

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

SUBDIVISION NAME: SHELL FEDERAL CREDIT UNION TRACT TWO

OWNER: SHELL FEDERAL CREDIT UNION

DATE: August 5, 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
- ☐ 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

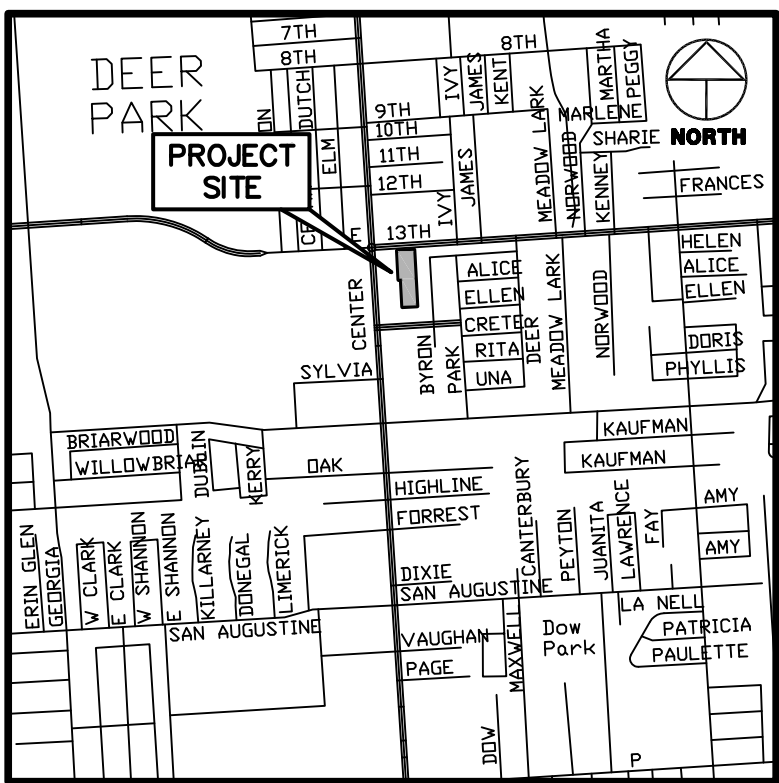
NA Blocks numbered consecutively

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.

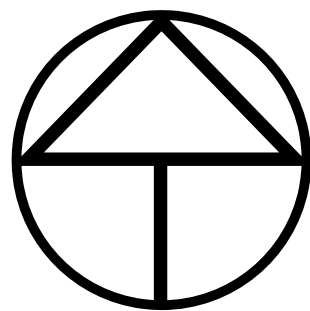
Checked by: James F. Beck Date: August 5, 2019  
James F. Beck, RPLS  
Engineering Coordinator



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

CALLER 4.641 AC.  
SHELL FEDERAL CREDIT UNION  
H.C.C.F. NO. F936420

**EAST THIRTEENTH STREET**  
(CALLED 80 FEET WIDE)  
(MONUMENTED AS VARIABLE WIDTH)  
VOL. 65, PG. 177, H.C.D.R.



**NORTH**

30 0 30 60 Feet  
GRAPHIC SCALE: 1" = 30'

**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"  
IRC - CAPPED IRON ROD  
P.O.B. - POINT OF BEGINNING

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 TWO, do hereby make subdivision of said property, and easements therein shown, and designate said Subdivision as SHELL FEDERAL CREDIT UNION TRACT TWO, in the G.M. Patrick Survey, Abstract No. 624, 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

the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

Notary Public in and for the  
State of Texas

My Commission Expires:

**PUBLIC WORKS AND ENGINEERING APPROVAL**

I, R. Adam Ballesteros, P.E., City Engineer for the City of Deer Park, do hereby certify that the plot of this subdivision complies with the City of Deer Park's subdivision ordinance.

R. Adam Ballesteros, P.E., 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 \_\_\_\_\_, 2019, on a motion made and seconded, adopted, approved said subdivision of SHELL FEDERAL CREDIT UNION, and by its order, duly recorded in the minutes of the Deer Park Planning and Zoning Commission, ordered said plot 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 \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Ray Balusek, Chairman  
Planning and Zoning Commission

By: \_\_\_\_\_  
Stan Garrett, 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

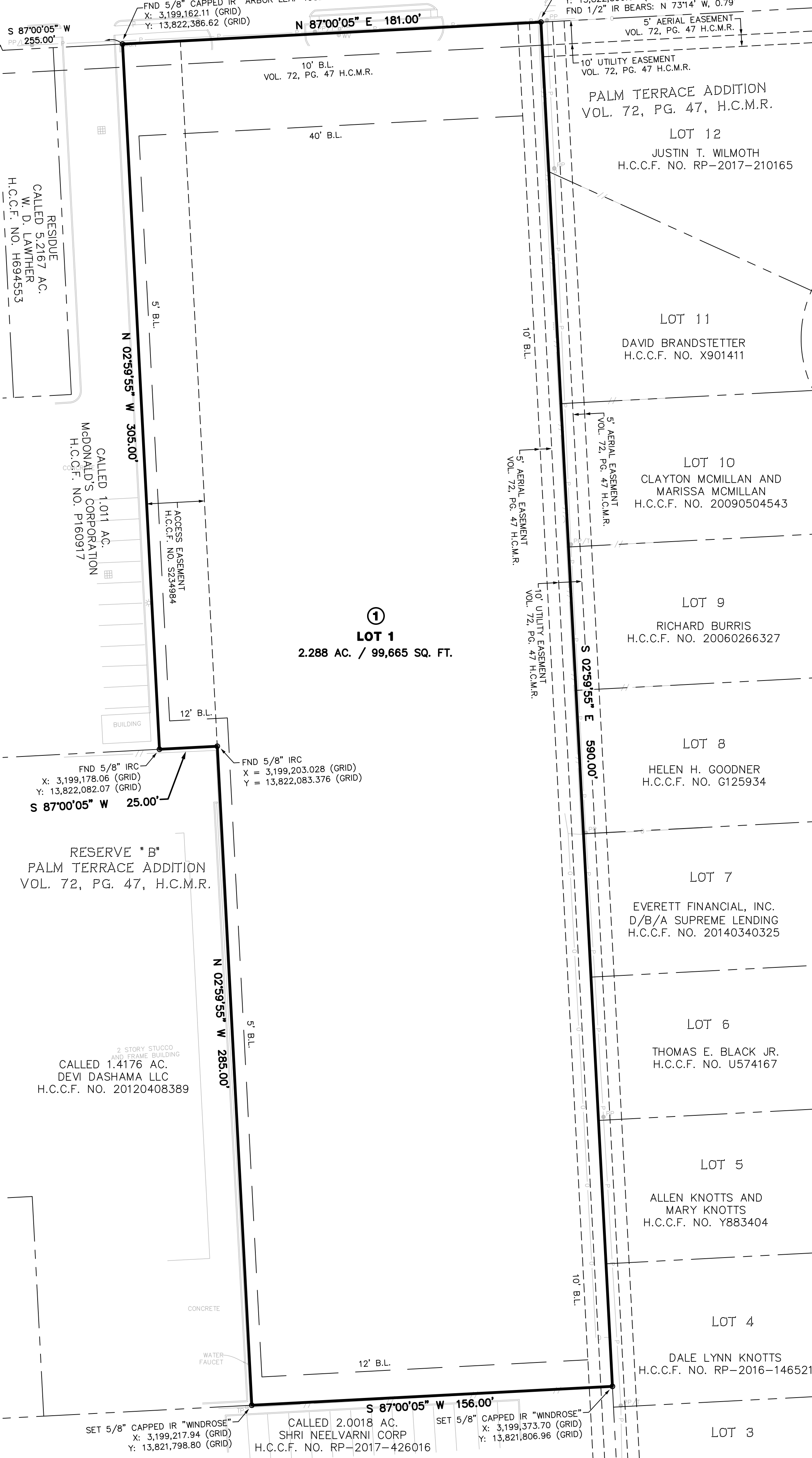
By: \_\_\_\_\_  
Deputy

**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 - 0.999886414.
- EXISTING IMPROVEMENTS ARE NOT SHOWN.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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



**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 2.288 ACRES OR 99,665 SQUARE FEET OF LAND BEING OUT RESERVE "B", PALM TERRACE ADDITION, AS RECORDED IN VOL. 73, PG. 47, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND ALL OF A CALLED 0.4653 ACRE TRACT OF LAND CONVEYED TO MAGNUM ENTERPRISES INC., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20140098542, ALL OF A CALLED 1.0782 ACRE TRACT OF LAND CONVEYED TO MAGNUM ENTERPRISES INC., AS RECORDED UNDER H.C.C.F. NO. 20140114194, AND THE RESIDUE OF A CALLED 5.2167 ACRE TRACT OF LAND CONVEYED TO W. D. LAWTHORP, AS RECORDED UNDER H.C.C.F. NO. H694553, SITUATED IN THE 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 CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH RIGHT-OF-WAY LINE OF EAST THIRTEENTH STREET (CALLED 80 FEET WIDE), FOR THE NORTHWEST CORNER OF LOT 12, SAID PALM TERRACE ADDITION, THE NORTHEAST CORNER OF SAID CALLED 0.4653 ACRE TRACT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, A DISTANCE OF 590.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 4, SAID PALM TERRACE ADDITION, FOR THE NORTHEAST CORNER OF A CALLED 2.0018 ACRE TRACT OF LAND CONVEYED TO SHRI NEELVARNI CORP., AS RECORDED UNDER H.C.C.F. NO. RP-2017-426016, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, 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 OF LAND CONVEYED TO DEVI DASHAMA LLA, AS RECORDED UNDER H.C.C.F. NO. 20120408389, AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, A DISTANCE OF 285.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 1.4176 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 00 MIN. 05 SEC. WEST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.011 ACRE TRACT OF LAND CONVEYED TO MCDONALD'S CORPORATION, AS RECORDED UNDER H.C.C.F. NO. P160917, AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, A DISTANCE OF 305.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "ARBOR LEAF 1982" FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST THIRTEENTH STREET, FOR THE NORTHEAST CORNER OF SAID CALLED 1.011 ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 00 MIN. 05 SEC. EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST THIRTEENTH STREET, A DISTANCE OF 181.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.288 ACRES OR 99,665 SQUARE FEET OF LAND.

**PRELIMINARY PLAT  
SHELL FEDERAL CREDIT  
UNION TRACT TWO**

A SUBDIVISION OF 2.288 AC. / 99,665 SQ. FT. OF LAND BEING A PARTIAL REPLAT OF RESERVE "B", PALM TERRACE ADDITION, RECORDED UNDER VOL. 72, PG. 47, AND ALL OF A 0.4653 ACRE TRACT OF LAND RECORDED UNDER H.C.C.F. NO. 2014114194, SITUATED IN THE G.M. PATRICK SURVEY, ABSTRACT NO. 624 DEER PARK, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

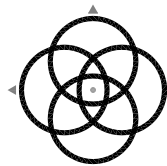
AUGUST 2019

Owner

SHELL FEDERAL CREDIT  
UNION TRACT TWO

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