

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

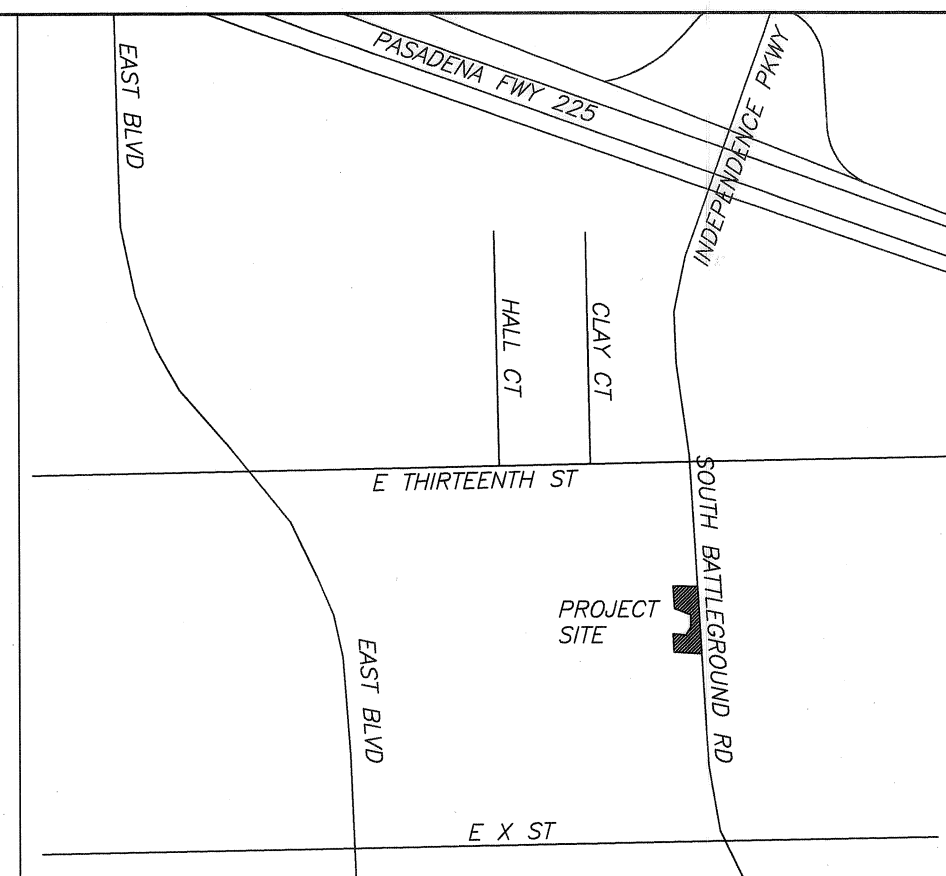
CALL 0.9318 ACRES
FROM SUSAN E. HUNT TO
CITY OF DEER PARK
H.C.C.F. No. W023942

5/8" I.R.
FOUND
N 13823593.78
E 3208677.36

N87°15'00"E 175.98'

5/8" IRON ROD
W/CAP FOUND
N 13823602.22
E 3208653.13

TBM
CUT SQUARE ON
TOP OF STORM DRAINAGE
INLET, ELEVATION 28.47
NAVD88, 2001 ADJUSTMENT.



VICINITY MAP
(N.T.S.)

WOODED

(CALLED 0.9318 ACRES, TRACT 2)
FROM CLARK FIRE AND EQUIPMENT, INC.
TO CITY OF DEER PARK
H.C.C.F. No. J735391

DEER PARK CHURCH OF CHRIST
(F.C. No. 674434 H.C.M.R.)

20' SAN. SEWER ESMT
F.C. No. 674434 H.C.M.R.

6.9662 ACRES
OUT OF OUTLOT 596 & 597
ZONED GENERAL COMMERCIAL

DEER PARK CHURCH OF CHRIST
(F.C. No. 674434 H.C.M.R.)

LOT 1
CALL 5.7567 ACRES
250,763 SQ. FT.

BLOCK 1

LOT 1
ZONE GC
(GENERAL COMMERCIAL)
1.2094 ACRES
52,681 sq. ft.

(CALLED 1.3228 ACRES
FROM AJAY K. JAIN
TO USK CORPORATION
RECORDED OCTOBER 22, 2004)
H.C.C.F. No. Y011111

POC
C.I.R. FOUND
BEARING AT
N65°18'36"W 0.28'

EAST X STREET
(80' R.O.W.)
VOL. 1, PG. 33 H.C.M.R.

S BATTLEGROUND ROAD
ROW, WARPS
H.C.C.F. No. W92496 AND W92497

POB

L=255.25' R=2050.00'
CB=506.56' 28° 256.08'

A: BEARINGS AND DISTANCES SHOWN ARE SURFACE
WITH A COMBINED SCALE FACTOR OF 0.999883140
AND REFERENCED TO TEXAS STATE PLANE COORDINATE
SYSTEM NAD83, SOUTH CENTRAL ZONE.

LEGEND

CM=CONTROL MONUMENT
I.R.=IRON ROD
I.P.=IRON PIPE
H.C.M.R.=HARRIS COUNTY MAP
RECORDS
F.C. No.=FILM CODE NUMBER
E.S.M.T.=EASEMENT
B.L.=BUILDING LINE
H.C.C.F.=HARRIS COUNTY CLERK'S FILE
R.O.W.=RIGHT OF WAY
CONC.=CONCRETE
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
L=LENGTH
R=RADIUS
C.B.= CHORD BEARING
O.P.R.O.R.P.=OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

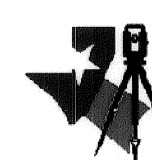
SOUTH BATTLEGROUND PLACE

BEING A SUBDIVISION OF 1.2094 ACRE TRACT OF LAND SITUATED
IN THE N. CLOPPER SURVEY, ABSTRACT NO. 198, HARRIS COUNTY,
TEXAS AND BEING A PARTIAL REPLAT OF OUTLOT 597 OF THE
OUTLOTS OF THE TOWNSITE OF LA PORTE, A SUBDIVISION IN
HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 1, PAGE 33 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS.

PREPARED BY:
PLS CONSTRUCTION LAYOUT, INC.
2500 E TC JESTER BLVD STE 180,
HOUSTON, TEXAS 77008

OWNER:
WILLIAM CRAIG SPINK
302 GRANT STREET
DEER PARK, TEXAS 77536

SURVEYOR:



Bowden Survey
PROFESSIONAL SURVEYING SERVICES
2233 PASO DELO
HOUSTON, TEXAS 77027
PHONE: (281) 331-1800 FAX: (281) 331-4800
TBPLS Registration No. 10127400

SCALE 1"=20'
1 LOT

DATE: MARCH 11, 2019
1 BLOCK

SHEET 1 OF 2

#3555-15

STATE OF TEXAS
COUNTY OF HARRIS

I, WILLIAM CRAIG SPINK, THE OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING MAP OF THE SOUTH BATTLEGROUND PLACE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SOUTH BATTLEGROUND PLACE IN THE N. CLOPPER SURVEY, ABSTRACT NO. 198, AN ADDITION TO THE CITY OF DEER PARK, HARRIS COUNTY, TEXAS 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 THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND DO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

* THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE OF 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL PUBLIC UTILITY REAR LOT EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS IN DEER PARK, HARRIS COUNTY, TEXAS, THIS 28 DAY OF MARCH 2019

OWNER

BY: [Signature]

STATE OF TEXAS
COUNTY OF HARRIS

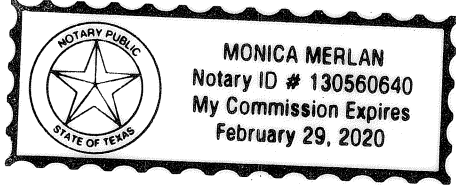
BEFORE ME, the undersigned authority, on this day personally appeared William Craig Spink, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of March, 2019

[Signature]
Notary Public in and for the State of Texas

Printed Name: Monica Merlan

My Commission Expires: 02-29-2020



LIENHOLDERS ACKNOWLEDGEMENT AND
SUBORDINATION STATEMENT

We, COMERICA BANK, owner and holder of a lien (or liens) against the property described in the plat known as SOUTH BATTLEGROUND PLACE, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. RP-2018-67457 & RP-2018-67458 of the O.P.R.O.R.P. of Harris county, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

BY: [Signature]

STATE OF TEXAS
COUNTY OF HARRIS

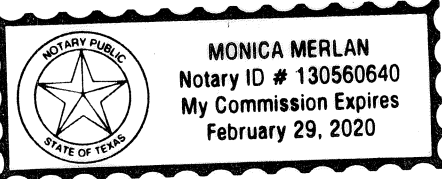
BEFORE ME, the undersigned authority, on this day personally appeared William Craig Spink, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of March, 2019

[Signature]
Notary Public in and for the State of Texas

Printed Name: Monica Merlan

My Commission Expires: 02-29-2020



METES AND BOUNDS DESCRIPTION
1.2094 ACRES
52,681 SQUARE FEET

BEING A TRACT OF 1.2094 ACRES (52,681 SQUARE FEET) OF LAND SITUATED IN THE N. CLOPPER SURVEY, ABSTRACT NO. 198, HARRIS COUNTY, TEXAS, AND BEING OUT OF OUTLOT 597 OF THE OUTLOTS OF THE TOWNSITE OF LA PORTE AS RECORDED IN VOLUME 1, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.2094 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT; BEARINGS REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE.

- COMMENCING AT THE SOUTHWESTERLY CORNER OF A CALLED 1.3228 ACRE TRACT FROM AJAY K. JAIN TO USK CORPORATION RECORDED OCTOBER 22, 2004 IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. Y011111, THE MOST SOUTHWESTERLY CORNER OF DEER PARK CHURCH OF CHRIST SUBDIVISION RECORDED IN FILM CODE (F.C.) NO. 674434 AND THE NORTHERLY RIGHT-OF-WAY MARGIN OF EAST X STREET (80 FEET WIDE) FROM WHICH A 5/8-INCH CAPPED IRON ROD (C.I.R.) BEARS N65°18'36"W, 0.28;
- THENCE, NORTH 14°22'52"W, WEST, ALONG THE COMMON LINE OF SAID 1.3228 ACRE TRACT AND SAID DEER PARK CHURCH OF CHRIST SUBDIVISION, A DISTANCE OF 299.73 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHWESTERLY CORNER OF SAID 1.3228 ACRE TRACT;
- THENCE, NORTH 87°14'58"E, EAST, ALONG THE COMMON LINE OF SAID 1.3228 ACRE TRACT AND SAID DEER PARK CHURCH OF CHRIST SUBDIVISION, A DISTANCE OF 200.00 FEET TO AN X FOUND IN CONCRETE IN THE WESTERLY MARGIN OF SOUTH BATTLEGROUND ROAD (VARIABLE WIDTH) MARKING THE NORTHEAST CORNER OF SAID 1.3228 ACRE TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE WESTERLY MARGIN OF SAID SOUTH BATTLEGROUND ROAD AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 256.25 FEET, RADIUS OF 2,050.00 FEET AND A CHORD BEARING OF N06°36'28"W 256.08 FEET TO A POINT OF TANGENCY FROM WHICH A 5/8 INCH IRON ROAD BEARS N15°18'49"E 0.37 FEET;
- THENCE, NORTH 03°01'37"W, WEST ALONG THE WESTERLY MARGIN OF SAID SOUTH BATTLEGROUND ROAD, A DISTANCE OF 21.77 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND MARKING THE SOUTHERLY NORTHEAST CORNER OF SAID DEER PARK CHURCH OF CHRIST SUBDIVISION AND THE SOUTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;
- THENCE SOUTH 87°15'00"W, WEST, ALONG THE NORTH SUBDIVISION LINE OF DEER PARK CHURCH OF CHRIST, A DISTANCE OF 189.93 FEET TO A 5/8-INCH CAPPED IRON ROD MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
- THENCE, NORTH 03°02'22" WEST ALONG THE EASTERLY SUBDIVISION LINE OF DEER PARK CHURCH OF CHRIST, A DISTANCE OF 100.65 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A CALL 0.9318 ACRE (TRACT 2) FROM CLARK FIRE EQUIPMENT, INC. TO CITY OF DEER PARK RECORDED IN H.C.C.F. NO. J735391, MOST NORTHEASTERLY CORNER OF SAID DEER PARK CHURCH OF CHRIST SUBDIVISION AND AN INSIDE CORNER OF HEREIN DESCRIBED TRACT;
- THENCE, NORTH 86°58'22"E, EAST, A DISTANCE OF 45.00 FEET TO A 5/8 -INCH CAPPED IRON ROD FOUND MARKING AN ANGLE POINT OF HEREIN DESCRIBED TRACT;
- THENCE, NORTH 41°58'21"E, EAST, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT OF HEREIN DESCRIBED TRACT FROM WHICH A 5/8-INCH CAPPED IRON ROD IS FOUND BEARING SOUTH 77°33'20"E, EAST, 0.19 FEET;
- THENCE, NORTH 03°01'41"W, WEST, A DISTANCE OF 71.66 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND MARKING AND ANGLE POINT OF HEREIN DESCRIBED TRACT;
- THENCE, NORTH 48°41'18"W, WEST, A DISTANCE OF 78.20 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND MARKING AN ANGLE POINT OF HEREIN DESCRIBED TRACT;
- THENCE NORTH 03°01'41"W, WEST, A DISTANCE OF 77.12 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO CITY OF DEER PARK FROM SUSAN E. HUNT IN H.C.C.F. NO. W023942, THE NORTHEAST CORNER OF SAID 0.9318 ACRE (TRACT 2) FROM CLARK FIRE EQUIPMENT, INC. TO CITY OF DEER PARK AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;
- THENCE, NORTH 87°15'00"E, EAST, ALONG THE SOUTH LINE OF SAID 0.9318 ACRE TRACT, A DISTANCE OF 175.98 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 03°01'34"E, EAST, ALONG THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID SOUTH BATTLEGROUND ROAD, A DISTANCE OF 329.16 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT CONTAINING 1.2094 ACRES (52,681 SQUARE FEET) OF LAND MORE OR LESS.

FLOOD ZONE NOTES:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 48201C 0930 M, DATED JANUARY 6, 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

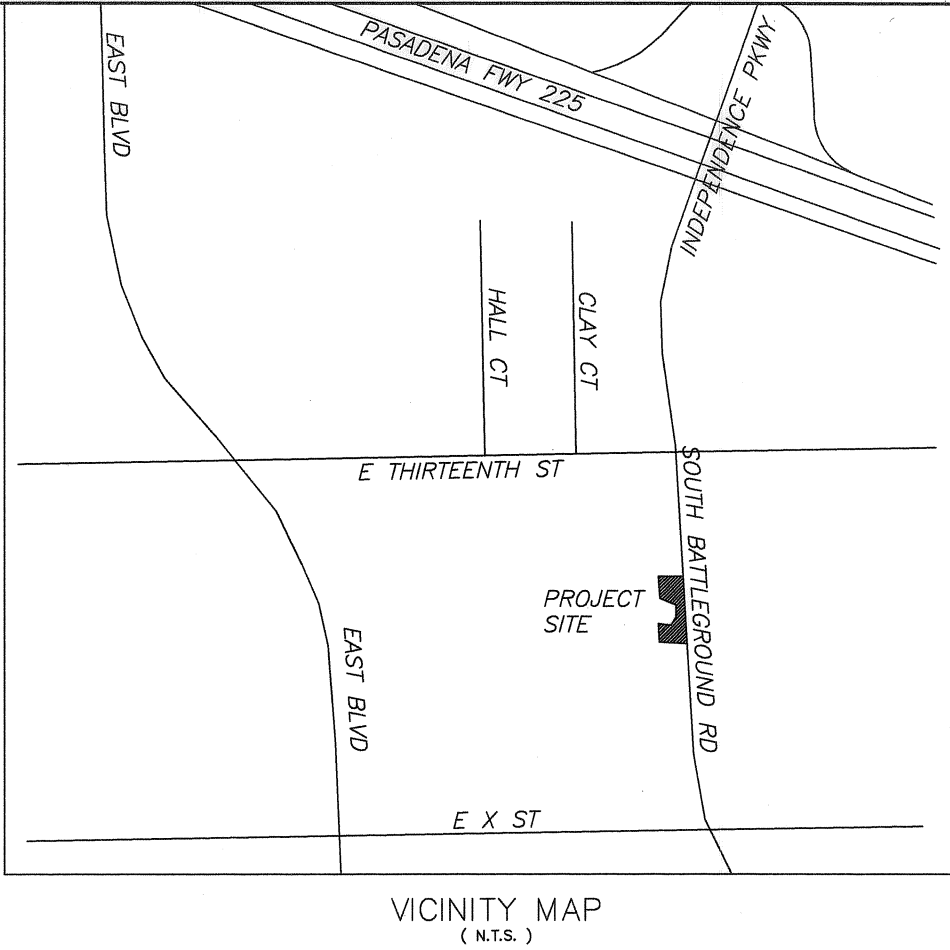
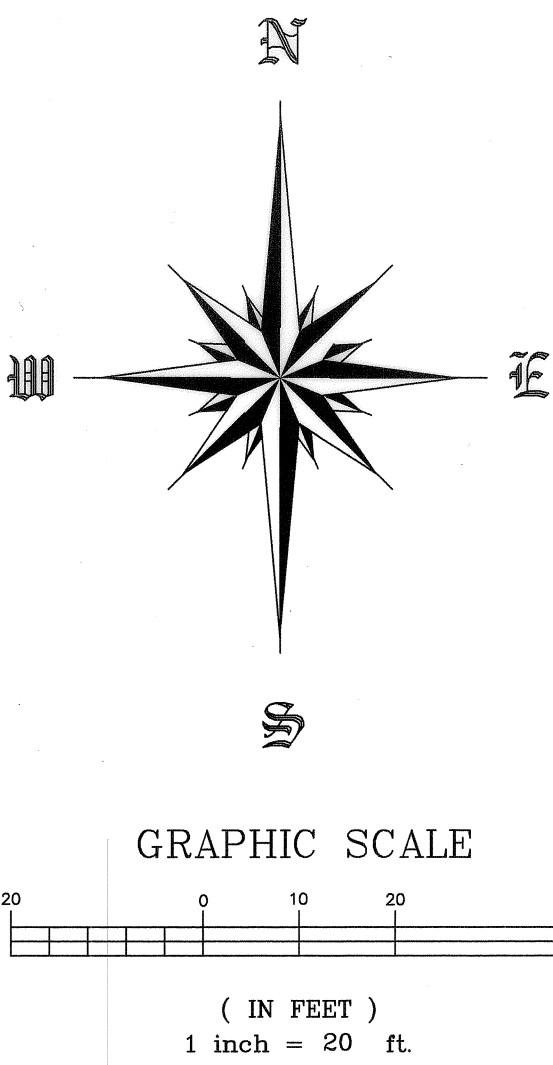
STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP, THIS INFORMATION IS ONLY TO BE USED FOR DETERMINING FLOOD INSURANCE RATES, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO RM020290 IS A BRASS DISC STAMPED RM 020290 ELEVATION 30.24, NAVD88, 2001 ADJUSTMENT

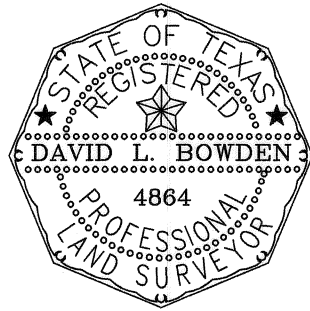
TO REACH LOCATION:

FROM HWY 225 GO SOUTH ON S. BATTLEGROUND (UNDERWOOD) TO EAST "X" BLVD. MONUMENT IS APPROXIMATELY 270' SOUTH OF EAST "X" BLVD. AND APPROXIMATELY 36' WEST OF BATTLEGROUND ON THE EAST END OF HEADWALL.



THIS IS TO CERTIFY THAT I, DAVID L. BOWDEN, OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS (5/8 INCH DIA. X 18 INCHES AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

[Signature]
DAVID L. BOWDEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4864



R. ADAM BALLESTEROS, P.E., 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.

CITY ENGINEER R. ADAM BALLESTEROS, P.E.

"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 _____ DAY OF _____, 2019, ON MOTION MADE AN SECONDED, ADOPTED, APPROVED SAID SUBDIVISION OF SOUTH BATTLE GROUND PLACE 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 COUNTY CLERK OF HARRIS COUNTY, TEXAS.

WITNESS OUR HANDS AT DEER PARK, HARRIS COUNTY, TEXAS, THIS THE _____ DAY OF _____ A.D. 2019.

_____, CHAIR, PLANNING AND ZONING COMMISSION
DON TIPPIT
_____, SECRETARY, PLANNING AND ZONING COMMISSION
DOUGLAS COX

"WE, THE FIRE CHIEF AND/OR FIRE MARSHAL, DO HEREBY CERTIFY THAT THIS PLAT PROVIDES FOR ADEQUATE FIRE PROTECTION AND PROPER LOCATION AND NUMBER OF FIRE HYDRANTS IN COMPLIANCE WITH ALL PERTINENT ORDINANCES.

DATE: Don Davis FIRE CHIEF
DATE: Buddy Rice FIRE MARSHAL

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK

_____, M., IN VOLUME _____ AT PAGE _____, HARRIS COUNTY MAP RECORDS.

* WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

BY: _____, DEPUTY."

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared William Craig Spink, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Printed Name: _____

My Commission Expires: _____

SOUTH BATTLEGROUND PLACE

BEING A SUBDIVISION OF 1.2094 ACRE TRACT OF LAND SITUATED IN THE N. CLOPPER SURVEY, ABSTRACT NO. 198, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REPLAT OF OUTLOT 597 OF THE OUTLOTS OF THE TOWNSITE OF LA PORTE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PREPARED BY:
PLS CONSTRUCTION LAYOUT, INC.
2500 E TO. JESTER BLVD STE 180,
HOUSTON, TEXAS 77008

OWNER:
WILLIAM CRAIG SPINK
302 GRANT STREET
DEER PARK, TEXAS 77536

SURVEYOR:



Bowden Survey
PROFESSIONAL SURVEYING SERVICES
2225 PASO DELLO
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4800
TBPLS Registration No. 10127400

SCALE 1"=20'
1 LOT

DATE: MARCH 11, 2019
1 BLOCK

SHEET 2 OF 2

#3555-15