

**CITY OF DEER PARK
FINAL PLAT CHECKLIST #102**

SUBDIVISION NAME: CENTER STREET COMMONS
OWNER: WELLS FARGO BANK, N.A.

DATE: MAY 29, 2018

NA: Not Applicable

✓: Yes

X: No

Required items submitted to the Planning & Development Department:

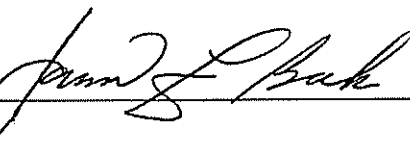
- ☒ ☐ 1 original of plat on mylar
- ☒ ☐ 2 blueprints
- ☒ ☐ Disc of final plat in AutoCad R14 or AutoCad 2000 format
- ☒ ☐ Plat Fees as Per Appendix "B"
- ☒ ☐ Boundary Survey
- ☐ NA ☐ Payment for Street Light & Signs
- ☐ NA ☐ Maintenance Agreement for One Year After Completion
- ☒ ☐ Original tax certificates 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
- ☒ ☐ Owner's signature
- ☒ ☐ Surveyors signature

Final Plat Checklist

- ☒ Space provided for the Director of Planning & Development, Director of Public Works , Fire Chief and Fire Marshall's signatures
- ☐ NA ☐ Drainage easements
- ☐ NA ☐ Detention
- ☐ NA ☐ Confirmation from Utility Companies that plat has been reviewed and approved
- ☒ All linear an angular dimensions
- ☒ Monuments and iron pins at each lot corner
- ☐ NA ☐ One set of As-Built Construction Plans (mylar)
- ☒ Space provided for signatures of P&Z Chairman & Secretary
- ☒ Name of Subdivision
- ☐ NA ☐ Name of Streets
- ☐ NA ☐ Lot sizes
- ☐ NA ☐ 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

We, Wells Fargo Bank, N.A., acting by and through Charles L. Fields, Vice President, bein an officer of Wells Fargo Bank, N.A., Owners hereinafter referred to as the Owners (whether one or more) of the property subdivided in the above and foregoing map of CENTER STREET COMMONS, do hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as CENTER STREET COMMONS, in the G. Patrick Survey, Abstract No. 624, an addition to the City of Deer Park, Harris County, Texas and dedicate to public use as such, the streets and easements shown thereon forever, 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 any portion of streets to conform to such grades, and does hereby bind myself, my heirs, 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 (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to each side of all rear utility easements designated as U.E. and A.E. shown hereon.

IN TESTIMONY WHEREOF, the Wells Fargo Bank, N.A., has caused these presents to be signed by Charles L. Fields, its Vice President, thereunto authorized, this the 14 day of May, 2018.

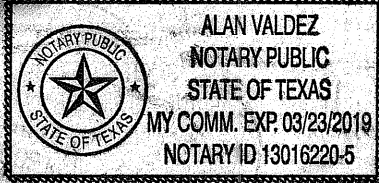
By: Wells Fargo Bank, N.A.

Charles L. Fields
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles L. Fields, Vice President of Wells Fargo Bank, N.A., 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 expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of May, 2018.



Alan Valdez
Notary Public
State of Texas
My Commission Expires: 03/23/2019
My Commission Expires:

I, Kevin M. Reidy am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Kevin M. Reidy
Registered Professional Land Surveyor
Texas Registration No. 6450

PUBLIC WORKS AND ENGINEERING APPROVAL

I, Director of Public Works and/or 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 ordinance.

W.R. (Bill) Pedersen, P.E., Director of Public Works/City Engineer

PLANNING AND ZONING APPROVAL

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 5/10/18 day of May, 2018, on a motion made and seconded, adopted, approved said subdivision of CENTER STREET COMMONS, 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 the County Clerk of Harris County, Texas.

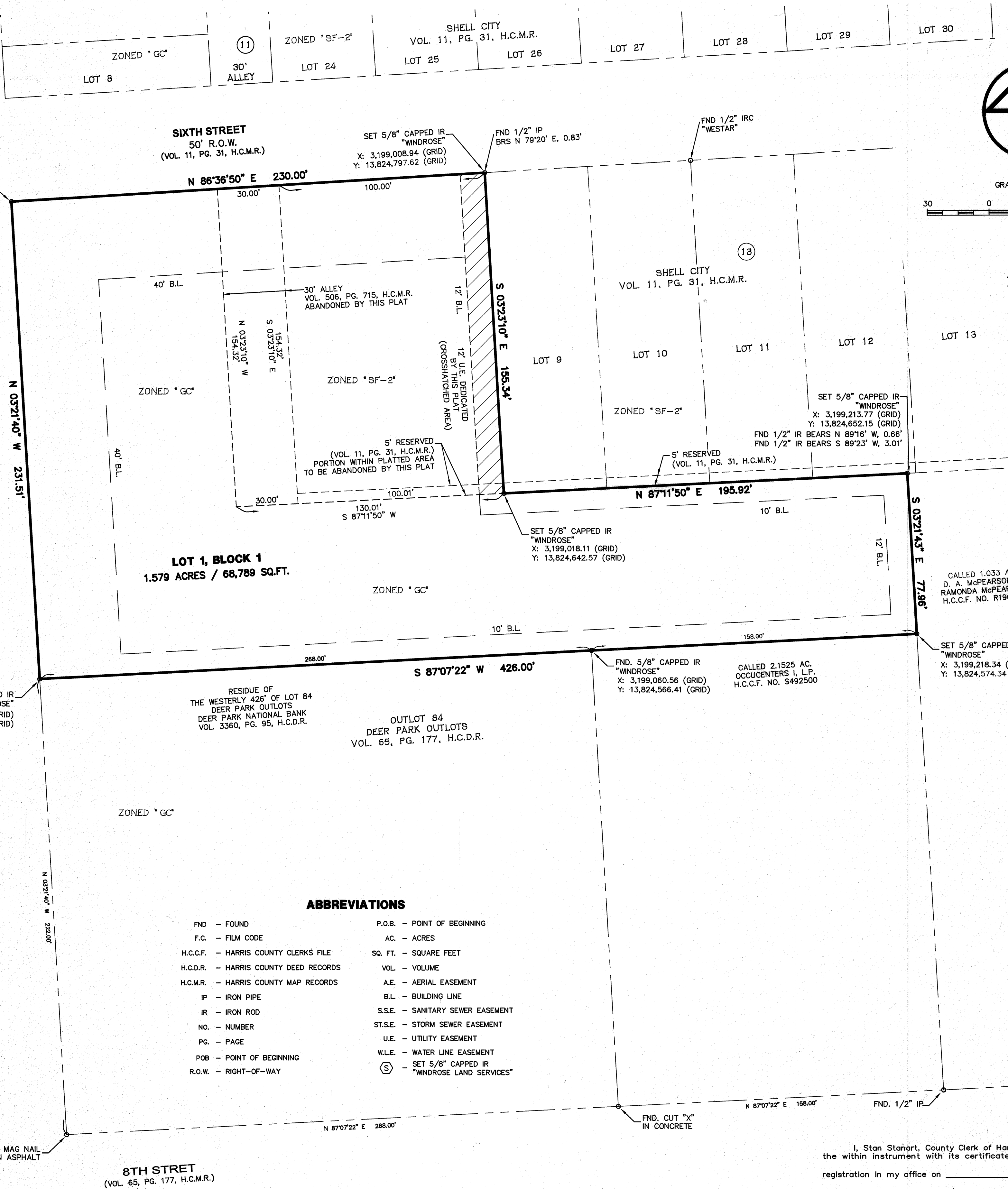
WITNESS OUR HANDS at Deer Park, Harris County, Texas, this the 14th day of May, 2018.

By: Don Tippit, Chairman
Planning and Zoning Commission
By: Douglas Cox, Secretary
Planning and Zoning Commission

FIRE DEPARTMENT APPROVAL

We, Fire Chief and 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.

By: Don Davis
Fire Chief
By: Buddy Rice
Fire Marshal



ABBREVIATIONS

FND - FOUND	P.O.B. - POINT OF BEGINNING
F.C. - FILM CODE	AC - ACRES
H.C.C.F. - HARRIS COUNTY CLERKS FILE	SQ. FT. - SQUARE FEET
H.C.D.R. - HARRIS COUNTY DEED RECORDS	VOL. - VOLUME
H.C.M.R. - HARRIS COUNTY MAP RECORDS	A.E. - AERIAL EASEMENT
IP - IRON PIPE	B.L. - BUILDING LINE
IR - IRON ROD	S.S.E. - SANITARY SEWER EASEMENT
NO. - NUMBER	ST.S.E. - STORM SEWER EASEMENT
PG. - PAGE	U.E. - UTILITY EASEMENT
POB - POINT OF BEGINNING	W.L.E. - WATER LINE EASEMENT
R.O.W. - RIGHT-OF-WAY	SET 5/8" CAPPED IR "WINDROSE LAND SERVICES"

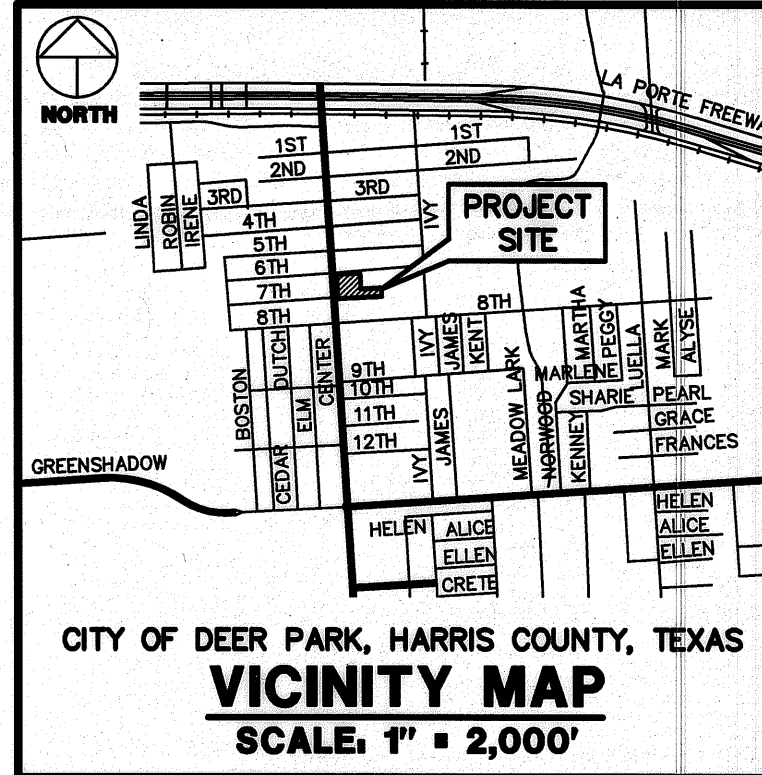
GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999884121.

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 5/10/18, at 10:00 a.m., and duly recorded on 5/10/18, at 10:00 a.m., and at Film Code No. 10108800 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



METES AND BOUNDS DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.579 ACRES OR 68,789 SQUARE FEET OF LAND SITUATED IN THE G. PATRICK SURVEY, ABSTRACT NO. 624, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 1-8, TOGETHER WITH A 30 FOOT STRIP BETWEEN LOTS 1-8 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 THE SAME TRACT OF LAND CONVEYED TO ALLED DEER PARK BANK, RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. 632019 AND OUT OF AND A PART OF THE WESTERLY 426 FEET OF OUTLOT 84, DEER PARK OUTLOTS, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 65, PAGE 177, HARRIS COUNTY DEED RECORDS (H.C.D.R.), BEING THE SAME TRACT OF LAND CONVEYED TO DEER PARK NATIONAL BANK, RECORDED UNDER VOLUME 3360, PAGE 95, H.C.D.R., WITH SAID 1.579 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 CUT "X" IN CONCRETE SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SIXTH STREET (50 FOOT R.O.W. PER VOLUME 11, PAGE 31, H.C.M.R.) AND THE EAST R.O.W. LINE OF CENTER STREET (100 FOOT R.O.W. PER VOLUME 11, PAGE 31, H.C.M.R.), MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 36 MIN. 50 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID SIXTH STREET, A DISTANCE OF 230.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 13, THE NORTHEAST CORNER OF SAID LOT 8 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 23 MIN. 10 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, A DISTANCE OF 155.34 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH LINE OF SAID OUTLOT 84, MARKING THE COMMON SOUTH CORNER OF SAID LOT 8 AND SAID LOT 9 AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 11 MIN. 50 SEC. EAST, ALONG THE COMMON LINE OF SAID OUTLOT 84 AND THE SOUTH LINE OF SAID LOT 9, LOT 10, LOT 11, AND LOT 12, OF SAID BLOCK 13, A DISTANCE OF 185.92 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE SOUTH LINE OF SAID LOT 12, BLOCK 13, MARKING THE NORTHWEST CORNER OF CALLED 1,033 ACRE TRACT OF LAND CONVEYED TO D. A. McPEARSON AND RAMONDA McPEARSON, RECORDED UNDER H.C.C.F. NO. R190916 AND AN EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 89 DEG. 16 MIN. WEST, A DISTANCE OF 0.66 FEET, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 89 DEG. 23 MIN. WEST, A DISTANCE OF 3.01 FEET;

THENCE, SOUTH 03 DEG. 21 MIN. 43 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 1,033 ACRE TRACT, A DISTANCE OF 77.96 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF A CALLED 2,1525 ACRE TRACT OF LAND CONVEYED TO OCCUPANCERS I, L.P., RECORDED UNDER H.C.C.F. NO. S492500 AND AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 07 MIN. 22 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 2,1525 ACRE TRACT, AT A DISTANCE OF 158.00 FEET PASSING A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE NORTHWEST CORNER OF SAID CALLED 2,1525 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID OUTLOT 84, IN ALL A TOTAL DISTANCE OF 426.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST R.O.W. LINE OF AFORESAID CENTER STREET, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 21 MIN. 40 SEC. WEST, ALONG THE EAST R.O.W. LINE OF CENTER STREET, A DISTANCE OF 231.51 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 1.579 ACRES OR 68,789 SQUARE FEET OF LAND.

CENTER STREET COMMONS

BEING A REPLAT OF LOTS 1-8,
BLOCK 13, OF SHELL CITY, AND A
PARTIAL REPLAT OF DEER PARK OUTLOT #84
SITUATED IN THE
GEORGE R. PATRICK SURVEY, ABSTRACT NO. 624
CITY OF DEER PARK,
HARRIS COUNTY, TEXAS

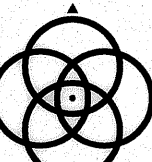
1 BLOCK 1 LOT

MAY 2018

Owner

Wells Fargo Bank, N.A.
12200 Northwest Freeway, Suite 320
Houston, TX 77062
713.208.6179

Surveyor



WINDROSE
LAND SURVEYING | PLATING

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