



Danielle Wendeburg, Chair  
Douglas Cox  
Don Tippit

Ray Balusek  
Stan Garrett

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## CALL TO ORDER

## INVOCATION

## APPROVAL OF MINUTES

1. Approval of minutes of regular Planning & Zoning meeting on January 15, 2018.

[MIN 18-026](#)

**Recommended Action:** Approval

**Attachments:** [PZ MR 011518](#)

## NEW BUSINESS

2. Consideration of and action on the results of the Public Hearing on the request from CHI/ACQUISITIONS for a Specific Use Permit to operate an industrial group 35 bulk warehouse at 2851 East Pasadena Boulevard.

[PH 18-015](#)

**Recommended Action:** A recommendation must be made to City Council.

3. Consideration of and action on the results of the Public Hearing on the request from Deer Park Church of Christ to rezone the 8.5397 acres located at 2000 East Boulevard from SF1 (Single Family 1) to GC (General Commercial) to construct an Assisted Living/Memory Care Facility.

[PH 18-017](#)

**Recommended Action:** A recommendation must be made to City Council.

4. Consideration of and action on a request from Wells Fargo Bank to rezone Abstract 624 Lots 7 & 8 Shell City, fronting on Sixth Street from SF2 (Single Family 2) to GC (General Commercial).

[ZNG 18-002](#)

**Recommended Action:** Public Hearing can be scheduled for March 5, 2018 at 7:15 P.M.

**Attachments:** [Wells Fargo 110 E. Sixth](#)

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*The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.*

## ADJOURN

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*Shannon Bennett, TRMC  
City Secretary*

*Posted on Bulletin Board  
February 2, 2018*

*City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281.478.7248 for further information.*

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*The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.*



## Legislation Details (With Text)

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**File #:** MIN 18-026    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** Agenda Ready  
**File created:** 1/30/2018    **In control:** Planning & Zoning Commission  
**On agenda:** 2/5/2018    **Final action:**  
**Title:** Approval of minutes of regular Planning & Zoning meeting on January 15, 2018.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [PZ\\_MR\\_011518](#)

Date	Ver.	Action By	Action	Result
2/5/2018	1	Planning & Zoning Commission		

Approval of minutes of regular Planning & Zoning meeting on January 15, 2018.

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JANUARY 15, 2018 BEGINNING AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG	CHAIRMAN
DON TIPPIT	COMMISSIONER
DOUGLAS COX	COMMISSIONER
RAY BALUSEK	COMMISSIONER
STAN GARRETT	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

1. MEETING CALLED TO ORDER – Chairman Wendeburg called the meeting to order at 7:30 p.m.
2. INVOCATION - The invocation was given by Commissioner Cox.
3. APPROVAL OF MINUTES - Motion was made by Commissioner Garrett and seconded by Commissioner Cox to approve the minutes as follows:
  - a. Approval of minutes of regular meeting on January 8, 2018.Motion carried 5 to 0.
4. ADJOURN – Chairman Wendeburg adjourned the meeting at 7:31 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Danielle Wendeburg, Chairman  
Planning and Zoning Commission



## Legislation Details (With Text)

**File #:** PH 18-015    **Version:** 1    **Name:**  
**Type:** Public Hearing(s)    **Status:** Agenda Ready  
**File created:** 1/30/2018    **In control:** Planning & Zoning Commission  
**On agenda:** 2/5/2018    **Final action:**  
**Title:** Consideration of and action on the results of the Public Hearing on the request from CHI/ACQUISITIONS for a Specific Use Permit to operate an industrial group 35 bulk warehouse at 2851 East Pasadena Boulevard.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
2/5/2018	1	Planning & Zoning Commission		

Consideration of and action on the results of the Public Hearing on the request from CHI/ACQUISITIONS for a Specific Use Permit to operate an industrial group 35 bulk warehouse at 2851 East Pasadena Boulevard.

**Summary:**

**Fiscal/Budgetary Impact:**

A recommendation must be made to City Council.



## Legislation Details (With Text)

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**File #:** PH 18-017    **Version:** 1    **Name:**

**Type:** Public Hearing(s)    **Status:** Agenda Ready

**File created:** 1/30/2018    **In control:** Planning & Zoning Commission

**On agenda:** 2/5/2018    **Final action:**

**Title:** Consideration of and action on the results of the Public Hearing on the request from Deer Park Church of Christ to rezone the 8.5397 acres located at 2000 East Boulevard from SF1 (Single Family 1) to GC (General Commercial) to construct an Assisted Living/Memory Care Facility.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
2/5/2018	1	Planning & Zoning Commission		

Consideration of and action on the results of the Public Hearing on the request from Deer Park Church of Christ to rezone the 8.5397 acres located at 2000 East Boulevard from SF1 (Single Family 1) to GC (General Commercial) to construct an Assisted Living/Memory Care Facility.

Summary:

Fiscal/Budgetary Impact:

A recommendation must be made to City Council.



## Legislation Details (With Text)

**File #:** ZNG 18-002    **Version:** 1    **Name:**

**Type:** Rezoning Request    **Status:** Agenda Ready

**File created:** 1/30/2018    **In control:** Planning & Zoning Commission

**On agenda:** 2/5/2018    **Final action:**

**Title:** Consideration of and action on a request from Wells Fargo Bank to rezone Abstract 624 Lots 7 & 8 Shell City, fronting on Sixth Street from SF2 (Single Family 2) to GC (General Commercial).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Wells Fargo 110 E. Sixth](#)

Date	Ver.	Action By	Action	Result
2/5/2018	1	Planning & Zoning Commission		

Consideration of and action on a request from Wells Fargo Bank to rezone Abstract 624 Lots 7 & 8 Shell City, fronting on Sixth Street from SF2 (Single Family 2) to GC (General Commercial).

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for March 5, 2018 at 7:15 P.M.

## 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

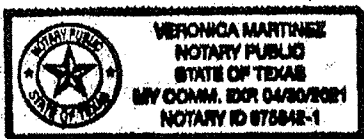
State of Texas

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 30<sup>th</sup> day of January, 2018.

(Personalized Seal)



Veronica Martinez  
Notary Public

My Commission Expires: 04/30/2021



151-16-0834

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)

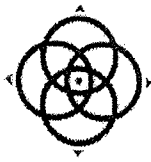
Letter of Authorization Attached to Application

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):

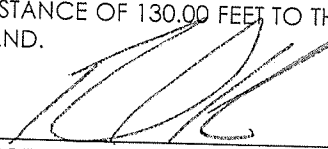
**BEGINNING** AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SIXTH STREET (50 FOOT R.O.W. PER VOLUME 11, PAGE 31, H.C.M.R.) FOR THE NORTHWEST CORNER OF LOT 9, BLOCK 13, OF SAID SHELL CITY, CONVEYED TO JAMES A. SPARKMAN, AS RECORDED UNDER H.C.C.F. NO. S753618, 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;

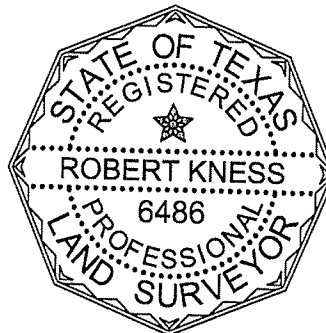
THENCE, SOUTH 03 DEG. 23 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID LOT 8 AND LOT 9, A DISTANCE OF 155.34 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF THE RESIDUE OF A TRACT OF LAND CONVEYED TO DEER PARK NATIONAL BANK, AS RECORDED IN VOL. 3360, PG. 95, OF THE HARRIS 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 I 3200 WILCREST, STE 325, HOUSTON, TX 77042

# CITY OF DEER PARK

## ReZoning



LN- 000167 -2018

PERMIT #: LN- 000167 -2018

ISSUED DATE: January 30, 2018

PROJECT:

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:

DESCRIPTION: Rezone Request From Sf2 To Gc

SQ FT: 0

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

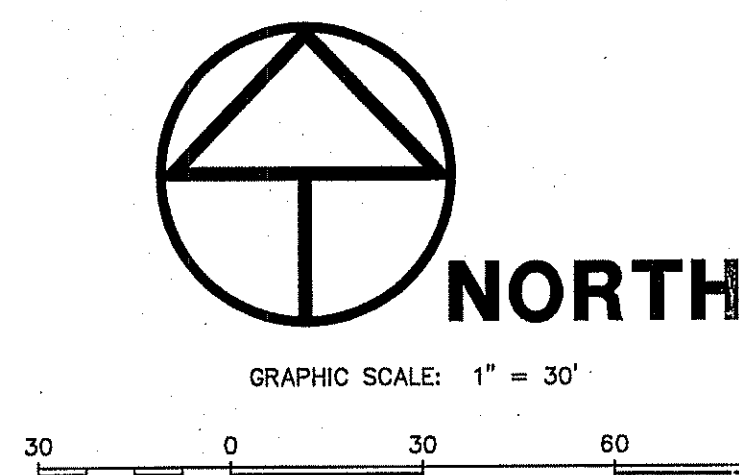
DATE

**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](http://www.deerparktx.gov/publicworks)





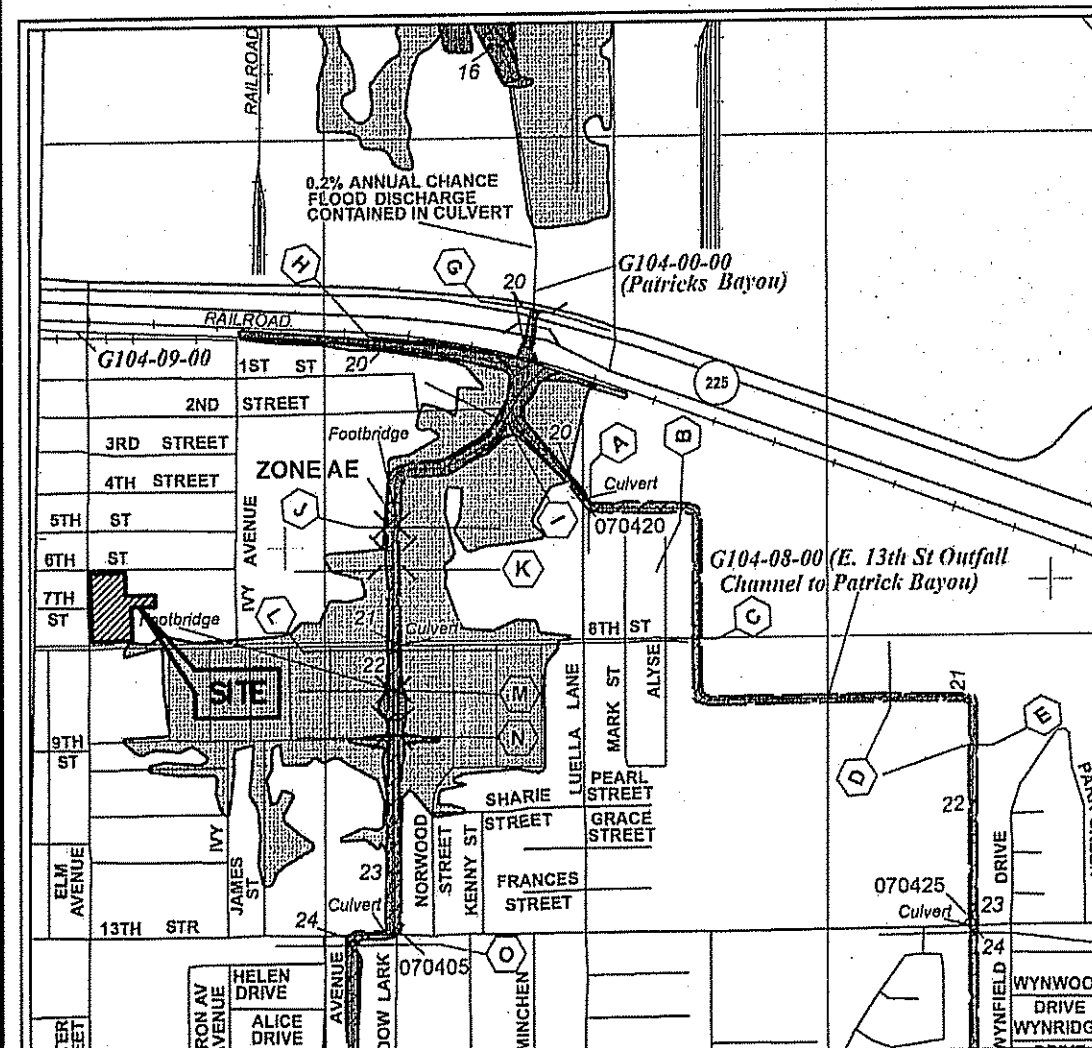
- ### SCHEDULE 'B' NOTES

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)

**CONTAINS:**

<b>COMMUNITY</b>	<b>NUMBER</b>	<b>PANEL</b>	<b>PREFIX</b>
DEER PARK, CITY OF	482037	8880	M
HARRIS COUNTY OF	482038	8882	B
HOUSTON	484461	8829	B
LA PORTE, CITY OF			

Notice to User: The Map Number shown below should be used when filing a map entry. The Community Number shown above should be used on insurance applications for the subject community.

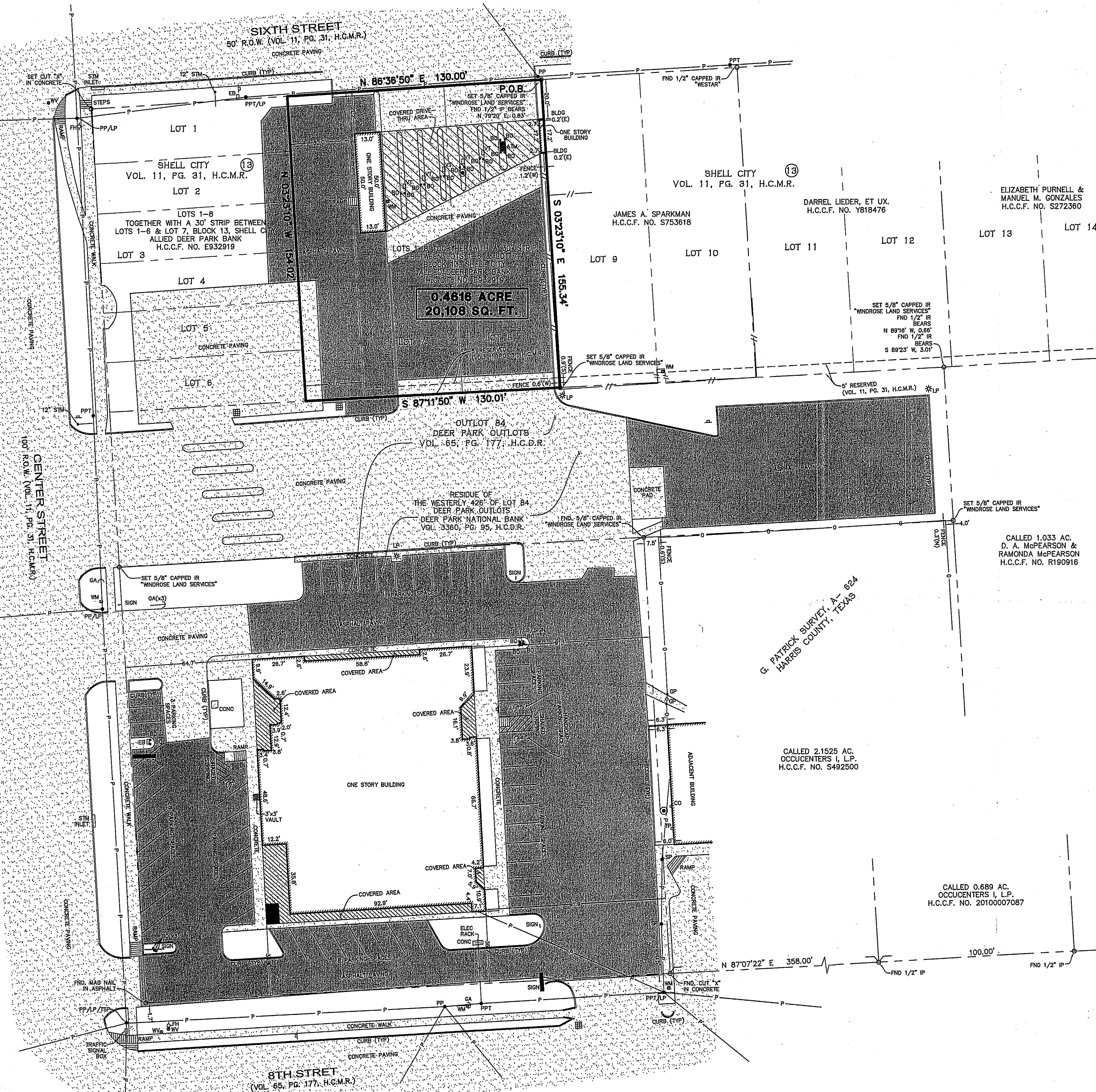
The seal of the United States Department of Housing and Urban Development is located in the bottom left corner. It features an eagle with wings spread, perched on a shield. The shield contains a house and a gear. The words "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT" are written around the eagle, and "UNITED STATES OF AMERICA" is at the bottom.

**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 ALLOT 7, 8, TOGETHER WITH A 30 FOOT STRIP BEHIND LOTS 7 AND 8, LOT 15, SUELL CITY, MAP OR RECORD 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 BEING 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 JAMES A. SPARKMAN, RECORDED UNDER DEED NO. 10,183-8, TO THE NORTH-EAST CORNER OF SAID LOT 9, AND TO THE NORTH-EAST 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;

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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;

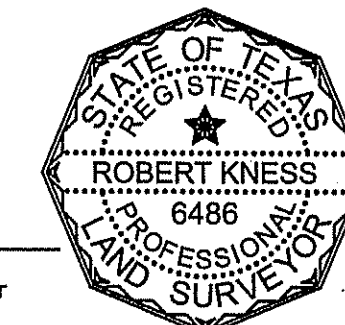
THENCE, NORTH 86 DEG. 36 MIN. 50 SEC. EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.4616 ACRES OR 20,108 SQUARE FEET OF LAND.

## GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 49081700041 OF FIDELITY NATIONAL TITLE COMPANY, INC. OF TEXAS, COUNTY OF DALLAS, TEXAS, BOOK 20, ISSUED DATE OF JULY 26, 2017, AND IS SUBJECT TO THE LIMITATIONS OF SAID BOOK 20, ISSUED DATE OF JULY 26, 2017.
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 DIFFERENT TO GRASS TO GRASS MEASUREMENTS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0930M, DATED 08/01/2013, THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA OF SPECIAL FLOOD HAZARD. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT DAMAGE TO RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE EXCEEDED BY FLOODS THAT ARE NOT SHOWN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE AND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE AND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CALCULATION OF THE TOTAL AREA OF THE SUBJECT PROPERTY. THESE TOTALS DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. THE SHOWN DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN AFFIRMATION OF THE TRUTH OF THE FACTS SHOWN ON THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

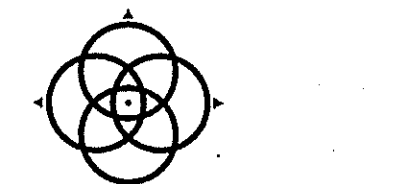
### SURVEYOR'S CERTIFICATION

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  
DATE



**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		
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