

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

SUBDIVISION NAME: SHELL FEDERAL CREDIT UNION TRACT ONE

OWNER: SHELL FEDERAL CREDIT UNION

DATE: August 5, 2019

NA: Not Applicable ☒ : Yes ☐ : 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
- ☐ Median Cut Review if abutting thoroughfare for access (☐ Remove/ ☐ Add)
- ☐ 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: James F. Beck Date: August 5, 2019
James F. Beck, RPLS
Engineering Coordinator

Z:\52531-SF01 - DEER PARK\PLATTING-52531-20190524.DWG - SHEPARDA - 06/24/19

STATE OF TEXAS
COUNTY OF HARRIS

We, SHELL FEDERAL CREDIT UNION, acting by and through Jose Rodriguez, President / CEO, and Nicole Hernandez, EVP / CAO being officers of Shell Federal Credit Union, Owners hereinafter referred to as the Owners of the property subdivided in the above and foregoing map of SHELL FEDERAL CREDIT UNION TRACT ONE, do hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as SHELL FEDERAL CREDIT UNION TRACT ONE, in the G.M. Patrick Survey, Abstract No. 624, on 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 the surface 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 SHELL FEDERAL CREDIT UNION, has caused these presents to be signed by Jose Rodriguez, President / CEO, thereunto authorized, attested by its EVP / CAO, Nicole Hernandez, this _____ day of _____, 20____.

the _____ day of _____, 20____.

By: SHELL FEDERAL CREDIT UNION

By: _____
JOSE RODRIGUEZ
President / CEO

Attest: _____
NICOLE HERNANDEZ
EVP / CAO

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jose Rodriguez and Nicole Hernandez, 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 expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires: _____

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 _____ day of _____, 20____, on a motion made and seconded, adopted, approved said subdivision of SHELL FEDERAL CREDIT UNION TRACT ONE, 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 _____ day of _____, 20____.

By: _____
Danielle Wendeburg, Chairman
Planning and Zoning Commission

By: _____
Ray Balusek, 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

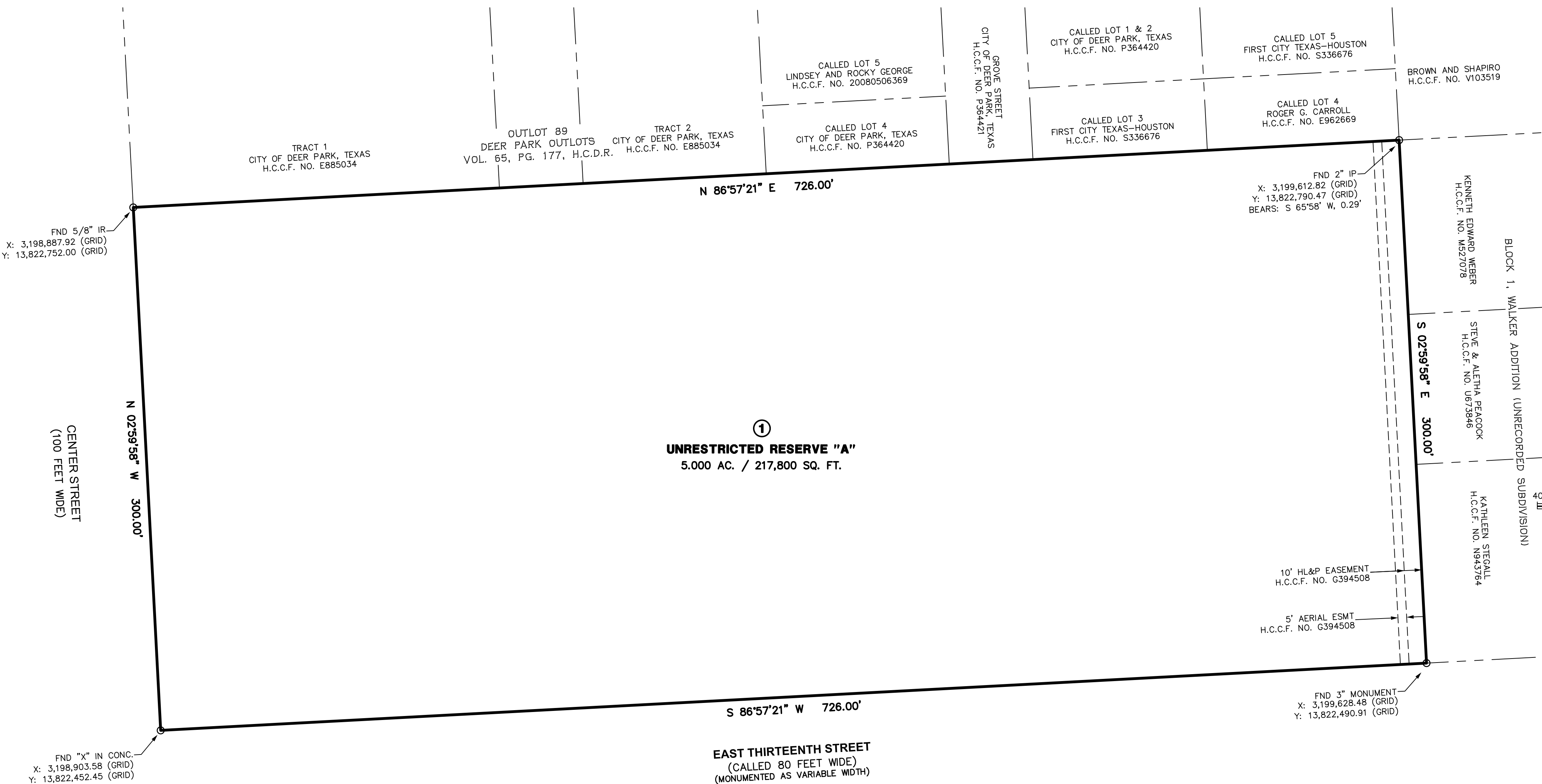
By: _____
Buddy Rice
Fire Marshal

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 _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, 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



DESCRIPTION

A TRACT OR PARCEL CONTAINING 5,000 ACRES OR 217,800 SQUARE FEET OF LAND BEING ALL OF A CALLED 4.641 ACRE TRACT OF LAND CONVEYED TO SHELL FEDERAL CREDIT UNION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. F936420, AND ALL OF A CALLED 0.3587 ACRE TRACT OF LAND CONVEYED TO SHELL FEDERAL CREDIT UNION, AS RECORDED UNDER H.C.C.F. NO. 20150330405, G.M. PATRICK SURVEY, ABSTRACT NO. 624, DEER PARK, HARRIS COUNTY, TEXAS, 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 CUT "A" FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST THIRTEENTH STREET (CALLED 80 FEET WIDE) AND THE EAST RIGHT-OF-WAY LINE OF CENTER STREET (100 FEET WIDE) FOR THE SOUTHWEST CORNER OF SAID CALLED 4.641 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 58 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CENTER STREET, A DISTANCE OF 300.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 1, CONVEYED TO CITY OF DEER PARK, TEXAS, AS RECORDED UNDER H.C.C.F. NO. E885034, THE NORTHWEST CORNER OF SAID CALLED 4.641 ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 57 MIN. 21 SEC. EAST, ALONG THE SOUTH LINE OF OUTLOT 89, DEER PARK OUTLOTS, AS RECORDED IN VOL. 65, PG. 177, HARRIS COUNTY DEED RECORDS (H.C.D.R.), A DISTANCE OF 726.00 FEET TO A 2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROGER G. CARROLL, AS RECORDED UNDER H.C.C.F. NO. E962669, THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BROWN AND SHAPIRO, AS RECORDED UNDER H.C.C.F. NO. V103519, THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KENNETH EDWARD WEBER, AS RECORDED UNDER H.C.C.F. NO. M527078, THE NORTHWEST CORNER OF SAID CALLED 4.641 ACRE TRACT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 59 MIN. 58 SEC. EAST, A DISTANCE OF 300.00 FEET TO A 3-INCH MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST THIRTEENTH STREET, FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KATHLEEN STEGALL, AS RECORDED UNDER H.C.C.F. NO. N943764, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

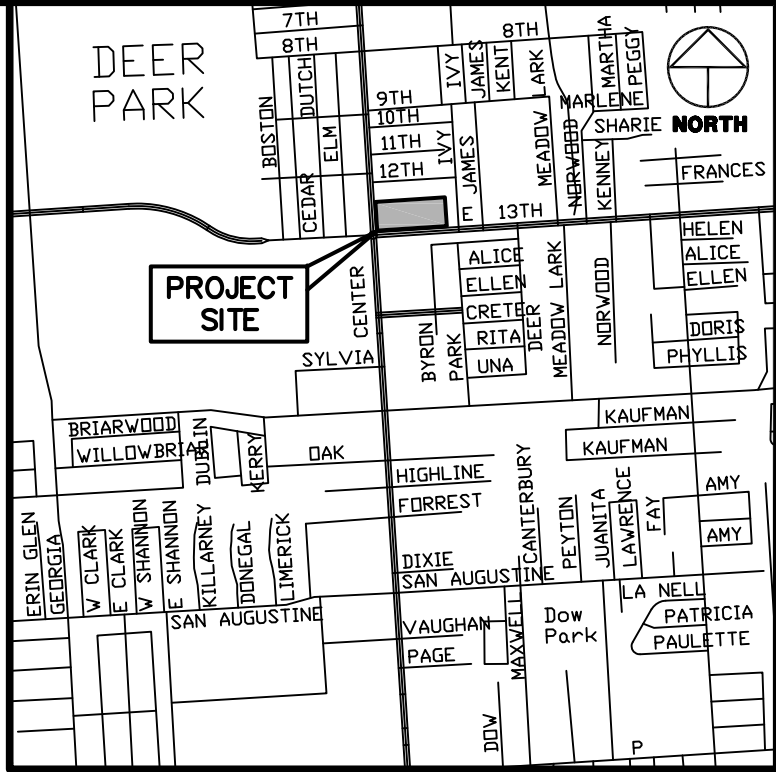
THENCE, SOUTH 86 DEG. 57 MIN. 21 SEC. WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST THIRTEENTH STREET, A DISTANCE OF 726.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,000 ACRES OR 217,800 SQUARE FEET OF LAND.

GENERAL NOTES

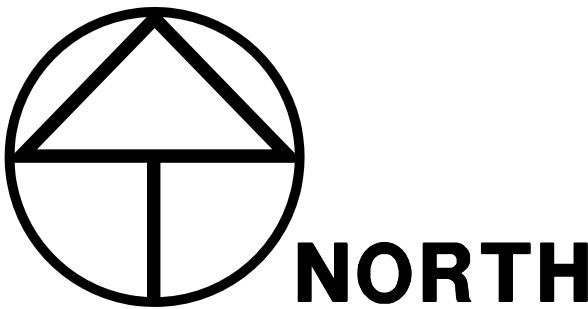
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999986453.
- EXISTING IMPROVEMENTS ARE NOT SHOWN.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

I, Paul A. Jurica Jr., 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.

Paul A. Jurica Jr.
Registered Professional Land Surveyor
Texas Registration No. 4264



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



40 0 40 80 120 Feet
GRAPHIC SCALE: 1" = 40'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

SHELL FEDERAL CREDIT UNION TRACT ONE

A SUBDIVISION OF
5,000 AC. / 217,800 SQ. FT.

SITUATED IN THE
G.M. PATRICK SURVEY, ABSTRACT NO. 624
DEER PARK, HARRIS COUNTY, TEXAS

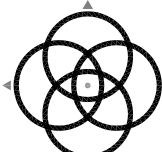
1 BLOCK 1 RESERVE

MAY 2019

SHELL FEDERAL CREDIT UNION

301 E. 13th Street
Deer Park, TX 77536
713-844-0648

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM