

**NOTICE OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, JULY 14, 2014

5:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Monday, July 14, 2014 at 5:00 P.M., City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Old Business:
 - 3.1 Second Public Hearing to Consider the Annexation of the Following Tract of Land (Alexander Estates):

A 70.36-acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C"

of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property; said 70.36 acres being more particularly described as follows with all bearings based on a call of South 59°56'55" West along the southeast line of said Unrestricted Reserve "C"

4.0 New Business:

- 4.1 Approve Resolution No. 2014-16, a Resolution of the City Council of Tomball, Texas, Approving the Utilization of Two Temporary Buildings for a Period Not to Exceed Two Years for Concordia Lutheran High School; and Making Other Findings Related Thereto

5.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of July 2014 by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer_____

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Special City Council Agenda Item Data Sheet

Meeting Date: July 14, 2014

Topic:

Second Public Hearing to Consider the Annexation of the Following Tract of Land (Alexander Estates):

A 70.36-acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C" of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property; said 70.36 acres being more particularly described as follows with all bearings based on a call of South 59°56'55" West along the southeast line of said Unrestricted Reserve "C"

Background:

This public hearing is the second of two public hearings required by the Local Government Code, Section 43.063. Hearings must be conducted on or after the 40th day but before the 20th day before the date of the first reading of the ordinance (21-39 day timeframe). Because of publication time constraints and our meeting schedule, Council set the hearing dates for the regular Council meeting on July 7 (28 days) at 6:00 p.m. and a special Council Meeting on July 14, 2014 (21 days) at 5:00 p.m.

Water, sewer and gas utilities are located along Hufsmith-Kohrville.

The first reading of the ordinance to annex Alexander Estates will be held at the regular Council meeting on August 4 and the second reading will be held at the regular Council meeting on August 18, 2014.

Origination:

Doug Eibsen, Property Owner, and Harold Ellis, Jones & Carter

Recommendation:

N/A

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Notice of Public Hearing - Alexander Estates

Request for Annexation - Doug Eibsen

Resolution No. 2014-14 - Approved 6/16/2014

Annexation Calendar

**NOTICE OF PUBLIC HEARINGS
CITY OF TOMBALL, TEXAS**



MONDAY, JULY 7, 2014

6:00 P.M.

AND

MONDAY, JULY 14, 2014

5:00 P.M.

Notice is hereby given that **PUBLIC HEARINGS** will be held by the Tomball City Council, as the Governing Body of the City of Tomball, at a Regular Council Meeting on Monday, July 7, 2014 at 6:00 p.m., and at a Special Council Meeting on Monday, July 14, 2014 at 5:00 p.m., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following Annexation:

A 70.36-acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C" of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property; said 70.36 acres being more particularly described as follows with all bearings based on a call of South 59°56'55" West along the southeast line of said Unrestricted Reserve "C":

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way of Huffsmith-Kohrville Road (called 60-feet wide), for the south corner of Country Club Greens Partial Replat as shown on a plat filed for record under Film Code No. 519229 of the Harris County Map Records and the northwest corner of said Unrestricted Reserve "C", said 78.4754 acres and the herein described tract;

THENCE, North 45°27'56" East, 399.99 feet, departing said northeast right-of-way of Huffsmith-Kohrville Road, along the southeast line of said Country Club Greens Partial Replat, the northwest line of said Unrestricted Reserve "C" and said 78.4754 acres to an angle point;

Notice of Public Hearings - City of Tomball City Council

Monday, July 7, 2014 and Monday, July 14, 2014

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THENCE, North 49°06'40" East, 1333.88 feet, continuing along the southeast line of said Country Club Greens Partial Replat, the southeast line of Country Club Greens Partial Replat – Phase Two as shown on a plat filed for record under Film Code No. 540231 of the Harris County Map Records and the northwest line of said Unrestricted Reserve “C” and said 78.4754 acres to a point for the north corner of said Unrestricted Reserve “C” and said 78.4754 acres, the west corner of Lot 25, Block 3 of said Country Club Greens Partial Replat – Phase Two, same being the north corner of the herein described tract, from which a found 5/8-inch iron rod (with cap stamped “Terra Surveying”) bears North 86°46'38" East 0.32 feet;

THENCE, South 40°44'59" East, 1111.89 feet along a northeast line of said 78.4754 acres, said Unrestricted Reserve “C”, a southwest line of said Country Club Greens Partial Replat – Phase Two, and a southeast line Final Plat Country Club Greens as shown on a plat filed for record under Film Code No. 453082 of the Harris County Map Records to a point in the north line of a called 13.00 acre tract conveyed to J.D. Slaughter by Warranty Deed dated January 28, 2011 and filed for record under Clerk’s File No. 20110042996 of the Harris County Official Public Records of Real Property for an interior corner of said Unrestricted Reserve “C” and said 78.4754 acres and the south corner of said Country Club Greens Partial Replat – Phase Two, same being the east corner of the herein described tract, from which a found 5/8-inch iron rod bears South 62°31'41" East, 0.24 feet;

THENCE, South 45°07'42" West, 813.03 feet along the northeast line of said 13.00 acres to a point for the west corner of said 13.00 acres, same being an interior corner of the herein described tract;

THENCE, South 44°36'57" East, 646.34 feet along the southwest line of said 13.00 acres to a point in the northwest right-of-way of Spell Road (called 60-feet wide) and the southeast line of said Unrestricted Reserve “C” and said 78.4754 acres, for the south corner of said 13.00 acres and the most southeast corner of the herein described tract;

THENCE, South 37°14'37" West, 452.09 feet along said northwest right-of-way of Spell Road and the southeast line of said Unrestricted Reserve “C” to a found 3/4-inch iron rod, beginning a non-tangent curve to the right;

THENCE, in a southwest direction, continuing along said northwest right-of-way of Spell Road and the southeast line of said Unrestricted Reserve “C”, with the arc of said non-tangent curve to the right, passing a found 5/8-inch iron rod (with cap stamped “J.G.T 1494”) at an arc distance of 183.48 feet for the east corner of said 4.822 acres, having a radius of 579.03 feet, a central angle of 37°34'11", an arc length of 379.68 feet, and a chord bearing South 56°12'14" West, 372.91 feet to a found 5/8-inch iron rod (with cap stamped “J.G.T 1494”);

THENCE, South 75°09'52" West, along said northwest right-of-way of Spell Road and the southeast line of said 4.822 acres and said Unrestricted Reserve “C”, passing a found 5/8-inch iron rod (with cap stamped “J.G.T 1494”) continuing for a total distance of 463.49 feet to a found 3/4-inch iron (with cap stamped “Cotton Surveying”) for the south corner of said 4.882 acres and the most southerly southwest corner of the herein described tract;

Notice of Public Hearings - City of Tomball City Council

Monday, July 7, 2014 and Monday, July 14, 2014

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THENCE, North 17°58'51" West, 350.00 feet, departing said northwest right-of-way of Spell Road and the southeast line of said 4.822 acres along the southwest line of said 4.822 acres to a found 3/4-inch iron (with cap stamped "Cotton Surveying");

THENCE, South 75°09'52" West, along the northwest line of the remainder of a called 8.000 acres conveyed to Ruth A. Hughes-Deaton by Warranty Deed with Vendor's Lien dated August 31, 2006 and filed for record under Clerk's File No. 20060029232 of the Harris County Official Public Records of Real Property, passing a found 5/8-inch iron rod (with cap stamped "King 4503") at a distance of 4.83 feet, continuing for a total distance of 388.70 feet to a found 5/8-inch iron rod (with cap stamped "King 4503") in the northeast right-of-way of said Huffsmith-Kohrville Road and the southwest line of said Unrestricted Reserve "C", for the northwest corner of said 8.000 acres and the most westerly southwest corner of said 78.4754 acres and the herein described tract;

THENCE, North 17°59'55" West, 1235.43 feet along northeast right-of-way of said Huffsmith-Kohrville Road, the southwest line of said Unrestricted Reserve "C", said 78.4754 acres and the herein described tract to the **POINT OF BEGINNING, CONTAINING 70.36 acres** of land in Harris County, Texas

Persons interested in the above-proposed Annexation will be given an opportunity to be heard. Legal descriptions and maps of said property are available for inspection at the office of the City Secretary, 401 Market Street, Tomball, Texas.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 17th day of June 2014 by 4:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

June 2, 2014

Ms. Doris Speer
City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375

Re: Request for Annexation

Ms. Speer:

This letter serves as a formal request to annex land currently located within the City of Tomball's Extraterritorial Jurisdiction (ETJ) into the corporate limits of the City. This annexation request is also being submitted with an associated zoning request, seeking Single Family 9 District (SF-9) zoning.

The undeveloped property is located at the northeast intersection of Hufsmith-Kohrville Road and Spell Road, and consists of 70.3574 acres. The property is currently platted as Tomball Greens, and the portion proposed for annexation and development is part of Unrestricted Reserve "C". The proposed development, Alexander Estates, consists of 128 single family residential lots, with a typical lot size of 13,500 sq ft. The property that we are requesting be annexed meets the State of Texas annexation size and locational requirements for annexation by a municipality.

Attached to this request for reference is the current recorded plat for the property, as well as a vicinity map and a copy of the proposed plat of Alexander Estates.

Please feel free to contact me if you have any questions or would like any additional information.

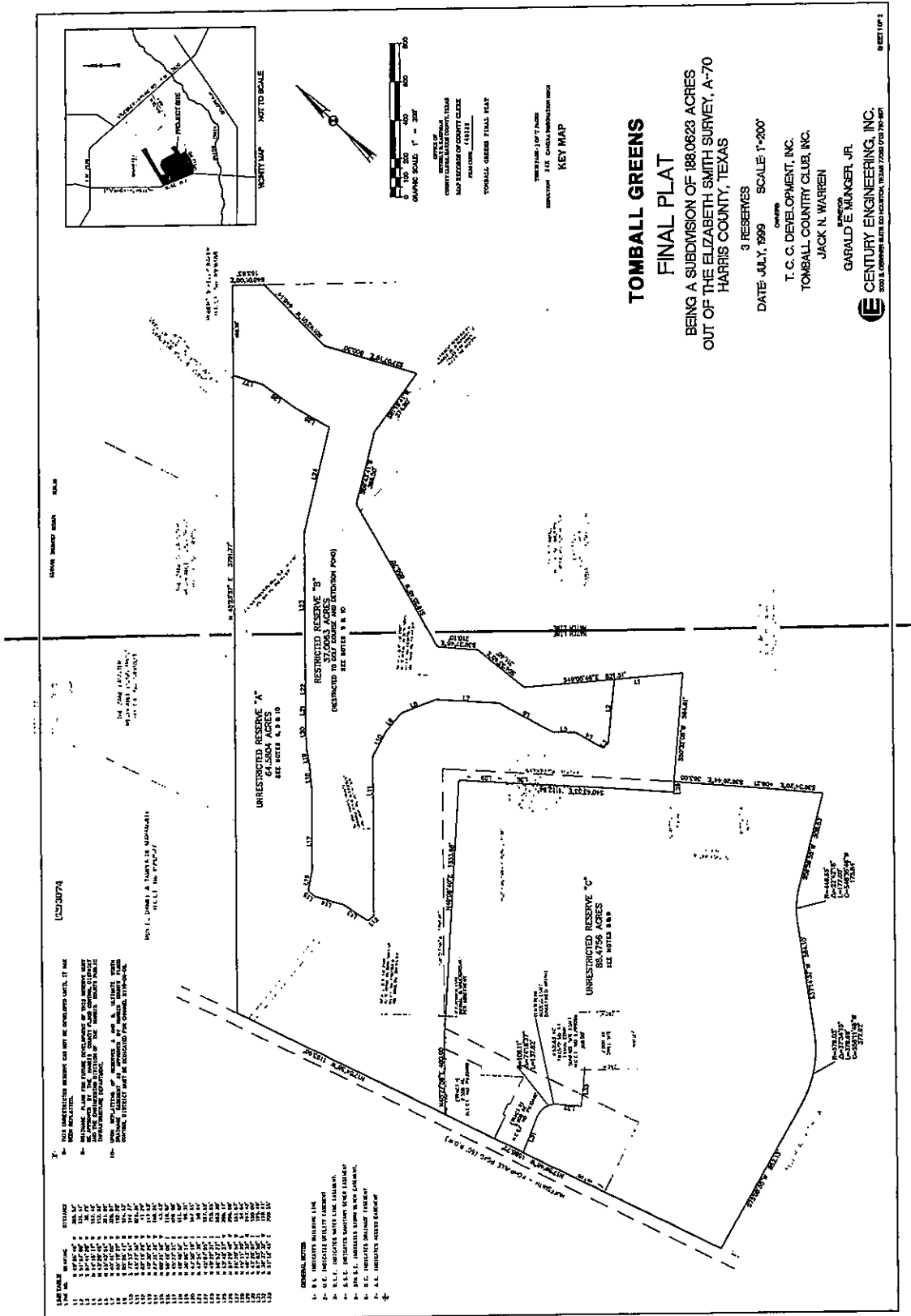
Regards,

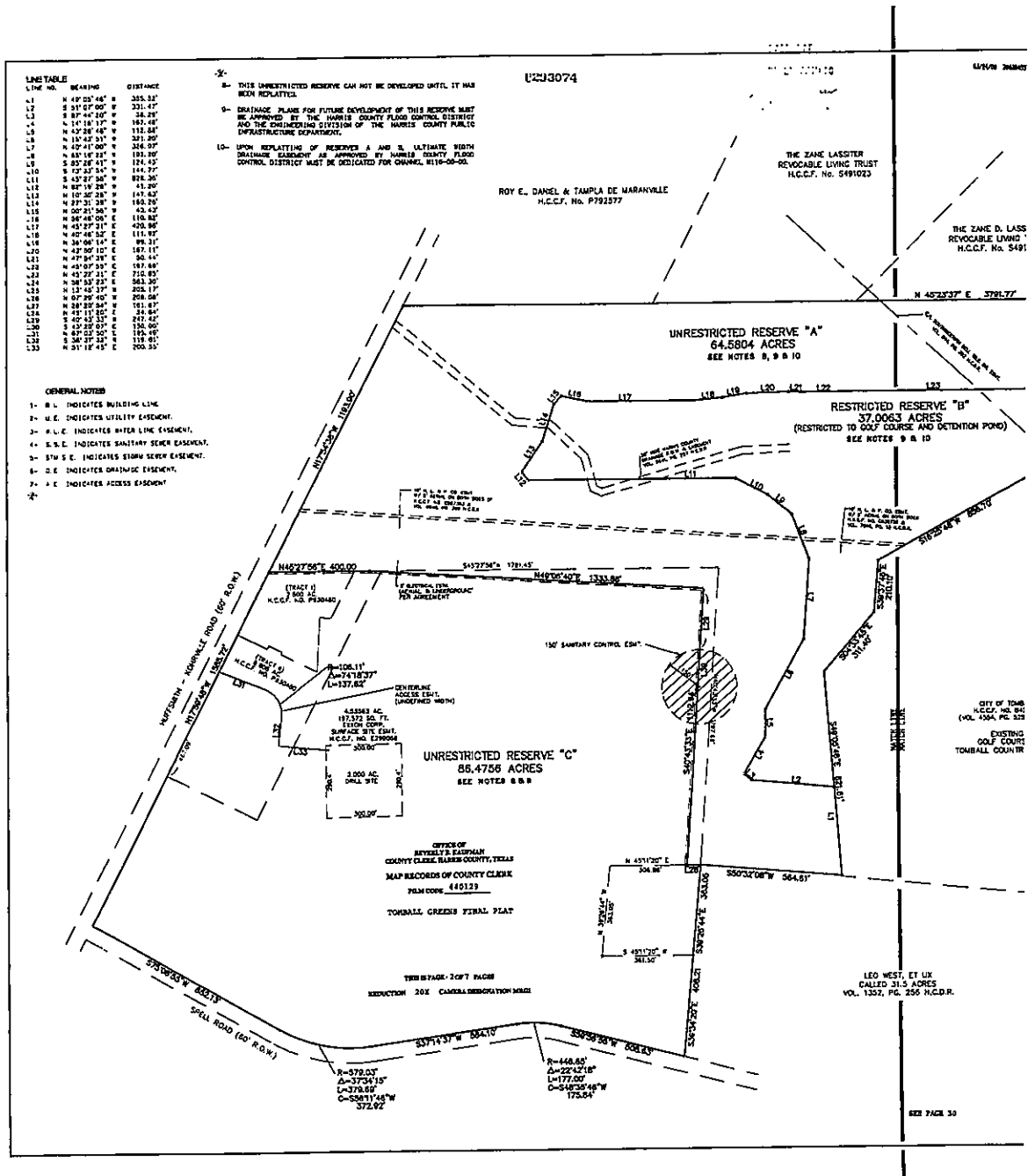

Doug Eibsen

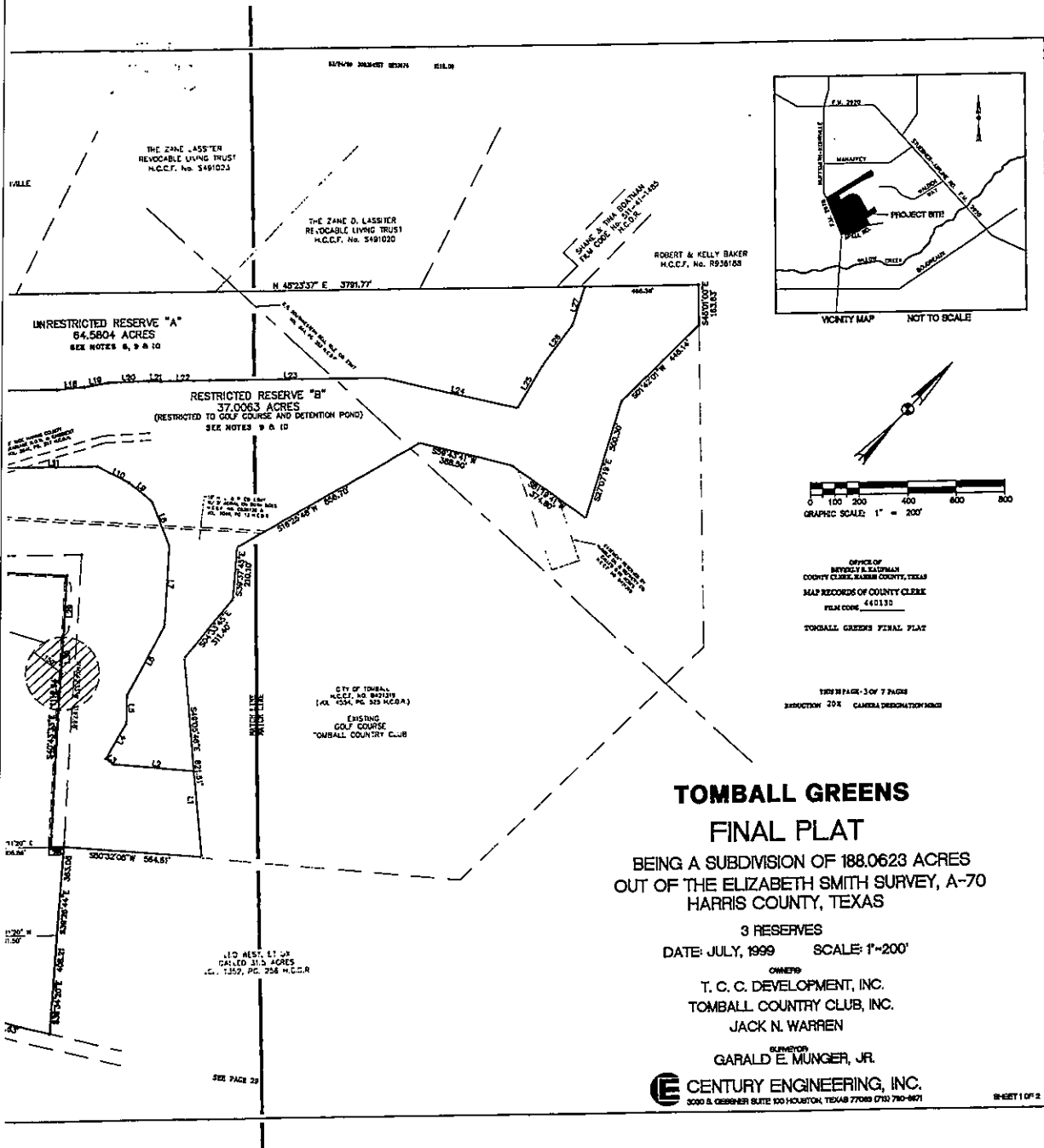
Harold Ellis
Jones & Carter

281-725-4644

hellis@jones
carter.
com







THE STATE OF TEXAS
COUNTY OF HARRIS

WE, T.C.C. DEVELOPMENT, INC., ACTING BY AND THROUGH DEAN L. FENTON, VICE PRESIDENT; TOMBALL COUNTRY CLUB, INC., ACTING BY AND THROUGH JOHN PEMBERTON, PRESIDENT; AND JACK N. WARREN, OWNERS, OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF TOMBALL GREENS DO HEREBY MAKE SUBDIVISION FOR SAID PROPERTY FOR AND ON BEHALF OF T.C.C. DEVELOPMENT, INC., TOMBALL COUNTRY CLUB, INC. AND JACK N. WARREN ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUBDIVISION OF 188.0623 ACRES IN THE ELIZABETH SMITH SURVEY, A-70, AN ADDITION TO THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; AND ON BEHALF OF SAID T.C.C. DEVELOPMENT, INC., TOMBALL COUNTRY CLUB, INC. AND JACK N. WARREN DEDICATE TO THE PUBLIC USE, AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND WE DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET, SIX (6) INCHES IN WIDTH FOR PERIMETER LOTS, SEVEN (7) FEET FOR BACK-TO-BACK LOTS FROM A PLANE SIXTEEN (16) FEET ABOVE THE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND TWENTY-FIVE (25) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL HAYOVS, CREEKS, CULLETS, RAVINES, CROPS, BLOODS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY OR OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

* WITNESS OUR HAND IN Harris County, Texas ON THIS THE 12 DAY OF August 1999.

T.C.C. DEVELOPMENT, INC.

TOMBALL COUNTRY CLUB, INC.

BY: Dean L. Fenton
VICE PRESIDENT

BY: John Pemberton
PRESIDENT

WITNESS MY HAND IN Harris County, Texas ON THIS THE 12 DAY OF August 1999.

BY: Jack N. Warren
JACK N. WARREN

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF August 1999, BY DEAN L. FENTON, VICE PRESIDENT OF T.C.C. DEVELOPMENT, INC., AND IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 4/15/02

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF August 1999, BY JOHN PEMBERTON, PRESIDENT OF TOMBALL COUNTRY CLUB, INC. AND IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: May 15, 2001

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4 DAY OF August 1999 BY JACK N. WARREN AND IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 06-03-2000



OFFICE OF
DEAN L. FENTON
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
440132
FIRM CODE
73-200

TOMBALL GREENS FINAL PLAT

WE, THE CITY MANAGER AND CITY ENGINEER FOR THE CITY OF TOMBALL, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF TOMBALL SUBDIVISION ORDINANCE.

BY: Warren E. Driver
HARRIS E. DRIVER
CITY MANAGER

BY: R. L. Johnson, P.E.
R. L. JOHNSON, P.E.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SUBDIVISION OF TOMBALL GREENS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 12 DAY OF August 1999.

BY: Jeanne English-Janisch
JEANNE ENGLISH-JANISCH
CHAIRMAN

BY: Alan Cor
ALAN COR
VICE CHAIRMAN

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, THIS 12 DAY OF August 2000.

BY: Robert Eckels
ROBERT ECKELS
COMMISSIONER, PRECINCT 1

BY: Jim Fontana
JIM FONTANA
COMMISSIONER, PRECINCT 2

BY: Steve Radack
STEVE RADACK
COMMISSIONER, PRECINCT 3

BY: Jerry Eversole
JERRY EVERSOLE
COMMISSIONER, PRECINCT 4

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 24, 2000 AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON August 24, 2000 AT 10:00 O'CLOCK A.M. AND IN FILE CODE NO. 73-200-12 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.

BY: Beverly B. Kaufman
BEVERLY B. KAUFMAN
CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, LEASE, OR USE OF THE SAID REAL PROPERTY IN VIOLATION OF THE RULES OF COURT OR ANY OTHER LAWS OR ORDINANCES OF HARRIS COUNTY ARE HEREBY REVOKED.

BY: Deputy Helen S. Matos
DEPUTY HELEN S. MATOS

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT OR INSTRUMENTS ON WHICH THE CREDENTIAL WAS APPLIED AND ONLY FOR THE PERIOD OF TIME SPECIFIED THEREIN. IT DOES NOT EXTEND TO ANY OTHER INSTRUMENTS OR INSTRUMENTS.

I, ARTHUR L. STOREY, JR., COUNTY ENGINEER OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT; AND FURTHER, THAT IT COMPLETES OR WILL COMPLY WITH ALL OF THE LAWS INVOLVED IN THE HARRIS COUNTY ROAD LAW, ALSO INCLUDING SECTION 31-C AS AMENDED BY CHAPTER 814, ACTS OF 1973, 83rd LEGISLATURE.

BY: Arthur L. Storey, Jr.
ARTHUR L. STOREY, JR.
COUNTY ENGINEER

I, ARTHUR L. STOREY, JR., EXECUTIVE DIRECTOR OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

BY: Arthur L. Storey, Jr.
ARTHUR L. STOREY, JR.
EXECUTIVE DIRECTOR

THIS IS TO CERTIFY THAT I, SURVEYOR OF THE STATE SUBDIVISION FROM AN AC BLOCK CORNERS, ANGLE POINT MARKED WITH IRON RODS 3/4 LENGTH, AND THAT THIS PLAT BY ME.

BY: Donald E. Wacker, Jr.
DONALD E. WACKER, JR., R.L.
TEXAS REGISTRATION NO. 34

WE, FIRST BANK TEXAS, N.A. THE PROPERTY DESCRIBED: 188.0623 ACRES, SAID RECORD IN THE CLERK'S FILE HARRIS COUNTY, TEXAS, DO INTEREST IN SAID PROPERTY PLAT AND WE HEREBY CONFIRM SAID ALIEN AND HAVE NOT AS FIRST BANK TEXAS, N.A.

BY: Al Gott
AL GOTT
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF August 1999 BY AL GOTT, N.A. AND IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/15/01

* FURTHER, WE DO HEREBY GOVERN PROPERTY WITHIN THE BOUNDARY DRAINAGE EASEMENT, DITCH, SHALL HEREBY BE RESTRICTED EASEMENTS CLEAR OF FENCE OBSTRUCTIONS TO THE OPEN FACILITY AND THAT SUCH ADD TO DRAIN DIRECTLY INTO THE APPROVED DRAINAGE STRUCTURE.

FURTHER OWNERS CERTIFY AND OR WILL COMPLY WITH THE EDC 31-C AS AMENDED BY CHAPTER 814, ACTS OF 1973, 83rd LEGISLATURE, HARRIS COUNTY.

SEE PAGE 33

4. AMEND CITY ENGINEER FOR THE CITY OF HOUSTON, THAT THE FINAL PLAT OF THIS SUBDIVISION COMPLETES ALL REQUIREMENTS OF THE HARRIS COUNTY ORDINANCE.

R. L. Johnson, P.E.
R. L. JOHNSON, P.E.
CITY ENGINEER

HAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON HAS APPROVED THIS PLAT AND SUBDIVISION OF LAND IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS AUTHORIZED BY THE RECORDING OF THIS PLAT THIS 1999.

Alan Cox
ALAN COX
VICE CHAIRMAN

COMMISSIONER OF HARRIS COUNTY, TEXAS, 2000.

Jim Fontana
JIM FONTANA
COMMISSIONER, PRECINCT 2

Jerry Eversole
JERRY EVERSOLE
COMMISSIONER, PRECINCT 4

4. CLERK THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION OF LAND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS AUTHORIZED BY THE RECORDING OF THIS PLAT THIS 1999.

SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE

COMMISSIONER OF HARRIS COUNTY, TEXAS, 2000.

JR. COUNTY ENGINEER OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION COMPLETES ALL REQUIREMENTS OF THE HARRIS COUNTY ORDINANCE AS ADOPTED BY THE COMMISSIONERS' COURT, AND FURTHER, THAT ALL OF THE LAWS INCLUDED IN THE HARRIS COUNTY ORDINANCE, INCLUDING SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE.

JR. COUNTY ENGINEER OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION COMPLETES ALL REQUIREMENTS OF THE HARRIS COUNTY ORDINANCE AS ADOPTED BY THE COMMISSIONERS' COURT, AND FURTHER, THAT ALL OF THE LAWS INCLUDED IN THE HARRIS COUNTY ORDINANCE, INCLUDING SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE.

THIS IS TO CERTIFY THAT I, GARALD E. MUNGER, JR., A REGISTERED SURVEYOR 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 3/4 INCHES IN DIAMETER AND THREE FEET IN LENGTH, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Garald E. Munger, Jr.
GARALD E. MUNGER, JR., R.S., L.S.
TEXAS REGISTRATION NO. 3438



WE, FIRST BANK TEXAS, N.A., OWNERS AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SUBDIVISION OF 188.0623 ACRES, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 75438-23 OF THE O.P.R.D.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 PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FIRST BANK TEXAS, N.A.

Al Cott
AL COTT
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5TH DAY OF August, 1999 BY AL COTT, VICE PRESIDENT OF FIRST BANK TEXAS, N.A. AND IN THE CAPACITIES THEREIN STATED.

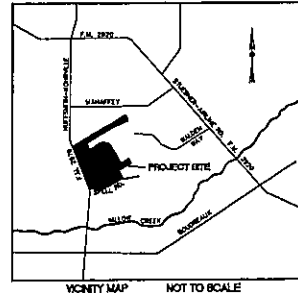
Brenda Jones
BRENDA JONES
NOTARY PUBLIC, STATE OF TEXAS



MY COMMISSION EXPIRES: 12/31/2002

FURTHER, WE 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 WAYS 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C, AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.



OFFICE OF
NOTARY & CLERK
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILE CODE 440133
TOMBALL GREENS FINAL PLAT

THIS IS PAGE - 6 OF 7 PAGES
REDUCTION 20% CLARKE REPRODUCTION MARK

TOMBALL GREENS FINAL PLAT

BEING A SUBDIVISION OF 188.0623 ACRES
OUT OF THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

3 RESERVES

DATE: JULY, 1999 SCALE: 1"=200'

OWNERS

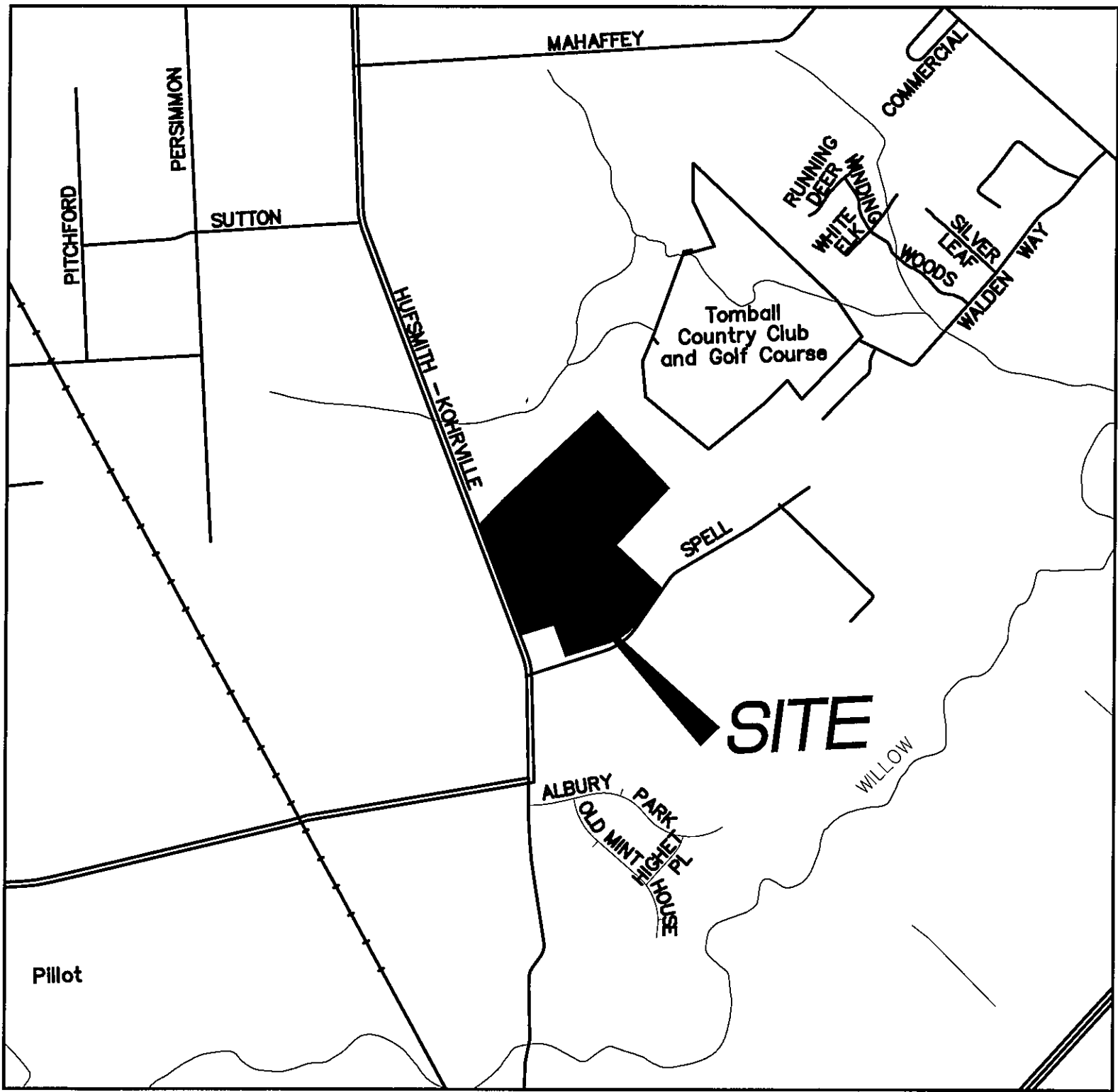
T. C. C. DEVELOPMENT, INC.
TOMBALL COUNTRY CLUB, INC.
JACK N. WARREN

REGISTER

GARALD E. MUNGER, JR.

CENTURY ENGINEERING, INC.
2000 & CROSBY BLVD. #100 HOUSTON, TEXAS 77058 (713) 790-9671

SHEET 2 OF 2



RESOLUTION NO. 2014-14

A RESOLUTION DECLARING THE INTENTION OF THE CITY OF TOMBALL, TEXAS, TO INSTITUTE PROCEEDINGS TO ANNEX CERTAIN TERRITORY; DESCRIBING SUCH TERRITORY; SETTING THE DATES, TIMES, AND PLACES FOR TWO PUBLIC HEARINGS AT WHICH ALL INTERESTED PARTIES SHALL HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR PUBLICATION OF NOTICES OF SUCH PUBLIC HEARINGS; AND DIRECTING PREPARATION OF A MUNICIPAL SERVICE PLAN FOR THE TERRITORY PROPOSED TO BE ANNEXED (70.36 ACRES OF LAND LOCATED ON FM 2978 [HUFSMITH-KOHRVILLE ROAD], NORTH OF SPELL ROAD)

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The City Council of the City of Tomball hereby declares its intention to institute proceedings to annex to the City the territory described in Exhibit "A" attached hereto and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of Tomball for all purposes to include such territory.

Section 2. The City Council of the City of Tomball hereby calls two public hearings at which all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territory described above. No suitable location is available for a public hearing to be held on the property proposed for annexation. The first public hearing shall be held in the City Council Chambers, 401 Market Street, City of Tomball, Texas, during a Regular Council Meeting at 6:00 o'clock (6:00 p.m.), on July 7, 2014. The second public hearing shall be held in the City Council Chambers, 401 Market Street, City of Tomball, Texas, during a Special Council Meeting at 5:00 o'clock (5:00 p.m.), on July 14, 2014. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than twenty (20) days nor more than forty (40) days subsequent to such public hearings.

Section 3. The City Secretary of the City of Tomball is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of Tomball and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not more than twenty (20) days nor less than ten (10) days prior to the day of that public hearing.

Section 4. The City Engineer is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territory that is proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the TEXAS LOCAL GOVERNMENT CODE.

PASSED, APPROVED, AND RESOLVED this 16th day of June, 2014.

Gretchen Fagan
GRETCHEN FAGAN, Mayor
City of Tomball

ATTEST:

Doris Speer
Doris Speer, City Secretary
City of Tomball

Alexander Estates
70.36 Acres

Elizabeth Smith Survey
Abstract Number 70

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES AND BOUNDS** description of a 70.36 acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C" of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property; said 70.36 acres being more particularly described as follows with all bearings based on a call of South 59°56'55" West along the southeast line of said Unrestricted Reserve "C":

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way of Huffsmith-Kohrville Road (called 60-feet wide), for the south corner of Country Club Greens Partial Replat as shown on a plat filed for record under Film Code No. 519229 of the Harris County Map Records and the northwest corner of said Unrestricted Reserve "C", said 78.4754 acres and the herein described tract;

THENCE, North 45°27'56" East, 399.99 feet, departing said northeast right-of-way of Huffsmith-Kohrville Road, along the southeast line of said Country Club Greens Partial Replat, the northwest line of said Unrestricted Reserve "C" and said 78.4754 acres to an angle point;

THENCE, North 49°06'40" East, 1333.88 feet, continuing along the southeast line of said Country Club Greens Partial Replat, the southeast line of Country Club Greens Partial Replat – Phase Two as shown on a plat filed for record under Film Code No. 540231 of the Harris County Map Records and the northwest line of said Unrestricted Reserve "C" and said 78.4754 acres to a point for the north corner of said Unrestricted Reserve "C" and said 78.4754 acres, the west corner of Lot 25, Block 3 of said Country Club Greens Partial Replat – Phase Two, same being the north corner of the herein described tract, from which a found 5/8-inch iron rod (with cap stamped "Terra Surveying") bears North 86°46'38" East 0.32 feet;

THENCE, South 40°44'59" East, 1111.89 feet along a northeast line of said 78.4754 acres, said Unrestricted Reserve "C", a southwest line of said Country Club Greens Partial Replat – Phase Two, and a southeast line Final Plat Country Club Greens as shown on a plat filed for record under Film Code No. 453082 of the Harris County Map Records to a point in the north line of a called 13.00 acre tract conveyed to J.D. Slaughter by Warranty Deed dated January 28, 2011 and filed for record under Clerk's File No. 20110042996 of the Harris County Official Public Records of Real Property for an interior corner of said Unrestricted Reserve "C" and said 78.4754 acres and the south corner of said Country Club Greens Partial Replat – Phase Two, same being the east corner of the herein described tract, from which a found 5/8-inch iron rod bears South 62°31'41" East, 0.24 feet;

THENCE, South 45°07'42" West, 813.03 feet along the northeast line of said 13.00 acres to a point for the west corner of said 13.00 acres, same being an interior corner of the herein described tract;

THENCE, South 44°36'57" East, 646.34 feet along the southwest line of said 13.00 acres to a point in the northwest right-of-way of Spell Road (called 60-feet wide) and the southeast line of said Unrestricted Reserve "C" and said 78.4754 acres, for the south corner of said 13.00 acres and the most southeast corner of the herein described tract;

THENCE, South 37°14'37" West, 452.09 feet along said northwest right-of-way of Spell Road and the southeast line of said Unrestricted Reserve "C" to a found 3/4-inch iron rod, beginning a non-tangent curve to the right;

THENCE, in a southwest direction, continuing along said northwest right-of-way of Spell Road and the southeast line of said Unrestricted Reserve "C", with the arc of said non-tangent curve to the right, passing a found 5/8-inch iron rod (with cap stamped "J.G.T 1494") at an arc distance of 183.48 feet for the east corner of said 4.822 acres, having a radius of 579.03 feet, a central angle of 37°34'11", an arc length of 379.68 feet, and a chord bearing South 56°12'14" West, 372.91 feet to a found 5/8-inch iron rod (with cap stamped "J.G.T 1494");

THENCE, South 75°09'52" West, along said northwest right-of-way of Spell Road and the southeast line of said 4.822 acres and said Unrestricted Reserve "C", passing a found 5/8-inch iron rod (with cap stamped "J.G.T 1494") continuing for a total distance of 463.49 feet to a found 3/4-inch iron (with cap stamped "Cotton Surveying") for the south corner of said 4.882 acres and the most southerly southwest corner of the herein described tract;

THENCE, North 17°58'51" West, 350.00 feet, departing said northwest right-of-way of Spell Road and the southeast line of said 4.822 acres along the southwest line of said 4.822 acres to a found 3/4-inch iron (with cap stamped "Cotton Surveying");

THENCE, South 75°09'52" West, along the northwest line of the remainder of a called 8.000 acres conveyed to Ruth A. Hughes-Deaton by Warranty Deed with Vendor's Lien dated August 31, 2006 and filed for record under Clerk's File No. 20060029232 of the Harris County Official Public Records of Real Property, passing a found 5/8-inch iron rod (with cap stamped "King 4503") at a distance of 4.83 feet, continuing for a total distance of 388.70 feet to a found 5/8-inch iron rod (with cap stamped "King 4503") in the northeast right-of-way of said Huffsmith-Kohrville Road and the southwest line of said Unrestricted Reserve "C", for the northwest corner of said 8.000 acres and the most westerly southwest corner of said 78.4754 acres and the herein described tract;

THENCE, North 17°59'55" West, 1235.43 feet along northeast right-of-way of said Huffsmith-Kohrville Road, the southwest line of said Unrestricted Reserve "C", said 78.4754 acres and the herein described tract to the **POINT OF BEGINNING, CONTAINING 70.36 acres** of land in Harris County, Texas

PROPOSED ANNEXATION – ALEXANDER ESTATES

Council approves annexation request on 6/16/14 by adopting Resolution and sets 7/7 and 7/14 as dates for public hearings (regular and Special Council meetings). Send to paper on 6/17 to run in paper on 6/23 (14 days' notice for 7/7 meeting) and again on 6/30 (14 days' notice for 7/14 meeting) – one Special Council meeting required on July 14, 2014, before Planning & Zoning meeting.

Publish Dates & Public Hearing Dates – Complete Annexation on 8/18/14	Publish Date	First Public Hearing at Regular Meeting	Publish Date	Second Public Hearing at Special Meeting	First Reading of Ordinance at Regular Meeting	Second Reading of Ordinance at Regular Meeting
	Council approves annexation on 6/16 and sets dates for Public Hearings as 7/7 and 7/14:	Regular Mtg		Special Mtg 5p before P&Z 7/14/2014		
	6/23/2014	7/7/2014	6/30/2014	7/14/2014	8/4/2014	8/18/2014
	14 days' notice		14 days' notice			
	1 st public hearing to 1 st reading is 28 days total; 56 days to complete annexation	To paper 6/17 to run on 6/23 and 6/30	Reminder to paper 6/23 to run 6/30			
(42 days total from first publication notice to first reading)	(-42 days)	(-28 days) to 1st reading		(-21 days) to 1st reading	(Day 0)	(+14 days)

Publication date – more than 10 days' notice, less than 20 days' notice for public hearings [LGC, Sec. 43.063(c)] – **14 days' notice for each P.H.**

Public hearings – more than 20 days, less than 40 days between first public hearing and first reading of ordinance per LGC, Sec. 43.063(a)

NOTE: MUST have a minimum of **21 days** between the **second public hearing and the first reading of the ordinance.** – **21 days**

MUST have NO MORE than **40 days** between the first public hearing and the first reading of the ordinance.—**35 days**

(We will set public hearing dates between 21 and 39 days)

Annexation must be completed within 90 days, beginning to end (LGC, Sec. 43.064) – from 6/2/14 request to second reading of ordinance. – **56 days**

City must give notice regarding intention to annex area 30 days before first public hearing to public and private entities – county, fire department, emergency services districts, utility companies [LGC, Sec. 43.062(b)] – **This requirement does not apply if we are annexing by petition.**

Resolution No. 2014-14 on the 6/16/14 agenda for Council to approve and to set public hearing and special Council meeting dates.

Special City Council

Agenda Item

Data Sheet

Meeting Date: July 14, 2014

Topic:

Approve Resolution No. 2014-16, a Resolution of the City Council of Tomball, Texas, Approving the Utilization of Two Temporary Buildings for a Period Not to Exceed Two Years for Concordia Lutheran High School; and Making Other Findings Related Thereto

Background:

Concordia Lutheran High School is requesting to have two temporary structures (modular buildings) placed on their site for up to two years to be utilized as four classrooms. The structures, each 1,536 square feet in size, will be located on the present site of their paved tennis courts. The structures will have a maximum height of 14 feet and will be screened by a combination of walls, fencing, and landscaping. The specifications of the structures have been independently reviewed for compliance with State requirements for an educational use.

Origination:

Community Development Department

Recommendation:

APPROVAL

Funding:

Party(ies) responsible for placing this item on agenda:

Craig Meyers

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Letter of Request
Resolution 2014-16
Inspection Letter
Site Plan

CONCORDIA LUTHERAN HIGH SCHOOL

Site Plan

Description of Proposed Project:

Concordia Lutheran High School is planning to add two temporary classroom buildings, each of which will have two classrooms in them. These buildings will allow us to meet the demand of more students/families interested in being a part of our mission and ministry at CLHS as we have our capital campaign and construction of permanent buildings which include classroom space.

The existing area of our building is currently approximately 110,000 square feet. The additional square footage of the portable buildings is 2,864 square feet.

The placement of the buildings will be to the east of our existing buildings on what was previously used as our tennis courts. A portion of this area is protected by a block wall, and the remainder on the north and west sides is chain link fencing. To provide screening of the buildings from Main St. (FM 2920) on these two sides, we will add privacy slats. On the east side of the tennis court area, we will plant trees to have that as landscaping providing a screen.

RESOLUTION NO. 2014-16

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS APPROVING
THE UTILIZATION OF TWO TEMPORARY BUILDINGS FOR A
PERIOD NOT TO EXCEED TWO YEARS FOR CONCORDIA
LUTHERAN HIGH SCHOOL; AND MAKING OTHER FINDINGS
RELATED THERETO.**

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas has adopted Ordinance 2013-14, amending Section 43.8.6 of the Zoning Ordinance 2008-01; and

WHEREAS, Section 43.8.6 of such regulations allows the City Council to approve temporary buildings for a denominational school to be utilized for a time period not to exceed two (2) years for each temporary building and City Council may approve by resolution two (2) year extensions for each temporary building; and

WHEREAS, the two (2) temporary buildings will be placed on an active school campus owned by the denominational school, Concordia Lutheran High School, where students are in attendance; and

WHEREAS, the temporary buildings shall be screened by landscaping approved by the City Manager or his/her designee; and

WHEREAS, the temporary buildings will further the core mission of the denominational school, Concordia Lutheran High School; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters set forth in the preamble are hereby found to be true and correct.

Section 2. Pursuant to the authority contained in Section 43.8.6 of the Zoning Ordinance of the City of Tomball, Texas, Concordia Lutheran High School, a denominational

school, is allowed to utilize two (2) temporary buildings for a period not to exceed (2) years, is hereby adopted.

Section 3. That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 14th day of July, 2014.

Gretchen Fagan, Mayor
City of Tomball, Texas

ATTEST:

Doris Speer
City Secretary

July 8, 2014

Ms. Rebeca Guerra, City Planner
City of Tomball
501 James St.
Tomball, Texas 77375

RE: Concordia Lutheran High School
Modular Classroom Building

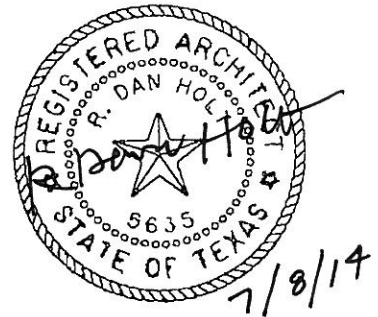
Ms. Guerra, Merriman Holt Architects has reviewed the plans, specifications and documentation furnished by Ramtect Building Systems, Inc. and to the best of our knowledge has found the A-662 Double Classroom/Office Building to meet the State's requirements for a modular structure used for educational purposes.

If you have any questions or comments, please do not hesitate to call me.

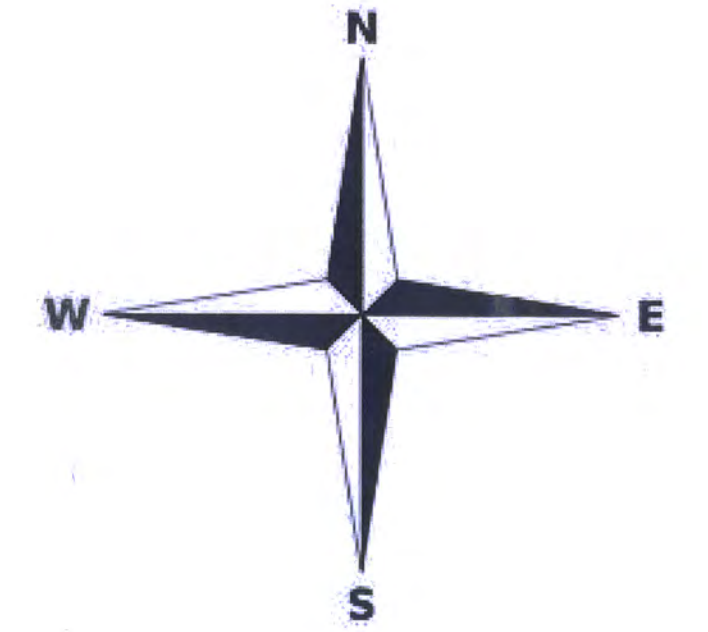
Sincerely,

Dan Holt

Dan Holt, AIA
Merriman Holt Architects



Copies: Joel Bode, Concordia Lutheran High School



ZONING: General Retail District

- TEMPORARY CLASSROOM BUILDING
- 6' X 12' LAUNDRY AND 4' X 30' RAMP
- 7' H GATE + FENCE 19' WIDE
- 10' H CHAIN LINK FENCE WITH PRIVACY LATTICE
- 10' H CONCRETE BLOCK WALL

SCALE 1" = 40'

Maximum Height = 14'

Sq. Ft. @ Unit = 1,536 sq. ft
 x 2 = 2,072 sq. ft
TOTAL (proposed structures)

Trees to be per the City of Tomball's approved plant list, 2" in caliper, 5' tall at the time of planting.

Lot Coverage = 11%

Exist. Classrooms = 27		
Proposed Classrooms = 4		
<u>TOTAL CR = 31</u>	x 8 spaces per room	= 248 spaces
Exist. Offices = 18	x 2 spaces per office	= 36 spaces

Total spaces required = 284 spaces
 Total spaces provided = 501 spaces