110 E SIXTH ST

OWNER NAME: Wells Fargo Bank

CONTRACTOR:

ADDRESS: 110 E Sixth St

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Rezone Request From Sf2 To Gc

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

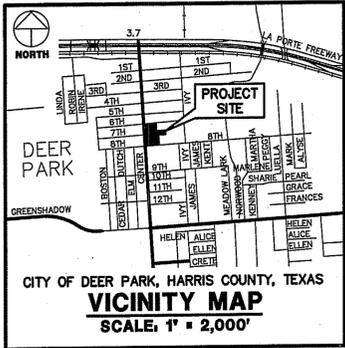
APPROVED BY

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



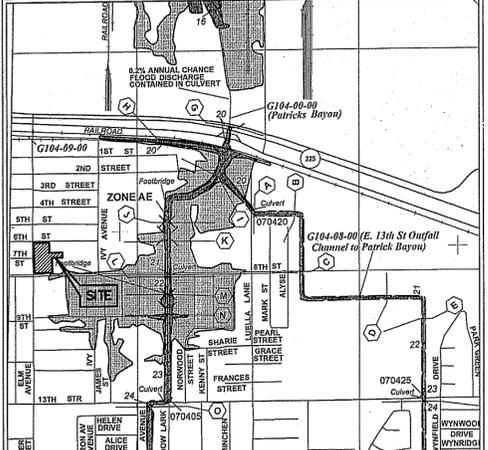
LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BOLLARD
 - HANDICAP
 - GAS METER
 - GAS VALVE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - GRATE INLET
 - GRATE INLET
 - MANHOLE
 - CLEANOUT
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - TRAFFIC SIGNAL BOX
 - LIGHT POLE
 - TRAFFIC LIGHT POLE
 - GROUND/SPOT LIGHT
 - POWER POLE
 - POWER POLE W/TRANSFORMER
 - POWER POLE W/LIGHT
 - POWER POLE W/CONDUIT
 - METER POLE
 - SERVICE POLE
 - GUY ANCHOR
 - OVERHEAD POWER LINE
 - BARBED WIRE FENCE
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - CHAINLINK FENCE
 - GATE POST
 - PER PLANS
 - APPROXIMATE
 - HIGHBANK
 - SIGN
 - VACUUM TUBE
 - PIPELINE MARKER
 - UNDERGROUND CABLE SIGN
 - CATHODIC TEST LEAD
 - MONITORING WELL
 - PIN FLAG/PAINT MARK
 - TOP OF CURB
 - GUTTER
 - TOP OF GRATE
 - FLOW LINE
 - HIGHBANK
 - SANITARY SEWER
 - STORM SEWER
 - CORRUGATED METAL PIPE
 - CORRUGATED PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - TELEPHONE
 - SOUTHWESTERN BELL TELEPHONE CO.
 - WATER
 - UNDERGROUND
 - FOUND
 - HARRIS COUNTY CLERK FILE
 - HARRIS COUNTY DEED RECORDS
 - HARRIS COUNTY MAP RECORDS
 - IRON PIPE
 - IRON ROD
 - NUMBER
 - PAGE
 - RIGHT-OF-WAY
 - SQUARE FEET
 - VOLUME
 - FIRM CODE
 - BUILDING LINE
 - UTILITY EASEMENT
 - TREE/SHRUB

SCHEDULE 'B' NOTES

- B.1 SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER VOLUME 855, PAGE 98, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)
- B.10(d) A FIVE (5) FOOT EASEMENT OVER THE REAR OF LOTS SEVEN (7) AND EIGHT (8), ONLY, AS SHOWN BY THE RECORDED PLAT/MAP OF SAID SUBDIVISION. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- B.10(e) SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS. (AFFECTS SUBJECT TRACT)

FLOOD INFORMATION



PANEL 0930M

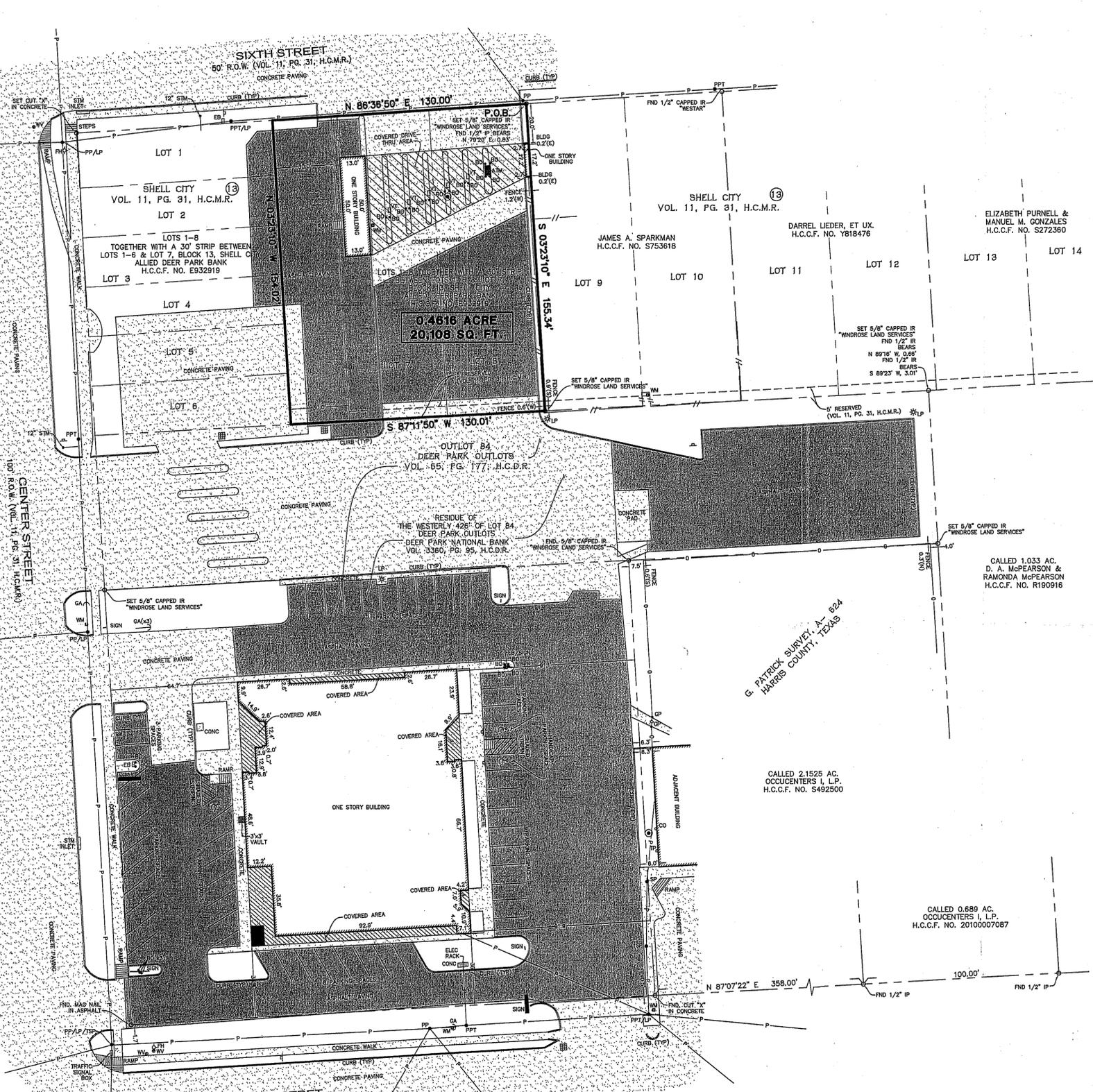
FIRM FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS AND INCORPORATED AREAS.

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

COMMUNITY	NUMBER	PANEL	SUFFIX
DEER PARK, CITY OF	48201	0930	M
HARRIS COUNTY	48202	0930	M
HOUSTON, CITY OF	48203	0930	M
LA PORTE, CITY OF	48204	0930	M

Map Number: 48201C0930M
Map Revised: JANUARY 6, 2017



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.4616 ACRES OR 20,108 SQUARE FEET OF LAND SITUATED IN THE G. PATRICK SURVEY, ABSTRACT NO. 624, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 7 - 8, TOGETHER WITH A 30 FOOT STRIP BETWEEN LOTS 1-6 AND LOT 7, BLOCK 13, SHELL CITY, MAP OR PLAT THEREOF RECORDED UNDER VOLUME AND PAGE 31, HARRIS COUNTY MAP RECORDS (H.C.M.R.), BEING OUT OF A TRACT OF LAND CONVEYED TO ALLIED DEER PARK BANK, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. E932919, SAID 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 SOUTHERLY RIGHT-OF-WAY LINE OF SIXTH STREET (50 FOOT R.O.W. PER VOLUME 11, PAGE 31, H.C.M.R.) FOR THE NORTHWEST CORNER OF LOT 9, BLOCK 13, OF SAID SHELL CITY, CONVEYED TO JAMES A. SPARKMAN, AS RECORDED UNDER H.C.C.F. NO. S753618, THE NORTHEAST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2-INCH IRON PIPE BEARS NORTH 79 DEG. 20 MIN. EAST, A DISTANCE OF 0.83 FEET;

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- GENERAL NOTES**
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 49091700041 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 20, 2017, ISSUED DATE OF JULY 26, 2017, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
 - 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: 0.999984121.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0930M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED 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 BE CONSIDERED AS A WARRANTY OF THE ACCURACY OF THE FLOOD INFORMATION.
 - READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
 - ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
 - 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.
 - FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
 - 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.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE.

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

01-30-2018

WINDROSE LAND SURVEYING & PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
0.4616 AC. / 20,108 SQ. FT.
OF LAND
SITUATED IN THE
G. PATRICK SURVEY, A-624
CITY OF DEER PARK,
HARRIS COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

FIELD BY: JM CHECKED BY: KA JOB NO. 53437-R3
DRAWN BY: DG/TMW DATE: JANUARY 2018 SHEET NO. 1 OF 1