

**CITY OF DEER PARK  
PRELIMINARY PLAT CHECKLIST  
COMMERCIAL SUBDIVISION**

SUBDIVISION NAME: ATLAS COPCO DEER PARK

OWNER: ATLAS COPCO RENTAL, LLC

DATE: August 7, 2019

NA: Not Applicable    ☒ : Yes        X: No

**Required items submitted to the Public Works Engineering Department:**

- ☒ 2 blueprints and Digital PDF
- ☒ Filing Fee of \$250.00
- ☒ Submit 10 days prior to P & Z meeting
- ☒ Certified boundary & Topographic survey (Datum NAVD 1988, 2001 Adjustment(separate from plat) Show Elevations, Existing Infra-structure In Adjacent Street Right-of-ways.
- ☒ Preliminary Subdivision Plat with All Plat Dedications
- ☐ Overall Utility Layout Plan (Schematic). Actual engineering design is not Required at this stage.

**Preliminary Plat Information:**

- ☒ Name of Subdivision
- ☒ Zoning Designation of Property \_\_\_OP
- ☒ Surveyor's Name, Address, Phone Number, Fax Number & E-Mail Address
- ☒ Name, Address and Phone Number of Owner, Contact Person)
- ☒ Scale: 1" = 100' (maximum)

- ☒ Abstract Survey Name
- ☒ Lots, Blocks, Reserves (square footage indicated for each lot)
- ☒ Building Lines
- ☒ Total Acreage
- ☒ Proposed Property Lines – indicated with heavy solid line
- ☒ Legal Description (metes & bounds)
- ☒ North Arrow
- ☒ Vicinity Map (1" = 1200')
- ☒ Existing & Proposed Easements
- ☐ Lot Grading Plan (contour lines at 0.5' intervals)
- ☐ Street Name: Continuation of Existing; No Duplication; Not to Exceed 12 Letters
- ☐ Existing and Proposed Water Lines
- ☐ Existing Adjacent Fire Hydrants & Proposed Fire Hydrants (minimum spacing required is 300-Feet along streets);
- ☐ Existing and Proposed Sewer Lines
- ☐ Existing Adjacent Manholes and Proposed Manholes (spacing required not to exceed 300-feet)
- ☐ Existing and Proposed Storm Sewer (maximum spacing of inlets 300-feet)
- ☐ Detention Site

**Easements:**

- ☐ 1) Minimum 16-foot utility easement at the back of each lot (**subject to approval from Entex, Reliant Energy/HL&P, and Southwestern Bell**)

NA 2) Minimum 20-foot utility easement at the back of each lot if City utilities are located within the easement.

NA 3) Minimum 30-foot drainage easement (15-feet for each side of the centerline) for all minor drainage ways.

√ Adjacent Property Lines – indicated

√ Adjacent Subdivisions, Apartments, Acreage, etc.

√ Adjacent Streets (public & private)

√ Adjacent Easements (existing & proposed)

√ Adjacent Drainage (nearest existing ditches to drain the subdivision)

**Building Lines & Lot Dimensions:**

NA All lot lines perpendicular or radial to street

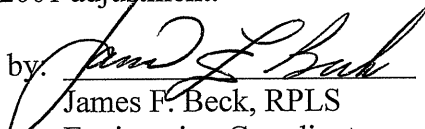
NA Lots siding or backing on a major or secondary thoroughfare denied direct driveway

NA Blocks numbered consecutively

NA Lots numbered consecutively within each block

√ Building set back lines meet zoning requirements

NOTE: Elevations shall be based on the latest U.S.G.S. Datum, NAVD 1988, 2001 adjustment.

Checked by:  Date: 8-7-2019  
James F. Beck, RPLS  
Engineering Coordinator



STATE OF TEXAS  
COUNTY OF HARRIS

We, Atlas Copco Rental LLC, the Owners of the property subdivided in the above and foregoing map of Atlas Copco Deer Park, do hereby make subdivision of said property, and easements therein shown, and designate said subdivision as Atlas Copco Deer Park, in the Nicholas Clopper Survey, A-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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, in the City of Deer Park, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Atlas Copco Rental LLC

By: \_\_\_\_\_  
NAME, President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Name: \_\_\_\_\_  
Notary Public in and for the State of Texas

Printed Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

I, Jeremy Alvin Chandler, am registered 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.

\_\_\_\_\_  
Jeremy Alvin Chandler  
Registered Professional Land Surveyor  
Texas Registration No. 5755

I, R. Adam Ballesteros, City Engineer for the City of Deer Park, do hereby certify that he plat of this subdivision complies with the City of Deer Park's Subdivision Ordinance.

By: \_\_\_\_\_  
R. Adam Ballesteros, P.E.  
City Engineer

We, the Fire Chief and/or 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 permanent ordinances.

DATE: \_\_\_\_\_ Don Davis, Fire Chief  
DATE: \_\_\_\_\_ Buddy Rice, Fire Marshal

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 \_\_\_\_\_ day of \_\_\_\_\_, 2019, on motion made and seconded, adopted, approved said subdivision of Atlas Copco Deer Park, 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 \_\_\_\_\_, 2019

By: \_\_\_\_\_ Ray Balusek  
Chair, Planning and Zoning Commission  
By: \_\_\_\_\_ Stan Garrett  
Secretary, Planning and Zoning Commission

I, Diane Trautman, 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 \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code No. \_\_\_\_\_ 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.

\_\_\_\_\_  
Diane Trautman  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

CALLED 35.8717 ACRES  
TO CITY OF DEER PARK  
CF No. W023943  
HCOPRRP

EAST 13TH STREET  
(100' ROW)  
VOL. 1, PG. 33 HCMR  
CF NO. F574510 HCOR

CALLLED 1.1244 ACRES  
TO MONUMENT AREA  
FEDERAL CREDIT UNION  
CF No. X667854  
HCOPRRP

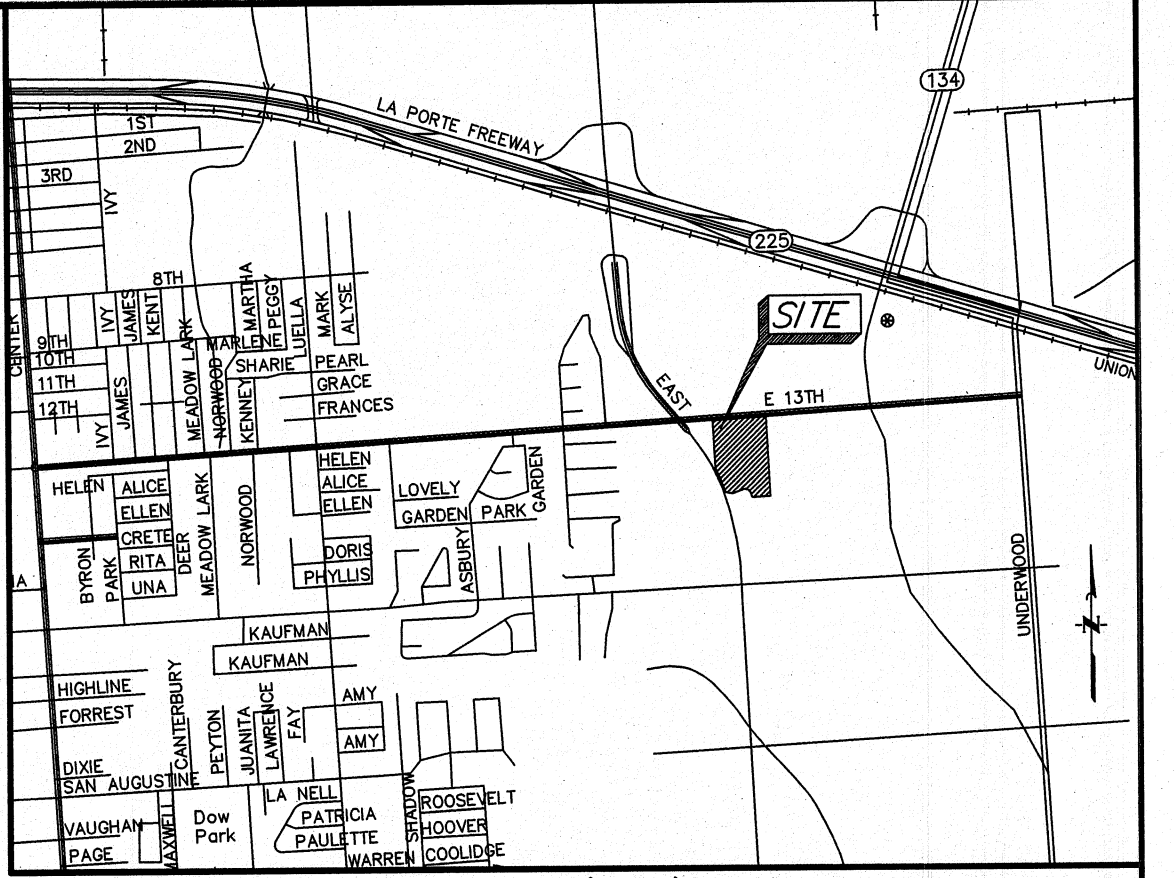
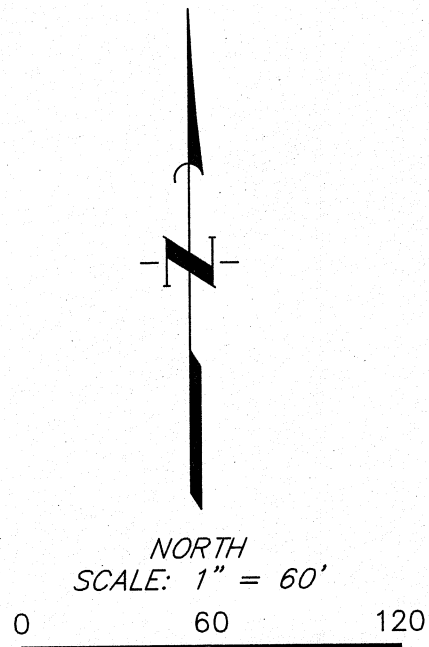
BLOCK ①  
LOT 1  
7.253 ACRES  
315,940 SQ FT

CALLLED 2.2271 ACRES  
TO DEER PARK HOTEL LP  
CF No. 2008902-7004  
HCOPRRP

CALLLED 2.2267 ACRES  
CONROE  
HOSPITALITY LLC  
CF No. 20080484661  
HCOPRRP

CALLLED 1.0333 ACRES  
CHANNEL INDUSTRIAL  
MUTUAL AID ASSOC.  
CF No. 20140323576  
HCOPRRP

DEER PARK  
NATURE PRESERVE  
FC No. 680525 HCMR



VICINITY MAP (NTS) KEY MAP 539M

- LEGEND:
- BL BUILDING LINE
  - BRS BEARINGS
  - CF CLERK'S FILE
  - FC FILM CODE
  - FND FOUND
  - HCOR HARRIS COUNTY DEED RECORDS
  - HCOPRRP HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - HCMR HARRIS COUNTY MAP RECORDS
  - IR IRON ROD
  - NO NUMBER
  - PG PAGE
  - ROW RIGHT OF WAY
  - "S" SET 3/4-INCH IRON ROD W/ CAP STAMPED "JONES/CARTER PROPERTY CORNER"
  - SQ FT SQUARE FEET
  - VOL VOLUME
- 2) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83).
- 3) THIS PROPERTY IS ZONED GC - GENERAL COMMERCIAL.

**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 070430 IS A BRASS DISK LOCATED SOUTH ON CENTER STREET 1.1 MILES TO E. X STREET, THEN EAST ON E. X STREET 1 MILE TO CONCRETE DITCH. MONUMENT IS NORTH OF E. X STREET AND EAST SIDE OF HEADWALL, WITH A PUBLISHED ELEVATION OF 28.08 FEET, NAVD 88, 2001 ADJUSTMENT.

**TM "A":**  
BEING A SQUARE CUT IN CONCRETE LOCATED ON A B-INLET ALONG THE SOUTH SIDE OF EAST 13TH STREET ON THE NORTH SIDE OF PROPERTY.  
ELEVATION: 28.46 FEET, NAVD 88, 2001 ADJUSTMENT.

**TM "B":**  
BEING A SQUARE CUT IN CONCRETE LOCATED ON A C1-INLET ALONG THE EASTERLY SIDE OF EAST STREET ON THE SOUTHWESTERLY SIDE OF PROPERTY.  
ELEVATION: 28.17 FEET, NAVD 88, 2001 ADJUSTMENT.

**FLOODPLAIN:**  
ACCORDING TO MAP NO. 48201C0830M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY DATED JANUARY 6, 2017, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE 'X'; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	15.00'	92°36'20"	24.24'	N48°37'07"W	21.69'	15.70'
C2	60.00'	108°04'41"	113.18'	N56°21'29"W	97.13'	82.70'
C3	1875.00'	7°20'18"	240.15'	N22°28'28"W	239.98'	120.24'

# ATLAS COPCO DEER PARK

## A SUBDIVISION OF 7.253 ACRES OF LAND OUT OF THE NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198 ALSO BEING A REPLAT OF A PORTION OF LOT 607, OUTLOTS TO THE TOWN OF LA PORTE, RECORDED IN VOLUME 1, PAGE 33, HCMR HARRIS COUNTY, TEXAS

1 LOT 1 BLOCK

REASON FOR REPLAT: TO CREATE ONE LOT

JULY 2019

DEVELOPER/OWNER:

ATLAS COPCO RENTAL, LLC  
2306 S. BATTLEGROUND ROAD  
LA PORTE, TX 77571  
(281) 542-2525

SURVEYOR/ENGINEER/PLANNER: JONES | CARTER



COTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337