

**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

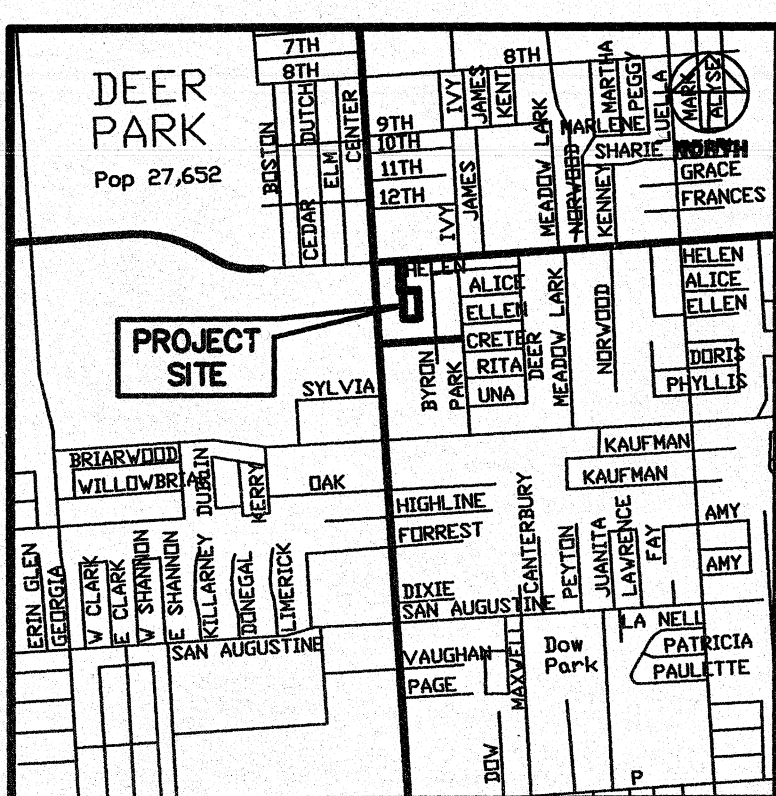
W D Lawther

Property Owner's Signature

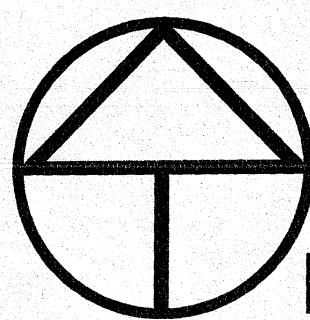
SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

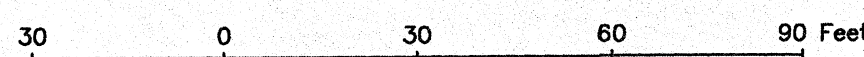
Other Representative (if any)



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



GRAPHIC SCALE: 1" = 30'



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. LAUTHNER 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 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) SITUATED IN THE G.M. PATRICK SURVEY, DISTRICT 14, EIGHTH SEVENTH RANGE, NINTH TOWNSHIP, THIRTEENTH RANGE, SIXTH MERIDIAN, TEXAS. THE PLAT DESCRIBED BY THESE INSTRUMENTS PARTICULARLY DESCRIBED BY THESE INSTRUMENTS AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

CORNER OF A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST THIRTIETH STREET, FOR THE NORTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID PLAM TERRACE ADDITION AND THEREAFTER TO BE FOUND BY MEASURING 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 73 DEG. 14 MIN. WEST, 0.79 FEET; THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, ALONG THE SOUTH R.O.W. LINE OF SAID EAST THIRTIETH STREET, A DISTANCE OF 166.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 1 OF SAID PLAM TERRACE ADDITION AND THEREAFTER TO BE FOUND BY MEASURING 1/2 INCH IRON ROD RECORDED UNDER 20140098542 AND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; FROM WHICH A CAPPED 1/2 INCH IRON ROD WAS FOUND BEARS FOR REFERENCE SOUTH 85 DEG. 18 MIN. WEST, 0.51 FEET;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF SAID 0.4653 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 55.01 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 131.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 8, BLOCK 1 OF SAID PAL 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 NORTHEAST CORNER OF A CALLED 2.0018 ACRE TRACT CONVEYED TO SHRI NEELVARNI CORP, AS RECORDED UNDER H.C.C.F. NO. RP-2017-426016 AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, ALONG THE NORTH LINE OF SAID 2.0018 ACRE TRACT, A DISTANCE OF 156.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF A CALLED 1.4176 ACRE TRACT (TRACT 1) CONVEYED OT DEVI DASHAMA LLC, AS RECORDED UNDER H.C.C.F. NO. 20120408389 AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, ALONG THE EAST LINE OF SAID 1.4176 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 SOUTHEAST CORNER OF A CALLED 1.011 ACRE TRACT CONVEYED TO MCDONALD'S CORPORATION, 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 "ARBOR LEAF 1982" FOUND ON THE SOUTH R.O.W. LINE OF SAID EAST THIRTEENTH STREET AND FOR THE NORTHEAST CORNER OF SAID 1.011 ACRE TRACT AND THE NORTHWEST 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, 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 SHOULD BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999888414.
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 UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND APPLICABLE ONLY. 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. FLOODING MAY OCCUR AND THE 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 GUARANTEE THE ACCURACY OF THE SURVEY. THERE MAY BE PRESENT DUE TO THE POSTIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANBER 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. 09349000000027) IS 1421 CENTER STREET, 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.

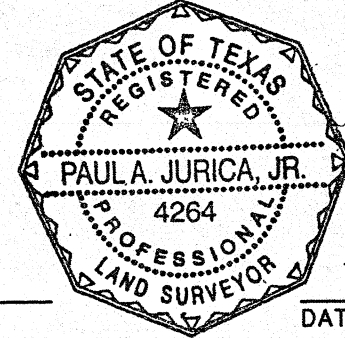
SCHEDULE 'B' NOTES

1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
VOLUME 73, 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 DEEDS RECORDED IN HARRIS COUNTY, TEXAS AND UNDER HARRIS COUNTY CLERK'S FILE NO. R19822.
- 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 (30) 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 A RECORDED EASEMENT FILE FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S2349898, TOGETHER WITH THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN (SHOWN HEREON)
- 10i. 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, 9, 11, 13, 14, 16, 17, 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. 10108900 | 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

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FILED BY: RD	CHECKED BY: PJ	JOB NO. 54757
DRAWN BY: DG/CG	DATE: 10-27-18	SHEET NO. 1 OF 1

FLOOD INFORMATION

