

**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



THURSDAY, MAY 11, 2017

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Thursday, May 11, 2017 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission 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 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 10, 2017.
- 5.0 New Business:
 - 5.1 Consideration to Approve Preliminary Plat of **MANDOLA COMMERCIAL**: Being a 1.5861 acre (690,905.51 SQFT.) tract of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, and being out of

and part of a called 36.595 acres as described in deed recorded in Volume 1844, Page 155, of the Real Property Records of Harris County, Texas.

- 5.2 Consideration to Approve Preliminary Plat of **NABORS PARKWAY STREET DEDICATION SEC 1**: Being a subdivision of 4.8826 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.
- 5.3 Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 3**: Being a subdivision of 25.3973 acres of land in the C. Goodrich Survey, Abstract No. 305 and in the Sam Lewis Survey, Abstract No. 1704, Harris County, Texas.
- 5.4 Consideration to Approve Final Plat of **BROWN-HUFSMITH CHURCH SUBDIVISION**: Being a subdivision of 6.0474 acres of land situated in the Joseph House Survey, Abstract No. 34, in the City of Tomball, Harris County, Texas; Being a Replat of a portion of Unrestricted Reserve "H" of Leslie's Park, a subdivision recorded in Harris County Film Code No. 400005, Map Records of Harris County, Texas.
- 5.5 Consideration to Approve Final Plat of **EG3 FOSTER LOT**: A Replat of Lots 39 and 40 into New Lot 39 (0.1607 Ac./ 7000.00 Sq. Ft.) in Block 103 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 103 lying in the Ralph Hubbard Survey (A-383).
- 5.6 Consideration to Approve Final Plat of **WILLOW CREEK PET RANCH**: A subdivision being 11.5408 acres (502,717.25 S.F.) of land out of the Jesse Pruitt Survey, Abstract 629, Harris County, Texas.
- 5.7 Consideration to Approve Final Plat of **ZION VISTA**: A subdivision being 1.8889 acres of land out of the Joseph Miller Survey, Abstract 50, Harris County, Texas.
- 5.8 Consideration to Approve **Zoning Case P17-0036**: Request by DJ and Kelly Ray, on behalf of Lefty's Auto Crafters, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.17 acres of land, legally described as Lot 9 Block 1 Main Street – Tomball, generally located on the east side of Holderrieth Boulevard, between Main Street and Arnold Street, from the Single-family 6 District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P17-0036**

6.0 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 8th day of May 2017 by 5:00 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.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 10, 2017.

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

4.10.17 Minutes

**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, APRIL 10, 2017



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson, Jr. – Absent

Others present:

Community Development Director– Craig Meyers
City Engineer – Beth Jones
Planner – Amelia Lindley
Community Development Coordinator – Kim Chandler
City Attorney – Loren Smith

draft

- 2.0 No Public Comments were received.
- 3.0 No Reports and Announcements were heard.
- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 9, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **QUICK QUACK DEVELOPMENT TOMBALL**: A subdivision of 0.8043 acre of land, being a Replat of Lot 14, Block 7, BVM Main Street Tomball, a subdivision of record in F.C. No. 675573 of the H.C.M.R., and Lot 13, Block 7, of Main Street Tomball, a subdivision of record in volume 15, page 43, of the H.C.M.R., located in the Joseph House Survey, A-34, City of Tomball, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **QUICK QUACK DEVELOPMENT TOMBALL**, with a contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **RALEIGH CREEK SECTION THREE**: Being 14.7098 Acres of land, situated in the Joseph Miller Survey, Abstract number 50, Harris County, Texas, and also being a Replat of Reserve "I" of Raleigh Creek Section Two, as recorded in film code No. 663121 H.C.M.R.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **RALEIGH CREEK SECTION THREE**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **USAi1**: A Replat of Lots 47 and 48 in Block 86 into New Lot 47 (0.1607 Ac. / 7000.00 Sq. Ft.) in Block 86 of REVISED MAP OF TOMBALL, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 86 lying in the Ralph Hubbard Survey (A-383).

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **USAi1**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **HOGAN CRUM**: Being a 9.7923 acre tract of land in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, being a Replat of a portion of Outlot Numbers 18, 24, 30 and 36 of the TOMBALL TOWNSITE, a subdivision according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being out of and part of a called 15.2374 acres as described in deed recorded in Clerk's File Number X609278, of Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

Dane Dunagin recused himself from Final Plat of Hogan Crum.

Beth Jones, City Engineer, presented and did not recommend approval.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **HOGAN CRUM**, with contingencies.

Motion Failed unanimously.

- 5.5 Consideration to Approve **Zoning Case P17-0012**: Request by Francisco Choi, on behalf of Tamiro Wood LLC, to operate an *Assisted Living Facility (continuing care retirement community)* at 609 South Pine Street. The property is approximately 2 acres, legally described as Part of Outlots 127 and 129 five acre tracts Tomball Outlots, generally located on the east side of South Pine Street between James Street and Cherry Laurel Street and is zoned Office District.

Amelia Lindley, Planner, presented the case and recommendation of approval.

Phil Duprey, Representing Applicant, (1302 Anna Court, Cedar Park, TX 78613) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:15 p.m.

Hearing no comments, the Public Hearing was closed at 6:15 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P17-0012**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P17-0023**: Request by Scott McKinzie, on behalf of BCDE, LTD to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 70.3574 acres of land, legally described as Reserve C, C1 and C2 Tomball Greens, within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville Road, north side of Spell Road, from the Single-Family 9 District to the Planned Development District.

Amelia Lindley, Planner, presented the case and recommendation of approval.

Craig Meyers, Community Development Director, addressed traffic and drainage concerns.

Doug Eibsen, (24522 Creekview Dr., Spring, TX 77389), was introduced and spoke on behalf of the request.

Stan Winter, Jones & Carter, (6126 Coral Ridge Rd., Houston, TX 77069), was introduced and spoke on behalf of the request.

Terry Reeves, Jones & Carter, (26315 Wooded Hollow Lane, Katy, TX 77494), was introduced and spoke on behalf of the request.

Ed Shackelford, Jones & Carter, (8701 New Trails Dr., #200, woodlands, TX 77381), was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:49 p.m.

Robert Anderson, Homeowner, (21230 Belmont Farms Dr., Tomball, TX 77375) spoke of concerns with development on the subject site.

Joseph Kee, Homeowner, (10987 Spell Rd., Tomball, TX 77375) spoke of concerns and opposition of the case.

James Alsup, Homeowner, (21202 Belmont Farms, Tomball, TX 77375) spoke of concerns and opposition of the case.

Nick Doud, Homeowner, (10910 Gallant Flag Dr., Tomball, TX 77375) spoke of concerns and opposition of the case.

Quinn Powers, Homeowner, (10515 Silver Shield Way, Tomball, TX 77375) spoke of concerns and opposition of the case.

John Sickles, Homeowner, (21006 Courtly Manner Ct., Tomball, TX 77375) spoke of concerns and opposition of the case.

Hearing no additional comments, the Public Hearing was closed at 7:07 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P17-0007**, with a contingency for a second egress open for public, residence and emergency vehicles. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Dunagin	<u>Nay</u>

Motion Failed with 2 Votes Aye and 2 Votes Nay.

6.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 7:28 p.m.

PASSED AND APPROVED this _____ day of _____ 2017.

Kim Chandler
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve Preliminary Plat of **MANDOLA COMMERCIAL**: Being a 1.5861 acre (690,905.51 SQFT.) tract of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, and being out of and part of a called 36.595 acres as described in deed recorded in Volume 1844, Page 155, of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Mandola Commercial Plat

THE STATE OF TEXAS

COUNTY OF HARRIS

I, Al Mandola, owners hereinafter referred to as owner of the 1.5861 acre tract described in the above and foregoing plat of **MANDOLA COMMERCIAL**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any 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.

FURTHER, owner 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 operation 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.

WITNESS my hand in the City of Tomball, Texas this _____ day of _____, 2017.

Owner: _____
Al Mandola

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Al Mandola, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of **MANDOLA COMMERCIAL** 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 ____ day of _____, 2017.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

Harris County Clerk Certificate of Filing:

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in

my office on _____, 2017, at ____o'clock __.M., and duly

recorded on _____, 2017, at ____o'clock __.M., and at

Film Code No. _____ of the Map Records of Harris County for said County.

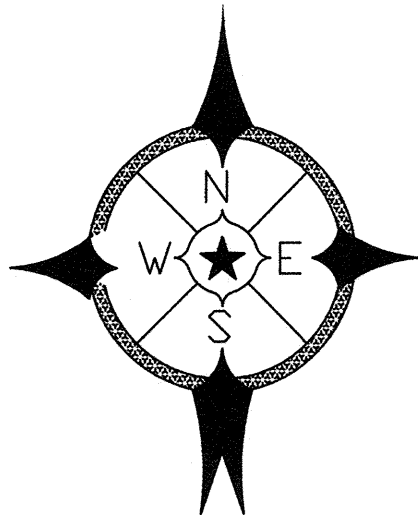
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Steven L. Crews, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

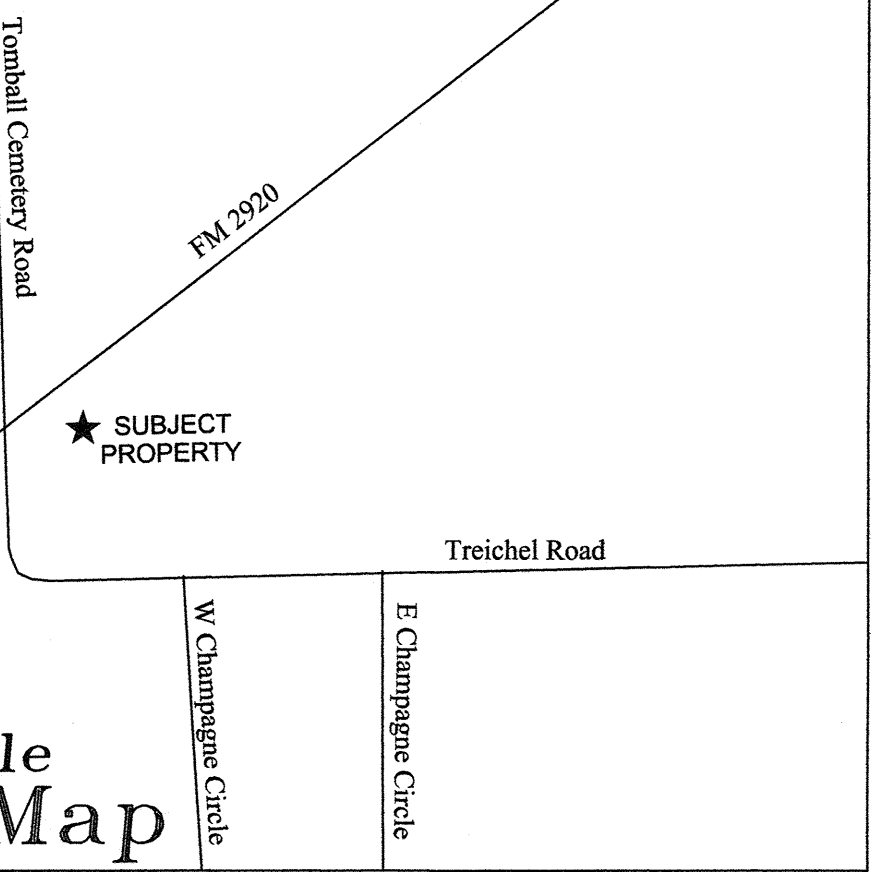
Steven L. Crews
Texas Registration Number 4141



0 40 80

Scale: 1" = 40'

Not to Scale
Vicinity Map



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
Note #1:
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
Note #2:
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3:
No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
Note #4:
This plat does not attempt to amend or remove any valid restrictions or covenants.
Note #5:
Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
VOL. = VOLUME
PG. = PAGE
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

PRELIMINARY MANDOLA COMMERCIAL

Being a 1.5861 acre (690,905.51 SQFT.) tract of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, and being out of and part of a called 36.595 acres as described in deed recorded in Volume 1844, Page 155, of the Real Property Records of Harris County, Texas;

2 Lots, 1 Block

Surveyor:

C & C Surveying Inc.

Owner:
Al Mandola
14 Huntington Woods
Tomball, TX 77377

7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935
onesurveyatime@sbcglobla.net
www.ccsurveying.com

May 2017
Sheet 1 of 1
17-0134

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve Preliminary Plat of **NABORS PARKWAY STREET DEDICATION SEC 1**: Being a subdivision of 4.8826 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.

Background:

Origination:

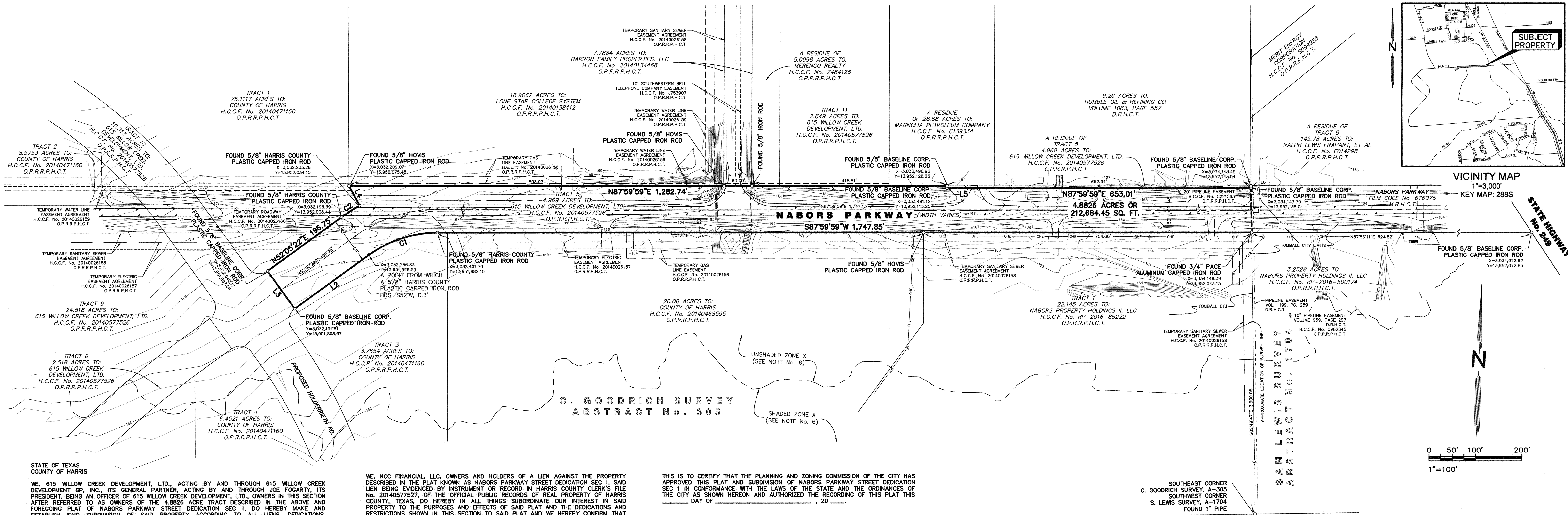
Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Nabors Parkway Street Dedication Sec 1 Plat



STATE OF TEXAS
COUNTY OF HARRIS

WE, 615 WILLOW CREEK DEVELOPMENT, LTD., ACTING BY AND THROUGH 615 WILLOW CREEK DEVELOPMENT GP, INC., ITS GENERAL PARTNER, ACTING BY AND THROUGH JOE FOGARTY, ITS PRESIDENT, BEING AN OFFICER OF 615 WILLOW CREEK DEVELOPMENT, LTD., OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS OF THE 4.8826 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF NABORS PARKWAY STREET DEDICATION SEC 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LAWS, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY 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.

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 CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH 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.

IN TESTIMONY WHEREOF, THE 615 WILLOW CREEK DEVELOPMENT GP, INC., GENERAL PARTNER TO 615 WILLOW CREEK DEVELOPMENT, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY JOE FOGARTY, ITS PRESIDENT THEREUNTO AUTHORIZED AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF _____, 20____.

615 WILLOW CREEK DEVELOPMENT, LTD.

BY: 615 WILLOW CREEK DEVELOPMENT GP, INC.
ITS GENERAL PARTNER

BY: _____
JOE FOGARTY
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE FOGARTY, PRESIDENT OF 615 WILLOW CREEK DEVELOPMENT GP, INC., GENERAL PARTNER TO 615 WILLOW CREEK DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 20____.

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, NCC FINANCIAL, LLC, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS NABORS PARKWAY STREET DEDICATION SEC 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OR RECORD IN HARRIS COUNTY CLERK'S FILE NO. 20140577527, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY 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 IN THIS SECTION 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.

NCC FINANCIAL, LLC

BY: _____
KENDRICK A. JAMES
TRUSTEE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENDRICK A. JAMES, TRUSTEE OF NCC FINANCIAL, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 20____.

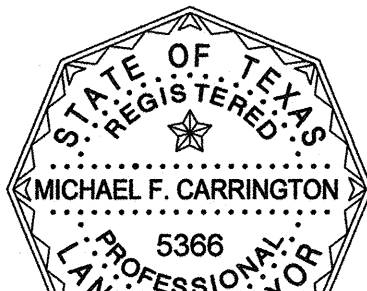
PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

I, MICHAEL F. CARRINGTON, 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 CORRECT; 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH, AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Michael F. Carrington
MICHAEL F. CARRINGTON, R.P.L.S.
TEXAS REGISTRATION NO. 5366



I, MICHAEL F. CARRINGTON, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS, BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN WHICH IS INTENDED FOR STREET DEDICATION FROM THE TOMBALL CITY LIMIT LINE TO PROPOSED HOLDERBETH ROAD. OTHER CONTIGUOUS TRACTS OF LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN ARE TO BE SUBDIVIDED IN SEPARATE PLATS INCLUDING WILLOW CREEK INDUSTRIAL PARK SEC 1 (BEING PREPARED BY HARRIS COUNTY) AND THE HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17 WATER PLANT NO. 1 SUBDIVISION WHICH WILL BE SUBMITTED SEPARATELY.

Michael F. Carrington
MICHAEL F. CARRINGTON, R.P.L.S.
TEXAS REGISTRATION NO. 5366

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY HAS APPROVED THIS PLAT AND SUBDIVISION OF NABORS PARKWAY STREET DEDICATION SEC 1 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF _____, 20____.

BY: _____
BARBARA TAGUE
CHAIRMAN

BY: _____
DARRELL ROQUEMORE
VICE CHAIRMAN

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 20____, BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, STAN STANART, 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 FILE 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.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

- H.C.C.F. No. INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER".
- D.R.H.C.T. INDICATES "DEED RECORDS OF HARRIS COUNTY, TEXAS".
- M.R.H.C.T. INDICATES "MAP RECORDS OF HARRIS COUNTY, TEXAS".
- O.P.R.R.P.H.C.T. INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS".
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER, AND PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- THIS TRACT OF LAND LIES WITHIN UNSHADOWED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48201C0210L, DATED JUNE 18, 2007. THE LINE SEPARATING THE SPECIAL FLOOD HAZARD AREAS SHOWN HEREON WAS SCALED FROM SAID MAP AND IS APPROXIMATE.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN. REFER TO SEPARATE EXHIBIT SHOWING UNDERGROUND UTILITIES/PIPELINES WHICH WERE LOCATED BY A SUBSURFACE UTILITY ENGINEER.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OF CENTERLINE OF HIGH PRESSURE GAS LINES.
- SURVEYED ON THE GROUND IN JULY, AUGUST AND OCTOBER OF 2014.
- THE BEARINGS HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE 2008 COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 ADJUSTMENT. THE DISTANCES SHOWN HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9999412773. COORDINATES SHOWN ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY 0.9999412773.
- THIS TRACT OF LAND IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF TOMBALL AND IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF THE CITY OF TOMBALL CODE OF ORDINANCES.
- THE AREA OF THIS TRACT OF LAND EXPRESSED IN HUNDREDTHS OF A SQUARE FOOT IS DONE SO STRICTLY FOR REQUIREMENT IN THE CITY OF TOMBALL CODE OF ORDINANCES AND IS BASED SOLELY ON AN AREA CALCULATION. THE AREA, EXPRESSED IN HUNDREDTHS OF A SQUARE FOOT DOES NOT REPRESENT THE PRECISION OF THIS SURVEY.
- THIS TRACT OF LAND IS SUBJECT TO MAGNOLIA PIPELINE COMPANY EASEMENT RECORDED IN VOLUME 961, PAGE 516 D.R.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE".
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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 LOT LINES ARE KEPT UNOBSTRUCTED. 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.

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 120070 - AN ALUMINUM ROD ON THE SOUTHERLY BANK OF WILLOW CREEK (M100-00-00), APPROXIMATELY 650 FEET NORTH OF THE DEAD END OF FOUNTAINE BLEAU DRIVE. ELEV.=153.30 (NAVD88, 2001 ADJ.)

TBM

THE TOP OF A SQUARE CUT IN THE TOP OF THE WEST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF OLD HUMBLE ROAD APPROXIMATELY 550 FEET WEST OF THE SOUTHBOUND FRONTAGE ROAD OF SH 249 AND LOCATED AS SHOWN HEREON. ELEV.=154.34

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	250.00'	156.69'	35°54'37"	S7°02'40"W	154.14'
C2	350.00'	45.82'	07°30'06"	N55°50'25"E	45.79'
C3	300.00'	188.03'	35°54'37"	N7°02'40"E	184.96'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S02°49'47"E	95.01'
L2	S52°05'22"W	196.75'
L3	N37°54'38"W	100.00'
L4	N30°22'08"W	47.90'
L5	S02°00'01"E	5.00'
L6	N02°49'47"W	5.00'

PRELIMINARY PLAT OF:
NABORS PARKWAY
STREET DEDICATION SEC 1
BEING A SUBDIVISION OF 4.8826 ACRES OF LAND IN THE C. GOODRICH SURVEY, ABSTRACT NO. 305, HARRIS COUNTY, TEXAS

LAND SURVEYOR
BASLINE
BASILINE CORPORATION
Professional Surveyors
1750 SEAMIST DRIVE, SUITE 160
HOUSTON, TEXAS 77008
PH: 713-689-0155
TBPLS FIRM No. 10030200

OWNER/DEVELOPER
615 WILLOW CREEK DEVELOPMENT, LTD.
10377 STELLA LINK ROAD
HOUSTON, TEXAS 77025
PH: 281-794-9697

APRIL 28, 2017

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 3:**
Being a subdivision of 25.3973 acres of land in the C. Goodrich Survey, Abstract No. 305 and in the Sam
Lewis Survey, Abstract No. 1704, Harris County, Texas.

Background:

Origination:

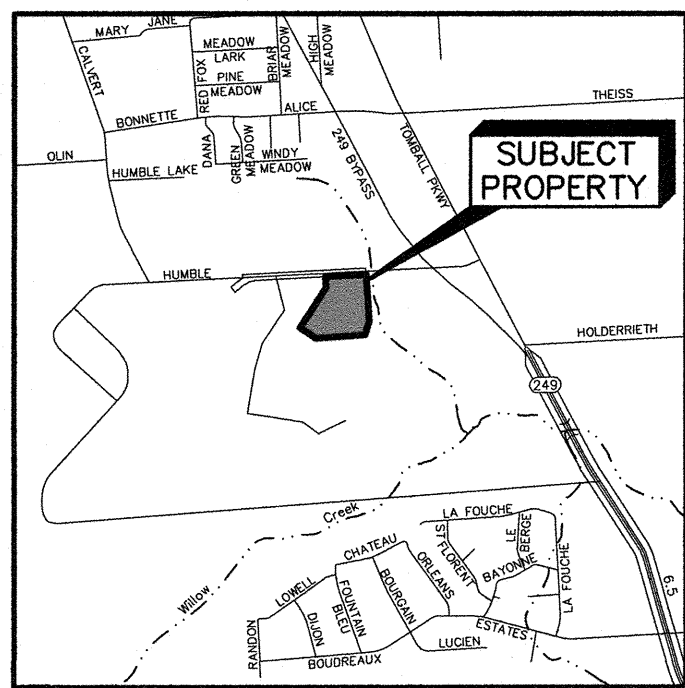
Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Willow Creek Industrial Park Sec 3 Plat



VICINITY MAP
1"=3,000'
KEY MAP: 288S

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK No. 120070 - AN ALUMINUM ROD ON THE SOUTHERLY BANK OF WILLOW CREEK (M100-00-00), APPROXIMATELY 650 FEET NORTH OF THE DEAD END OF FOUNTAINE BLEAU DRIVE.
ELEV.=153.30 (NAVD83, 2001 ADJ.)

TBM

THE TOP OF A SQUARE CUT IN THE TOP OF THE WEST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF OLD HUMBLE ROAD APPROXIMATELY 550 FEET WEST OF THE SOUTHBOUND FRONTAGE ROAD OF SH 249.
ELEV.=164.23

20,000 ACRES TO:
COUNTY OF HARRIS
H.C.C.F. No. 20140468595
O.P.R.R.P.H.C.T.

KINDER MORGAN PIPELINE

30' PIPELINE EASEMENT
EXXON GAS SYSTEM
H.C.C.F. No. J683077
H.C.C.F. No. J683078
O.P.R.R.P.H.C.T.

ENERGY TRANSFER PIPELINE

15' CITY OF TOMBALL
PIPELINE EASEMENT
H.C.C.F. No. R357643
H.C.C.F. No. T376798
O.P.R.R.P.H.C.T.

FOUND 5/8" HOVIS
PLASTIC CAPPED IRON ROD
X=13,951,824.02
Y=13,951,824.02

25' BUILDING LINE
H.C.C.F. No. 20140670784
O.P.R.R.P.H.C.T.

TEMPORARY SANITARY SEWER
EASEMENT AGREEMENT
H.C.C.F. No. 20140026158
O.P.R.R.P.H.C.T.

FOUND 5/8" HOVIS
PLASTIC CAPPED IRON ROD
X=13,952,018.56
Y=13,952,018.56

FOUND 5/8" HOVIS
PLASTIC CAPPED IRON ROD
X=13,953,444.20
Y=13,952,018.56

CITY OF TOMBALL
GAS PIPELINE

NABORS PARKWAY
(100' R.O.W.)

9.26 ACRES TO:
HUMBLE OIL & REFINING CO.
VOL. 1063, PG. 557
D.R.H.C.T.

A RESIDUE OF
TRACT 5
4.969 ACRES TO:
615 WILLOW CREEK DEVELOPMENT, LTD.
H.C.C.F. No. 20140577526
O.P.R.R.P.H.C.T.

FOUND 5/8" BASELINE CORP.
PLASTIC CAPPED IRON ROD

NABORS PARKWAY
100' RIGHT-OF-WAY
FILM CODE No. 676075
M.R.H.C.T.

UNIT M125-00-00
PARCEL "C"
1.415 ACRES TO:
HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.C.F. No. L951535
O.P.R.R.P.H.C.T.

FOUND 5/8" IRON ROD
X=3,034,437.67
Y=13,952,018.56

FOUND 5/8" BASELINE CORP.
PLASTIC CAPPED IRON ROD

STATE HIGHWAY No. 249

**UNRESTRICTED
RESERVE "A"**

BLOCK 1

25.3973 ACRES
1,06,308.33 SQ. FT.

MATCHLINE - SEE SHEET 2 OF 2

NOTES:

- D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY, TEXAS
- H.C.C.F. No. = HARRIS COUNTY CLERKS FILE NUMBER
- O.P.R.R.P.H.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
- M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS.
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- A PORTION OF THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THIS TRACT OF LAND LIES WITHIN SHADED ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND A PORTION OF THIS TRACT OF LAND LIES WITHIN ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, ALL ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 48201C0210L, DATED JUNE 18, 2007. THE BOUNDARIES SEPARATING THE VARIOUS SPECIAL FLOOD HAZARD AREAS SHOWN HEREON WERE SCALED FROM SAID MAP AND AREA APPROXIMATE.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- SURVEYED ON THE GROUND IN OCTOBER OF 2014, AND IN APRIL OF 2016.
- THE BEARINGS HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 CORRS ADJUSTMENT. THE DISTANCES SHOWN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9999412773. COORDINATES SHOWN ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY 0.9999412773.
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- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.

- THE 3.2528 ACRE TRACT SHOWN HEREON IS SUBJECT TO A SIGNAGE AGREEMENT AND EASEMENT RECORDED IN H.C.C.F. No. RP-2016-495109, O.P.R.R.P.H.C.T. SAID DOCUMENT CONTAINS AN EXHIBIT WHICH DEPICTS A RECTANGULAR FIGURE IN THE NORTHEAST CORNER OF SAID 3.2528 ACRE TRACT WHICH IS LABELED "SIGNAGE AREA". HOWEVER, THERE ARE NO DIMENSIONS ON SAID EXHIBIT AND THE SIGNAGE AREA IS NOT DESCRIBED BY METES AND BOUNDS IN SAID DOCUMENT (NOT-PLOTTABLE).
- THIS TRACT OF LAND IS SUBJECT TO AN HUMBLE OIL AND REFINING COMPANY PIPELINE EASEMENT RECORDED IN VOL. 923, PG. 579 D.R.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).
- THIS TRACT OF LAND IS SUBJECT TO A MAGNOLIA PIPELINE COMPANY EASEMENT RECORDED IN VOLUME 961, PAGE 516 D.R.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).
- THIS TRACT OF LAND IS SUBJECT TO A MAGNOLIA PIPE LINE COMPANY PIPELINE EASEMENT RECORDED IN VOL. 926, PG. 488 AND ASSIGNED TO HUMBLE OIL PIPE LINE COMPANY IN H.C.C.F. No. C859838, O.P.R.R.P.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).
- THIS TRACT OF LAND IS SUBJECT TO AN HUMBLE OIL AND REFINING COMPANY TELEGRAPH, TELEPHONE AND POWER LINE EASEMENT RECORDED IN VOL. 932, PG. 360 D.R.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).
- THIS TRACT OF LAND IS SUBJECT TO AN HUMBLE OIL AND REFINING COMPANY TELEGRAPH, TELEPHONE AND POWER LINE EASEMENT RECORDED IN VOL. 1058, PG. 450 D.R.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).
- THIS TRACT OF LAND IS SUBJECT TO A SHELL OIL COMPANY PIPELINE EASEMENT RECORDED IN VOL. 3431, PG. 476 AND IN VOL. 3431, PG. 477 D.R.H.C.T. SAID EASEMENT IS DESCRIBED AS "OVER AND THROUGH" (NOT-PLOTTABLE).

STATE OF TEXAS
COUNTY OF HARRIS

I, MICHAEL F. CARRINGTON, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, UNLESS OTHERWISE SHOWN HEREON, ALL BOUNDARY CORNERS, ANGLE POINTS, POINT OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Michael F. Carrington

MICHAEL F. CARRINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5366



I, MICHAEL F. CARRINGTON, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS, BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN.

Michael F. Carrington

MICHAEL F. CARRINGTON, R.P.L.S.
TEXAS REGISTRATION No. 5366

PRELIMINARY PLAT OF:

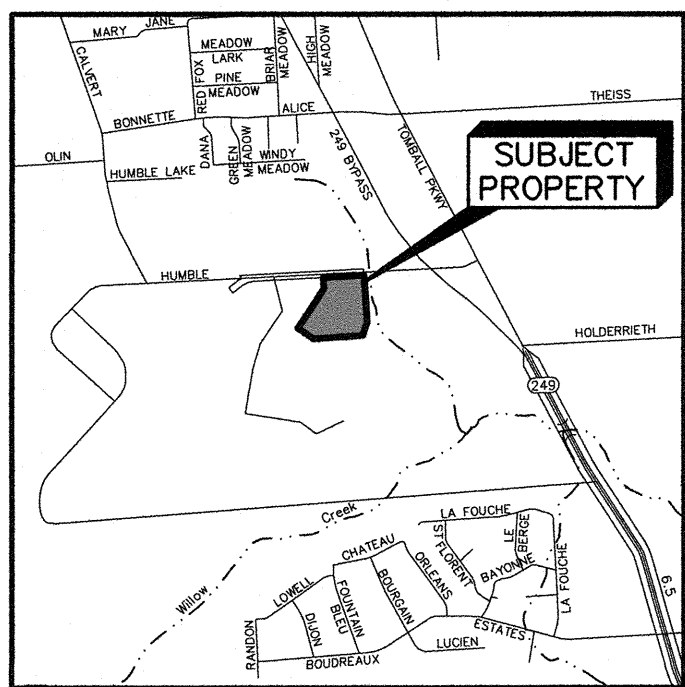
WILLOW CREEK INDUSTRIAL PARK SEC 3

BEING A SUBDIVISION OF 25.3973 ACRES OF LAND IN THE IN THE C. GOODRICH SURVEY, ABSTRACT No. 305 AND IN THE SAM LEWIS SURVEY, ABSTRACT No. 1704, HARRIS COUNTY, TEXAS

CONTAINING: 1 BLOCK 1 RESERVE

LAND SURVEYOR
BASELINE
Professional Surveyors
BASELINE CORPORATION
1750 SEAMIST DRIVE, SUITE 160
HOUSTON, TEXAS 77008
PH: 713-869-0156
TBPLS FIRM No. 10030200

OWNER/DEVELOPER
**NABORS PROPERTY
HOLDINGS II, LLC**
515 WEST GREENS ROAD, SUITE 1000
HOUSTON, TEXAS 77067
PH: 281-874-0035



VICTINITY MAP
1"=3,000'
KEY MAP: 288S

STATE OF TEXAS
COUNTY OF HARRIS

WE, NABORS PROPERTY HOLDINGS II, LLC, ACTING BY AND THROUGH EDGAR RINCON, ITS VICE PRESIDENT AND JULIA WRIGHT, ITS VICE PRESIDENT, BEING OFFICERS OF NABORS PROPERTY HOLDINGS II, LLC, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS OF THE 25.3973 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WILLOW CREEK INDUSTRIAL PARK SEC 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY 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.

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 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 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.

IN TESTIMONY WHEREOF, THE NABORS PROPERTY HOLDINGS II, LLC HAS CAUSED THESE PRESENTS BY EDGAR RINCON, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JULIA WRIGHT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

NABORS PROPERTY HOLDINGS II, LLC

By: _____ ATTEST: _____
EDGAR RINCON JULIA WRIGHT
VICE PRESIDENT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDGAR RINCON, VICE PRESIDENT AND JULIA WRIGHT, VICE PRESIDENT OF NABORS PROPERTY HOLDINGS II, LLC, 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 _____, 20____

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY HAS APPROVED THIS PLAT AND SUBDIVISION OF WILLOW CREEK INDUSTRIAL PARK SEC 3 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
BARBARA TAGUE
CHAIRMAN

BY: _____
DARRELL ROQUEMORE
VICE CHAIRMAN

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

MATCHLINE - SEE SHEET 1 OF 2

**UNRESTRICTED
RESERVE 'A'**

BLOCK 1

25.3973 ACRES
OR
1,106,308.33 SQ. FT.

TRACT 1
22.145 ACRES TO:
NABORS PROPERTY HOLDINGS II, LLC
H.C.C.F. No. RP-2016-86222
O.P.R.R.P.H.C.T.

TRACT 5
15.0725 ACRES TO:
COUNTY OF HARRIS
H.C.C.F. No. 20140471160
O.P.R.R.P.H.C.T.

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND IN FILM CODE NUMBER _____, OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HARRIS

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE AND AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND IN FILM CODE NUMBER _____, OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BY: _____
STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

3.2528 ACRES TO:
NABORS PROPERTY
HOLDINGS II, LLC
H.C.C.F. No. RP-2016-500174
O.P.R.R.P.H.C.T.

TEMPORARY SANITARY SEWER
EASEMENT AGREEMENT
H.C.C.F. No. 20140026158
O.P.R.R.P.H.C.T.

FOUND 5/8" IRON ROD
X=3,034,157.60
Y=13,951,223.38

25' BUILDING LINE
H.C.C.F. No. 20140570784
O.P.R.R.P.H.C.T.

FOUND 5/8" IRON ROD
X=3,034,157.60
Y=13,951,144.62

TEMPORARY SANITARY SEWER
EASEMENT AGREEMENT
H.C.C.F. No. 20140026158
O.P.R.R.P.H.C.T.

R=1,275.00'
L=153.42'
D=06°53'40"
CH=S18°13'41"W 153.33'

FOUND 5/8" IRON ROD
X=3,034,108.65
Y=13,950,998.00

6.126 ACRE
HARRIS COUNTY FLOOD
CONTROL DISTRICT EASEMENT
H.C.C.F. No. R649324
O.P.R.R.P.H.C.T.

TRACT 2
2.088 ACRES TO:
COUNTY OF HARRIS
H.C.C.F. No. 2014057226
O.P.R.R.P.H.C.T.

SOUTHEAST CORNER
C. GOODRICH SURVEY, A-305
SOUTHWEST CORNER
S. LEWIS SURVEY, A-1704
FOUND 1" PIPE

PRELIMINARY PLAT OF:

WILLOW CREEK INDUSTRIAL PARK SEC 3

BEING A SUBDIVISION OF 25.3973 ACRES OF LAND IN THE IN THE C. GOODRICH SURVEY, ABSTRACT No. 305 AND IN THE SAM LEWIS SURVEY, ABSTRACT No. 1704, HARRIS COUNTY, TEXAS

CONTAINING: 1 BLOCK 1 RESERVE

LAND SURVEYOR
BASELINE
BASELINE CORPORATION
Professional Surveyors
BASELINE CORPORATION
1750 SEAMIST DRIVE, SUITE 160
HOUSTON, TEXAS 77068
PH: 713-869-0155
TBPLS FIRM No. 10030200

OWNER/DEVELOPER
**NABORS PROPERTY
HOLDINGS II, LLC**
515 WEST GREENS ROAD, SUITE 1000
HOUSTON, TEXAS 77067
PH: 281-874-0035

APRIL 28, 2017

SHEET 2 OF 2

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve Final Plat of **BROWN-HUFSMITH CHURCH SUBDIVISION**: Being a subdivision of 6.0474 acres of land situated in the Joseph House Survey, Abstract No. 34, in the City of Tomball, Harris County, Texas; Being a Replat of a portion of Unrestricted Reserve "H" of Leslie's Park, a subdivision recorded in Harris County Film Code No. 400005, Map Records of Harris County, Texas.

Background:

Origination:

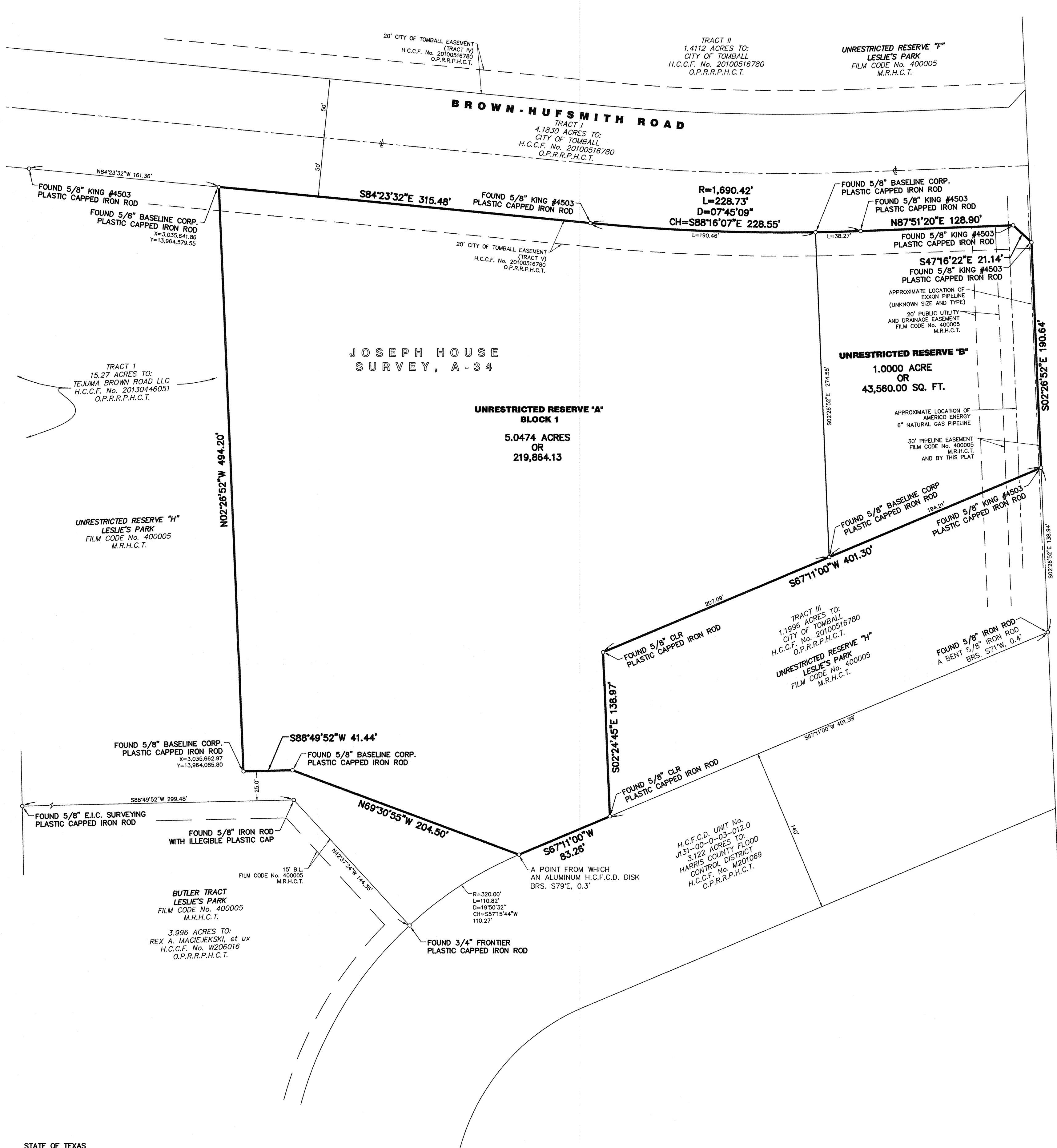
Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Brown-Hufsmith Church Subdivision Plat



STATE OF TEXAS
COUNTY OF HARRIS

WE, TEJUMA BROWN ROAD LLC, ACTING BY AND THROUGH JUAN MARTINEZ, ITS PRESIDENT, BEING AN OFFICER OF TEJUMA BROWN ROAD LLC, HERINAFTER REFERRED TO AS OWNER OF THE 6.0474 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BROWN-HUFSMITH CHURCH SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, TEJUMA BROWN ROAD LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUAN MARTINEZ, ITS PRESIDENT AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 20__.

TEJUMA BROWN ROAD LLC

BY: _____
JUAN MARTINEZ
PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN MARTINEZ, PRESIDENT OF TEJUMA BROWN ROAD LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

BY: _____
BARBARA TAGUE
CHAIRMAN

BY: _____
DARRELL ROQUEMORE
VICE CHAIRMAN

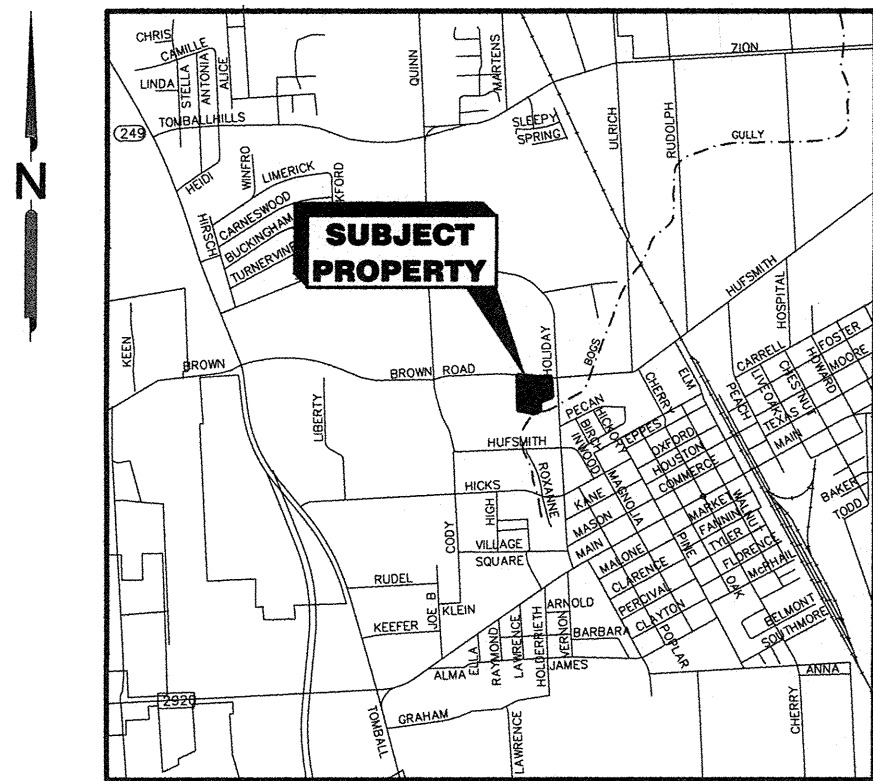
STATE OF TEXAS
COUNTY OF HARRIS

I, STAN STANART, CLERK OF THE COUNTY OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE AND AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20__, AT _____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 20__, AT _____ O'CLOCK ____ M., AND IN FILM CODE NUMBER _____, OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BY: _____
STAN STANART
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
1"=3,000'

NOTES:

1. H.C.C.F. No. = HARRIS COUNTY CLERK'S FILE NUMBER
2. M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY, TEXAS
3. D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY, TEXAS
4. O.P.R.R.P.H.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
5. THIS TRACT OF LAND IS LOCATED WITHIN THE CITY OF TOMBALL AND IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OF TOMBALL CODE OF ORDINANCES.
6. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. COORDINATES AND DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999948087553.
7. A PORTION OF THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A PORTION OF THIS TRACT LIES WITH SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48201C0230L DATED JUNE 18, 2007.
8. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
9. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
10. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
11. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
12. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
13. THE AREA OF THIS TRACT OF LAND, EXPRESSED IN HUNDREDTHS OF A SQUARE FOOT IS DONE SO STRICTLY PER REQUIREMENTS IN THE CITY OF TOMBALL CODE OF ORDINANCES AND IS BASED SOLELY ON AN AREA CALCULATION. THE AREA, EXPRESSED IN HUNDREDTHS OF A SQUARE FOOT DOES NOT REPRESENT THE PRECISION OF THIS SURVEY.
14. SURVEYED IN THE GROUND IN JANUARY THROUGH APRIL, 2017.
15. THIS TRACT OF LAND IS SUBJECT TO AN UNLOCATED (BLANKET) HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 942, PG. 518, D.R.H.C.T. SAID EASEMENT WAS PARTIALLY ASSIGNED TO TEXAS SOUTHEASTERN GAS COMPANY IN DOCUMENT RECORDED IN H.C.C.F. No. M548892, O.P.R.R.P.H.C.T.
16. THIS TRACT OF LAND IS SUBJECT TO AN UNLOCATED (BLANKET) STANOLINO PIPELINE COMPANY PIPELINE EASEMENT RECORDED IN VOL. 967, PG. 167, D.R.H.C.T. AND LATER ASSIGNED TO HUMBLE PIPE LINE COMPANY IN DOCUMENT RECORDED IN VOL. 1932, PG. 497 D.R.H.C.T.

BROWN - HUFSMITH CHURCH SUBDIVISION

BEING A SUBDIVISION OF 6.0474 ACRES OF LAND SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT No. 34, IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS;
BEING A REPLAT OF A PORTION OF UNRESTRICTED RESERVE "H" OF LESLIE'S PARK,
A SUBDIVISION RECORDED IN HARRIS COUNTY FILM CODE No. 400005, MAP
RECORDS OF HARRIS COUNTY, TEXAS

CONTAINING: 1 BLOCK 2 RESERVES

LAND SURVEYOR
BASELINE
BASELINE CORPORATION
Professional Surveyors
1750 SEAMIST DRIVE, SUITE 160
HOUSTON, TEXAS 77058
PH: 713-889-0155 FAX: (713) 889-1541
TBPLS FIRM No. 10030200

OWNER
TEJUMA BROWN ROAD LLC
20703 SUNDANCE SPRINGS LN
SPRING, TEXAS 77379
713-744-7431

STATE OF TEXAS
COUNTY OF HARRIS

I, STEVEN E. WILLIAMS, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINT OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS OF AN INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE FEET (3').

STEVEN E. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4819



Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve Final Plat of **EG3 FOSTER LOT**: A Replat of Lots 39 and 40 into New Lot 39 (0.1607 Ac./ 7000.00 Sq. Ft.) in Block 103 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 103 lying in the Ralph Hubbard Survey (A-383).

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

EG3 Foster Lot Plat

STATE OF TEXAS
COUNTY OF HARRIS

I, Earl Greer, hereinafter referred to as owner of the 0.1607 acre tract described in the above and foregoing plat of "EG3 Foster Lot", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind myself and my heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane twenty feet above the ground upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, owner does hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any 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.

FURTHER, owner does 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 into this easement except by means of an approved drainage structure.

WITNESS our hand, this _____ day of _____, 2017.

Earl Greer

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Earl Greer, known to me to be the person whose name is 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 owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

Notary Public in and for the State of Texas

My Commission expires on the _____ day of _____, 20____.

I, Tony P. Swonke, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767

Barbara Tague
Chairman

Darrell Roquemore
Vice-Chairman

I, Stan Stanart, 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 the _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded on the _____ day of _____, 20____, at _____ o'clock, _____ M. and filed under Film Code No. _____ of the Map Records of Harris County, Texas.

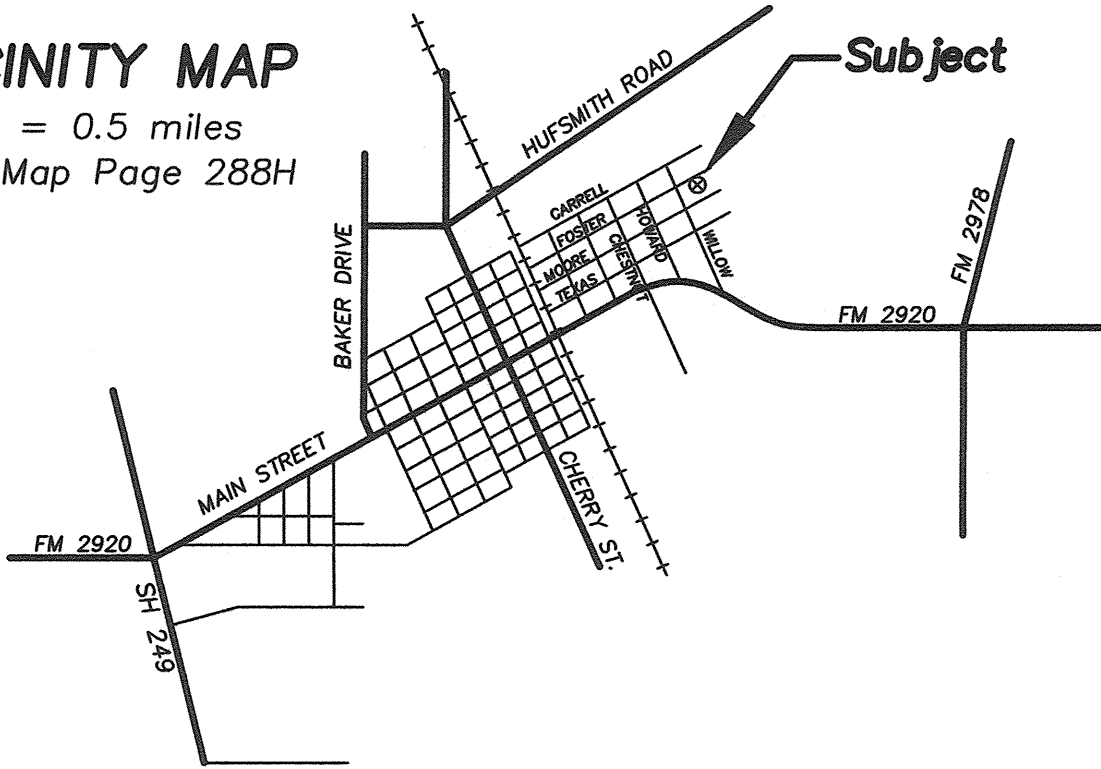
WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.
Stan Stanart
Clerk of the County Court
Harris County, Texas

Deputy

FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

PUBLIC EASEMENT:
Public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Tomball, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

VICINITY MAP
1" = 0.5 miles
Key Map Page 288H

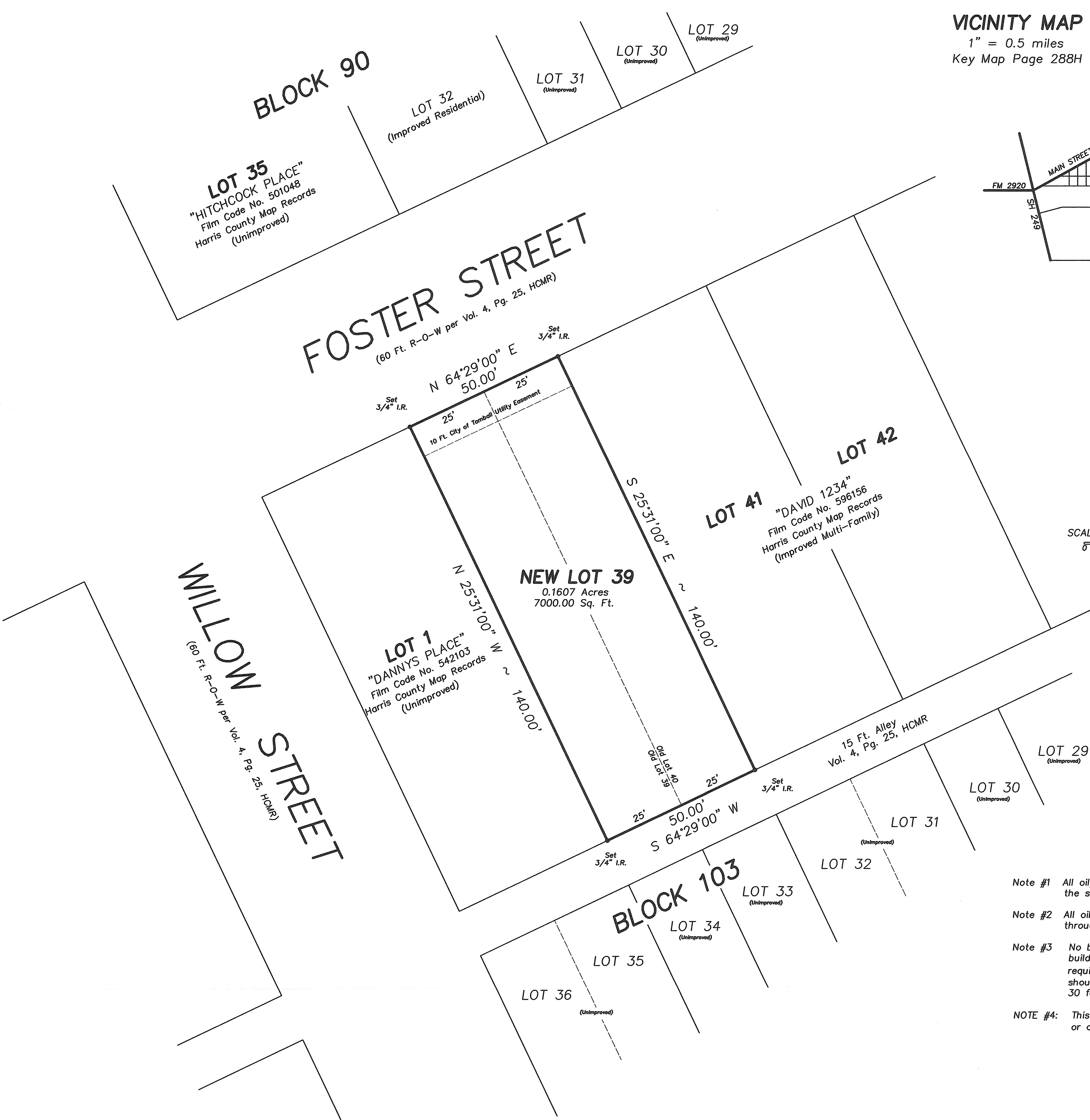


OWNER:
Earl Greer
22706 Coriander Drive
Magnolia, TX 77355

PREPARED BY:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: April 27, 2017

SCALE: 1" = 20 Ft.
0 5 10 15 20



Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3 No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.

"EG3 Foster Lot"

A replat of Lots 39 and 40
into New Lot 39 (0.1607 Ac./ 7000.00 Sq. Ft.) in Block 103 of

REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof
recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.
Said Block 103 lying in the Ralph Hubbard Survey (A-383).

Containing: 1 Lot / 1 Block

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve Final Plat of **WILLOW CREEK PET RANCH**: A subdivision being 11.5408 acres (502,717.25 S.F.) of land out of the Jesse Pruitt Survey, Abstract 629, Harris County, Texas.

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Willow Creek Pet Ranch Plat

State Of Texas
County Of Harris

We, OB Group,LLC., acting by and through Ray O'Bannon, Member, owners hereinafter referred to as Owners (whether one or more) of the (11.5408 acre) tract described in the above and foregoing map of Willow Creek Pet Ranch of Tomball, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use for the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (1'16") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby each aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

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 is hereby 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 certify and covenant that they have complied with or will comply with 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 Commissioner's Court of Harris County.

IN TESTIMONY WHEREOF, OB Group, LLC, has caused these presents to be signed by Ray O'Bannon, Member, thereunto authorized, and its common seal hereunto affixed, this ____ day of ____, 2017.

OB Group, LLC.

by: _____
Ray O'Bannon Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ray O'Bannon, known to me to be the person whose name is 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 stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2017.

Notary Public in and for the State of Texas

My Commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat of Willow Creek Pet Ranch of Tomball in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown herein and authorized the recording of this plat this ____ day of ____, 2017.

By: _____ Or _____ By: _____
Martha L. Stein M. Sonny Garza Patrick Walsh, P.E.
Chairman Vice-Chairman Secretary

This is to certify that the Planning and Zoning Commission of the City has approved this plat and subdivision of Zion Vista in conformance with the laws of the State of Texas and the ordinances of the City as shown herein and authorized the recording of this plat this ____ day of ____, 2017.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice-Chairman

I, David R. Strickland, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods that have an outside diameter of not less than 3/4 inch and a length of not less than 3 feet, except those noted as found, and that the plat boundary corners have been tied to the State Plane Coordinates (NAD83), South Central Zone.

David R. Strickland, RPLS
Texas Registration No. 5124



We, Branch Banking and Trust Company, owners and holders of a lien against the property described in the plat known as WILLOW CREEK PET RANCH OF TOMBALL, said lien being evidenced by instrument of record in Clerk's File No. 20160018834 of the Real Property Records 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 owners of said lien and have not assigned the same nor any part thereof.

By: _____

PRINTED NAME

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2017.

Notary Public in and for the State of Texas

My Commission expires: _____

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioner's Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other court adopted drainage requirements.

John R. Blount, P.E. LEED, AP
County Engineer

I, Stan Stanart, County Clerk of Harris County, and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on ____, 2017 by an order entered into the minutes of the court.

Stan Stanart
Clerk of the County Court
Harris County, Texas

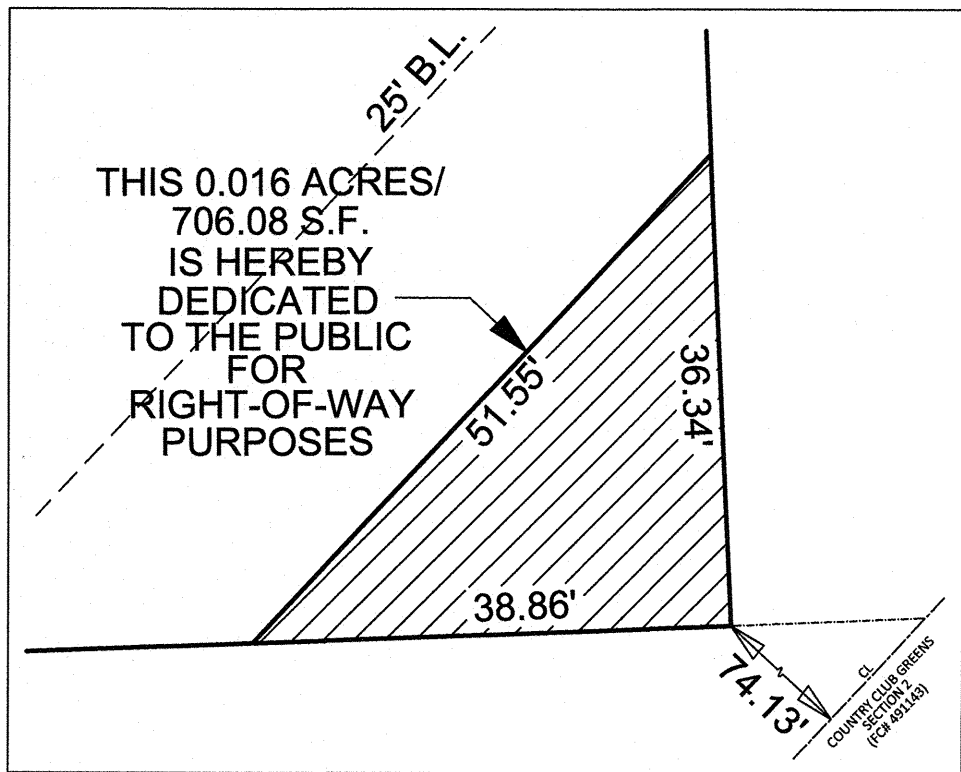
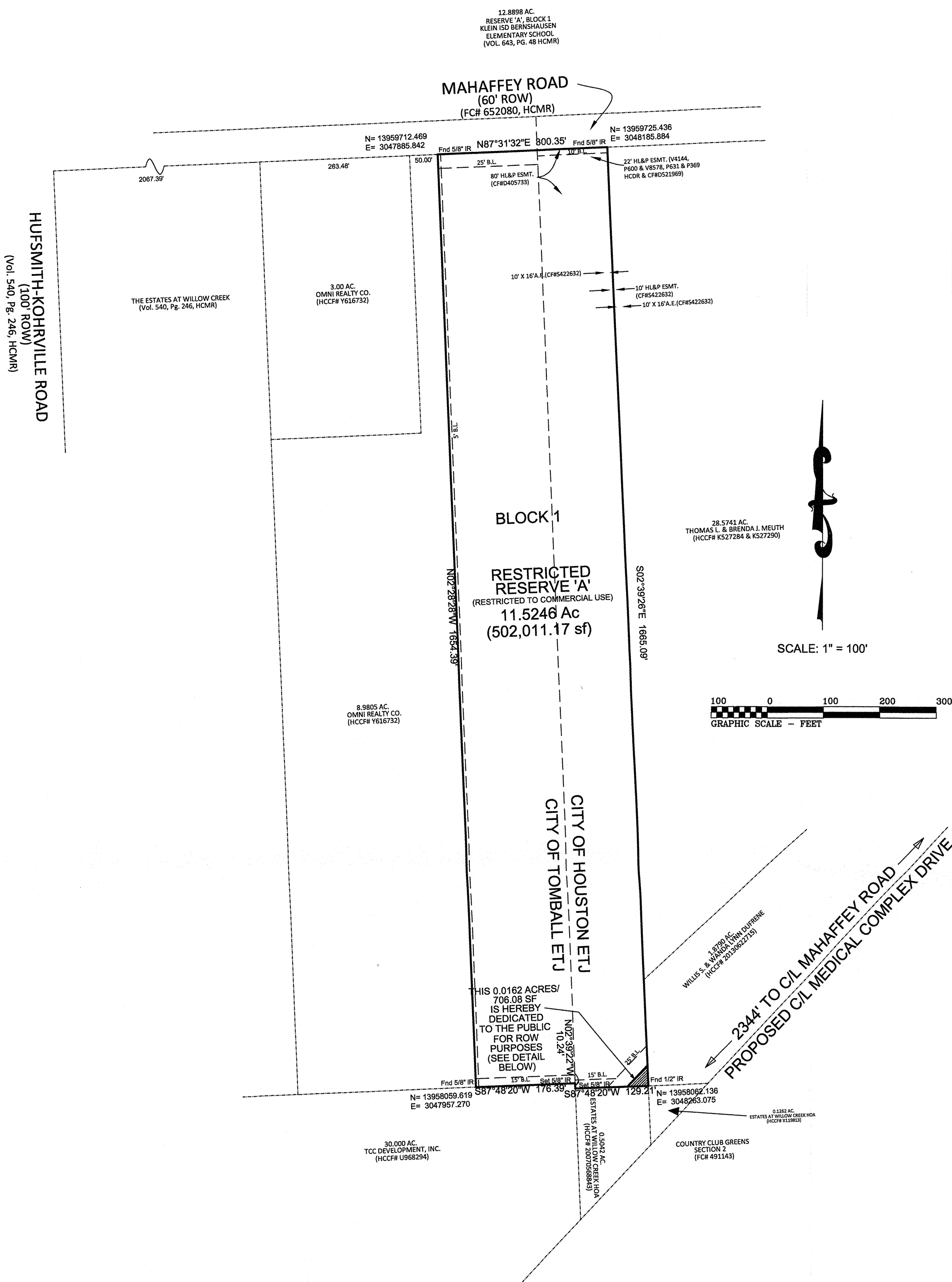
By: _____
Deputy

I, Stan Stanart, Clerk of the County 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, and duly recorded on ____, 20__, at ____ o'clock, and at Film Code Number _____ of the Map Records of Harris County for said county.

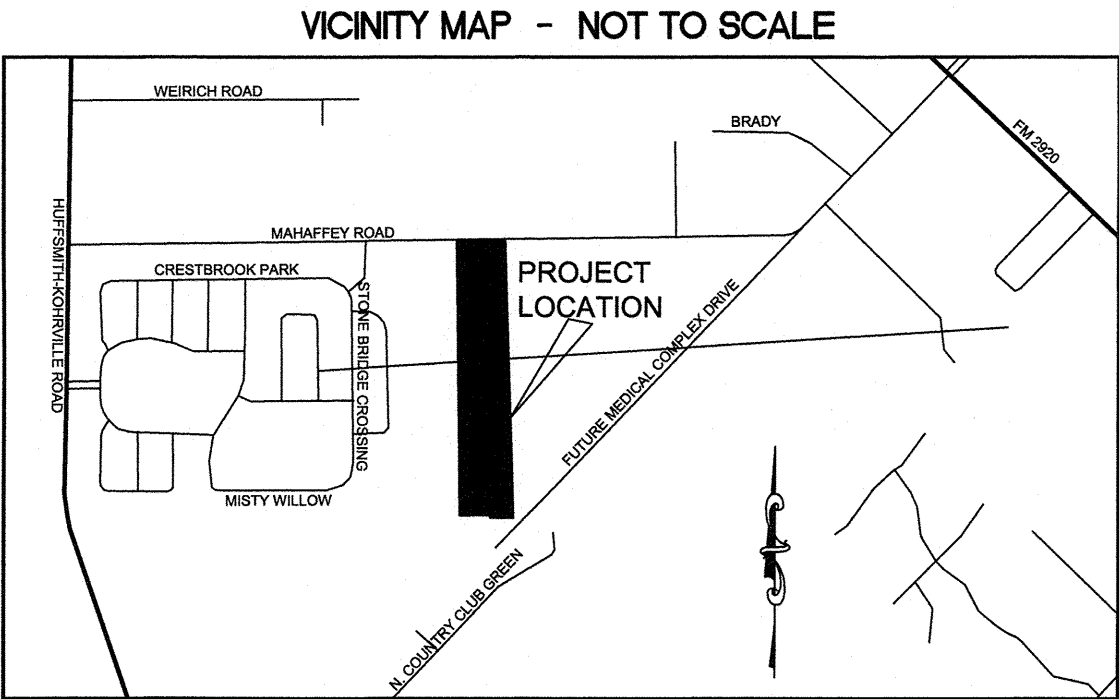
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
Harris County, Texas

By: _____
Deputy



RIGHT-OF-WAY
DEDICATION
DETAIL
(NOT TO SCALE)



NOTES

- 1.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
- 2.) THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- 3.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE STATE PLANE GRID COORDINATES (NAD83). DIMENSIONS ARE SURFACE DISTANCES, TO CONVERT TO GRID USE A SCALE FACTOR OF 0.999940338.
- 4.) ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- 5.) SUBJECT TO AFFIDAVIT TO THE PUBLIC RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20160080988 AND 20160147731.
- 6.) SUBJECT TO DETENTION REQUIREMENTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20160185997.
- 7.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 8.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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 OWNERS EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE OWNERS 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.
- 9.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS AND HARRIS COUNTY.
- 10.) BENCHMARK: PUBLISHED ELEVATION - 154.74'
DESCRIPTION: FLOODPLAIN REFERENCE MARK NUMBER 120170 IS A BRASS DISK LOCATED ON A CONCRETE HEADWALL ON THE NORTH SIDE OF F.M. 2920, APPROX. 2.05 MILES NORTHWEST OF BOUDREAU ROAD, HAVING A PUBLISHED ELEVATION OF 154.74 FEET (NAVD83, 2011 ADJ).
TEMPORARY BENCHMARK 'A': ELEVATION 163.40'
BEING A CAPPED 3/8" IRON ROD ALONG THE WEST SIDE OF THE SUBJECT TRACT APPROX. 5 FEET NORTHWEST OF A METER POLE AND 9.9 FEET EAST OF A BARBER WIRE FENCE.
- 11.) ACCORDING TO FEMA FIRM PANEL NO. 48201C0220, (EFFECTIVE DATE JUNE 18, 2007, THIS PROPERTY IS IN ZONE 'X' AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 12.) ALL OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 13.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 14.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM OF FIFTEEN (15) FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND THIRTY (30) FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- 15.) PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON DAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY CONSTRUCTION IN THE PUBLIC EASEMENT.
- 16.) SUBJECT 30' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY BY INSTRUMENT RECORDED IN VOLUME 2996, PAGE 311 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (NOT PLOTTABLE).
- 17.) SUBJECT BLANKET RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY BY INSTRUMENT RECORDED IN VOLUME 2844, PAGE 672 AND VOLUME 3496, PAGE 499 BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (NOT PLOTTABLE).
- 18.) SUBJECT PIPELINE RIGHT-OF-WAY EASEMENT 15 FEET WIDE GRANTED TO MARBLE PETROLEUM CORPORATION BY INSTRUMENT RECORDED IN VOLUME 7282, PAGE 317 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (NOT PLOTTABLE).

OWNER: OB GROUP, LLC
11105 MAHAFFEY ROAD
TOMBALL, TX 77375
(832) 885-9119

SURVEYOR: DAVE STRICKLAND, RPLS
P O BOX 266841
HOUSTON, TX 77207
(281) 705-4297

WILLOW CREEK PET RANCH OF TOMBALL

A SUBDIVISION BEING 11.5408 ACRES (502,717.25 S.F.) OF LAND OUT OF THE JESSE PRUITT SURVEY, ABSTRACT 629, HARRIS COUNTY, TEXAS

502,717.25 Square Feet or 11.5408 Acres
1 Block 1 Restricted Reserve
May, 2017

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2017

Topic:
Consideration to Approve Final Plat of **ZION VISTA**: A subdivision being 1.8889 acres of land out of the Joseph Miller Survey, Abstract 50, Harris County, Texas.

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Zion Vista Plat

STATE OF TEXAS
COUNTY OF HARRIS

I, RAFAEL OLIVO, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNERS OF THE 1.8889 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ZION VISTA, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UBOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY 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.

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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION 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.

WITNESS MY HAND IN THE CITY OF TOMBALL THIS ____ DAY OF _____, 2017.

By: _____
RAFAEL OLIVO

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rafael Olivo, known to me to be the person whose name is 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.

Notary Public in and for the State of Texas My Commission expires: _____

I, David R. Strickland, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods that have an outside diameter of not less than 3/4 inch and a length of not less than 3 feet, except those noted as found, and that the plat boundary corners have been tied to the State Plane Coordinates (NAD83), South Central Zone.

David R. Strickland, RPLS
Texas Registration No. 5124



This is to certify that the Planning and Zoning Commission of the City of Tomball has approved this plat and subdivision of Zion Vista in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown herein and authorized the recording of this plat this ____ day of _____, 2017.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice-Chairman

I, Stan Stanart, Clerk of the County 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, and duly recorded on _____, 20____, at ____ o'clock, and at Film Code Number _____ 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.

Stan Stanart
County Clerk
Harris County, Texas

By: _____
Deputy

We, Independent Bank, owners and holders of a lien against the property described in the plat known as ZION VISTA, said lien being evidenced by instruments of record in Clerk's File No. 20130486906 and 20130486807 of the Real Property Records 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 owners of said lien and have not assigned the same nor any part thereof.

By: _____

PRINTED NAME _____

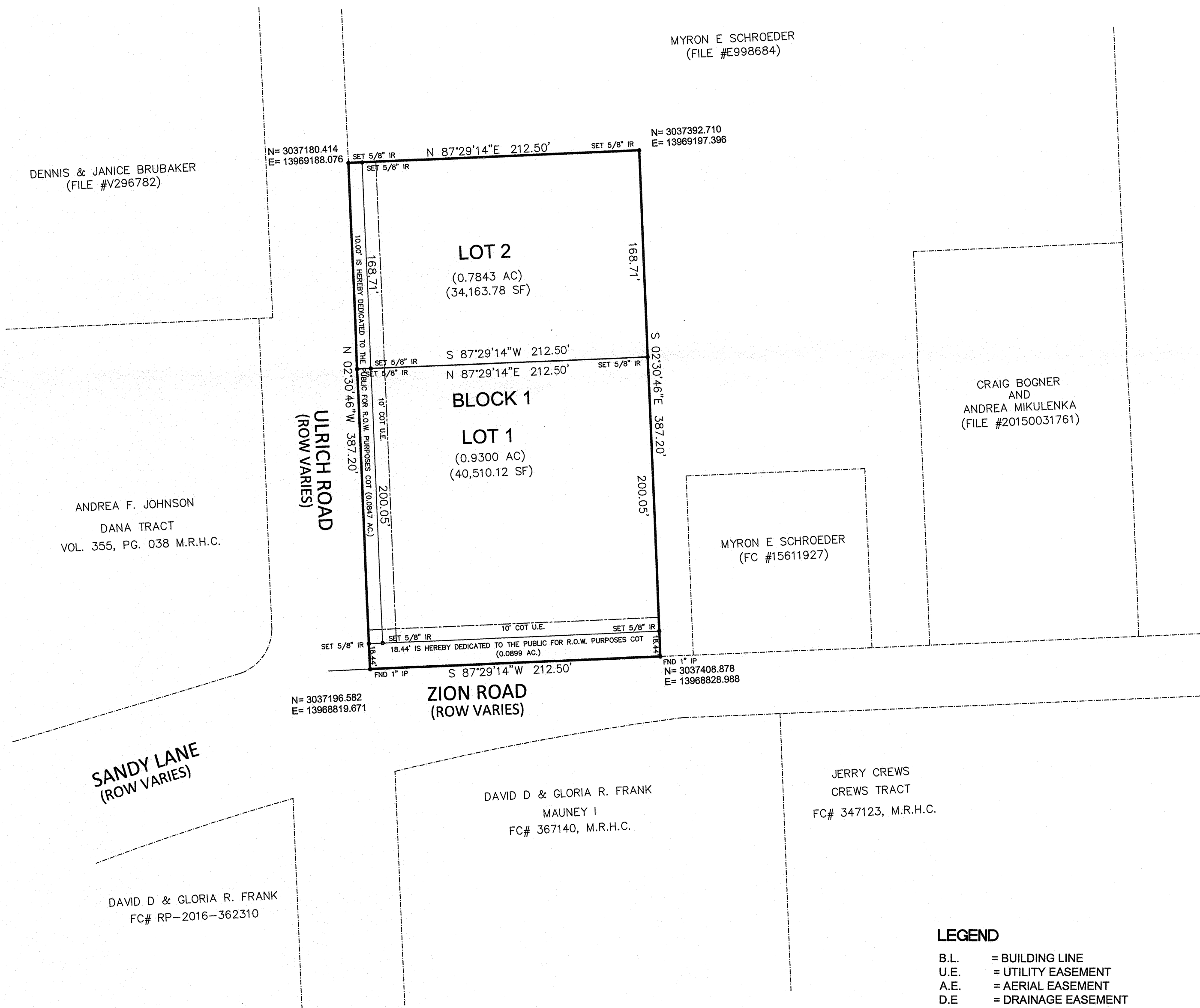
STATE OF TEXAS
COUNTY OF HARRIS

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission expires: _____



LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
W.L.E. = WATER LINE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.SE = STORM SEWER EASEMENT
M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
O.P.R.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
IP = IRON PIPE
IR = IRON ROD
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
① = BLOCK NUMBER
F.C. = FILM CODE NUMBER
COT = CITY OF TOMBALL

NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS AND HARRIS COUNTY.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD83), COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999984178.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: PUBLISHED ELEVATION - 171.59'

DESCRIPTION: FLOODPLAIN REFERENCE MARK NUMBER 100395 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF FM 2920 AND FM 2978 NORTH ALONG FM 2978 1.4 MILES EAST TO E. HUFSMITH, WEST ALONG E. HUFSMITH 0.4 MILES TO ZION, WEST ALONG ZION 1.1 MILES TO RUDOLPH, SOUTH ALONG RUDOLPH 0.4 MILES TO THE BENCHMARK ON THE LEFT. (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARK: ELEVATION 182.98'

SQUARE CUT ON CULVERT IN NORTHEAST CORNER OF INTERSECTION OF ZION ROAD AND ULRICH ROAD S 88° W 17.5' OF SOUTHWEST CORNER OF SUBJECT TRACT.

- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE 'X' AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- ALL OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM OF FIFTEEN (15) FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND THIRTY (30) FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY CONSTRUCTION IN THE PUBLIC EASEMENT.
- SUBJECT 30' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY BY INSTRUMENT RECORDED IN VOLUME 2996, PAGE 311 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT PLOTTABLE)
- SUBJECT BLANKET RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY BY INSTRUMENT RECORDED IN VOLUME 2844, PAGE 672 AND VOLUME 3496, PAGE 459 BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT PLOTTABLE)
- SUBJECT PIPELINE RIGHT-OF-WAY EASEMENT 15 FEET WIDE GRANTED TO MABEE PETROLEUM CORPORATION BY INSTRUMENT RECORDED IN VOLUME 7282, PAGE 317 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT PLOTTABLE)

OWNER: RAFAEL OLIVO
13226 ZION ROAD
TOMBALL, TX 77375
(832) 381-6804

SURVEYOR: DAVE STRICKLAND, RPLS
P O BOX 266841
HOUSTON, TX 77207
(281) 705-4297

ZION VISTA

A SUBDIVISION BEING 1.8889 ACRES OF LAND OUT OF THE JOSEPH MILLER SURVEY, ABSTRACT 50, HARRIS COUNTY, TEXAS

82,280.00 Square Feet or 1.8889 Acres
1 Block 2 Lots
April, 2017

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: May 11, 2017

Topic:

Consideration to Approve **Zoning Case P17-0036**: Request by DJ and Kelly Ray, on behalf of Lefty's Auto Crafters, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.17 acres of land, legally described as Lot 9 Block 1 Main Street – Tomball, generally located on the east side of Holderrieth Boulevard, between Main Street and Arnold Street, from the Single-family 6 District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P17-0036**

Background:

Origination:

Recommendation:

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

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification
P17-0036 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
MAY 11, 2017
&
CITY COUNCIL
MAY 15, 2017**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Thursday, May 11, 2017, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, May 15, 2017, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P17-0036: Request by DJ and Kelly Ray, on behalf of Lefty's Auto Crafters, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.17 acres of land, legally described as Lot 9 Block 1 Main Street – Tomball, generally located on the east side of Holderrieth Boulevard, between Main Street and Arnold Street, from the Single-family 6 District to the Commercial District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

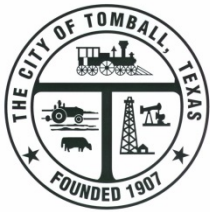
C E R T I F I C A T I O N

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 **8th** day of **May 2017** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kim Chandler

Kim Chandler
Secretary of the Board

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.tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P17-0036

APPLICANT/OWNER: Request by DJ and Kelly Ray, on behalf of Lefty's Auto Crafters

LOCATION: Generally located on the east side of Holderrieth Boulevard, between Main Street and Arnold Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.17 acres of land, legally described as Lot 9 Block 1 Main Street – Tomball from the Single-family 6 District to the Commercial District.

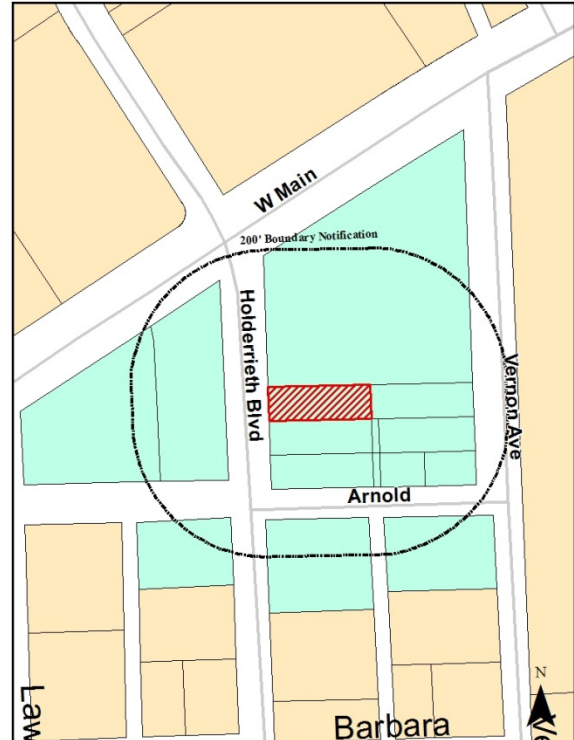
CONTACT: Amelia Lindley, Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.



**Planning & Zoning Commission
Public Hearing:
Thursday, May 11, 2017, 6:00 PM**

**City Council Public Hearing:
*Monday, May 15, 2017, 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: May 11, 2017

City Council Public Hearing Date: May 15, 2017

Rezoning Case: P17-0036

Property Owner(s): Louis Webb

Applicant(s): DJ and Kelly Ray – Lefty’s Auto Crafters

Legal Description: Lot 9 Block 1 Main Street – Tomball

Location: East side of Holderrieth Boulevard, between Main Street and Arnold Street (Exhibit “A”)

Area: 0.17 acres

Comp Plan Designation: Mixed Use (Exhibit “B”)

Present Zoning and Use: Single-Family 6 District (Exhibit “C”) / Undeveloped land (Exhibit “D”)

Request: Rezone from Single-Family 6 to Commercial

Adjacent Zoning & Land Uses:

- North:** Single-Family 6 / CVS Pharmacy
- South:** Single-Family 6 / Single-family residence
- West:** Commercial / Skelton Business Equipment
- East:** Commercial / Lefty’s Auto Crafters

BACKGROUND

City Staff met with the applicant in April 2016 to discuss the proposed operations of an auto repair (minor) facility at 112 Vernon Street. The applicant was interested in two lots with frontage on Holderrieth Boulevard and Vernon Street. Staff explained to the applicant that the lot fronting on Vernon Street was zoned Commercial, and therefore an auto repair (minor) facility was permitted, however, the adjacent property on Holderrieth is zoned Single-Family 6 and cannot be used as part of the business.

On March 24, 2017 the applicant submitted a rezoning application.

ANALYSIS

There are a few different land uses in the area. To the north of the subject site is CVS Pharmacy; to the west, Skelton Business Equipment. The applicant owns the property to the east and has established Lefty’s Auto Crafters on it. The site will allow the applicant to utilize both properties as the business. The property to the south has a single-family residence.

The zoning districts in the area include Commercial and Single-Family 6. The properties to the east and west are zoned Commercial, while the property to the south is zoned Single-Family 6. The property to the north is also zoned Single-Family 6, however, it is used by CVS Pharmacy as a parking lot.

The Future Land Use Map designates the property and all surrounding properties as Mixed Use. According to the City's Comprehensive Plan, the Mixed Use designation includes "a mix of offices, retail/commercial, and high density residential uses in a master planned, integrated manner". The proposed use would continue the mixed use setting of the area.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.

The uses that are permitted in the Commercial Zoning District appear to be appropriate with the immediate area. The established land uses in the area include CVS Pharmacy, Lefty's Auto Crafters, and Skelton Business Equipment.

B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

Utilities are available to serve this property and the existing streets can accommodate traffic generated by a Commercial District use.

C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is vacant property zoned Commercial in the City. There does not appear to be any special circumstances which may make a substantial part of any vacant land unavailable for development.

D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

There has been steady development in the Commercial Zoning District.

E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.

City Staff does not anticipate any adverse impacts on other areas designated for similar development.

F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare. There are regulations in place that will protect the adjacent residential property owners.

G. Whether the request is consistent with the Comprehensive Plan.

The Future Land Use plan designates the property Mixed Use. The request is consistent with the goals of the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on April 21, 2017. The Notice of Public Hearing was published in the paper and a sign was placed on the property on April 26, 2017. One public comment form has been received in opposition as of the date of this report.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends APPROVAL of Zoning Case P17-0036 for the following reasons:

1. The request is generally appropriate with the surrounding land uses;
2. The request is in conformance with the City's Comprehensive Plan;
3. The request is generally appropriate with the surrounding zoning districts and the applicant will be required to install screening and buffering between its commercial use and the single-family residence to the south.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Application

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

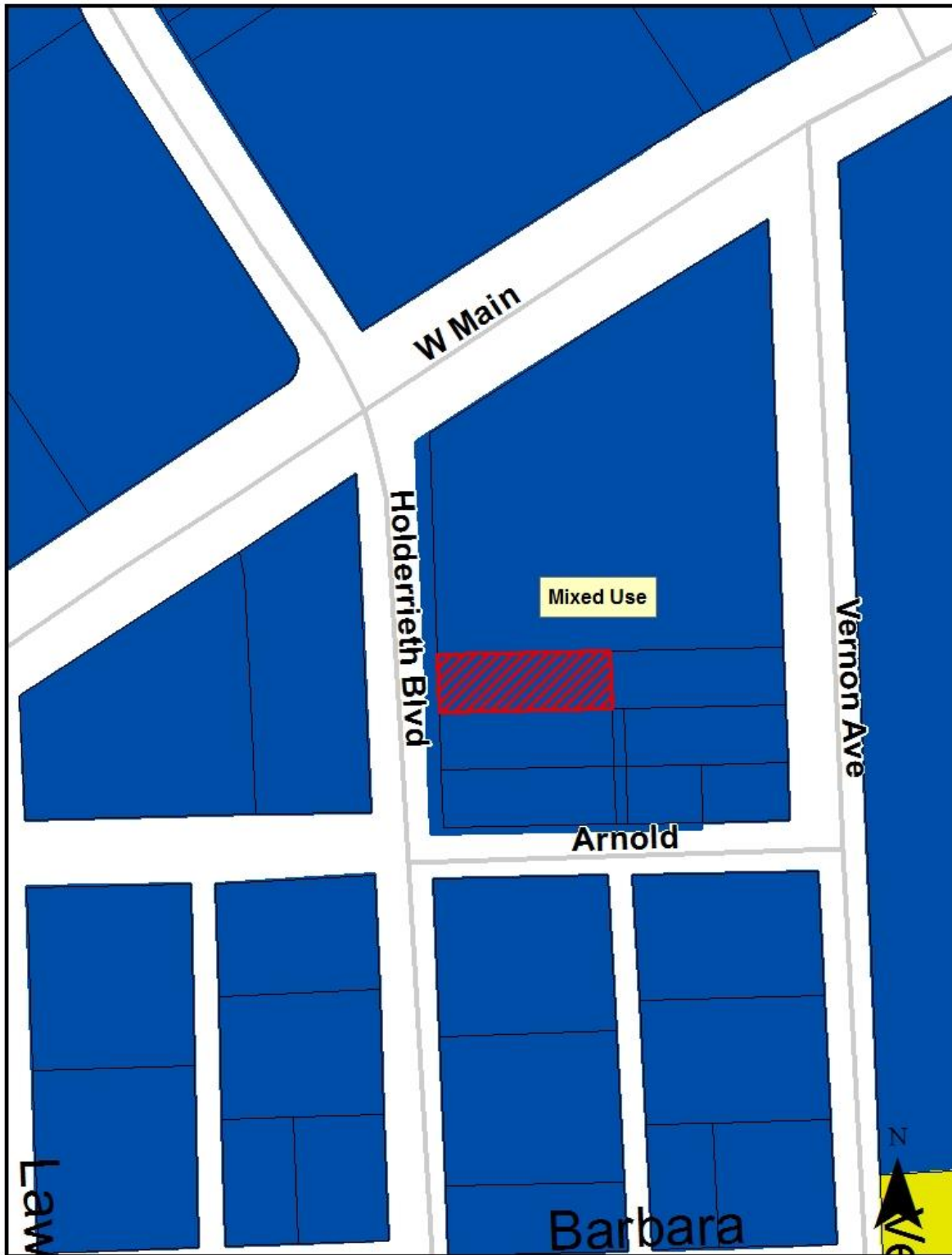
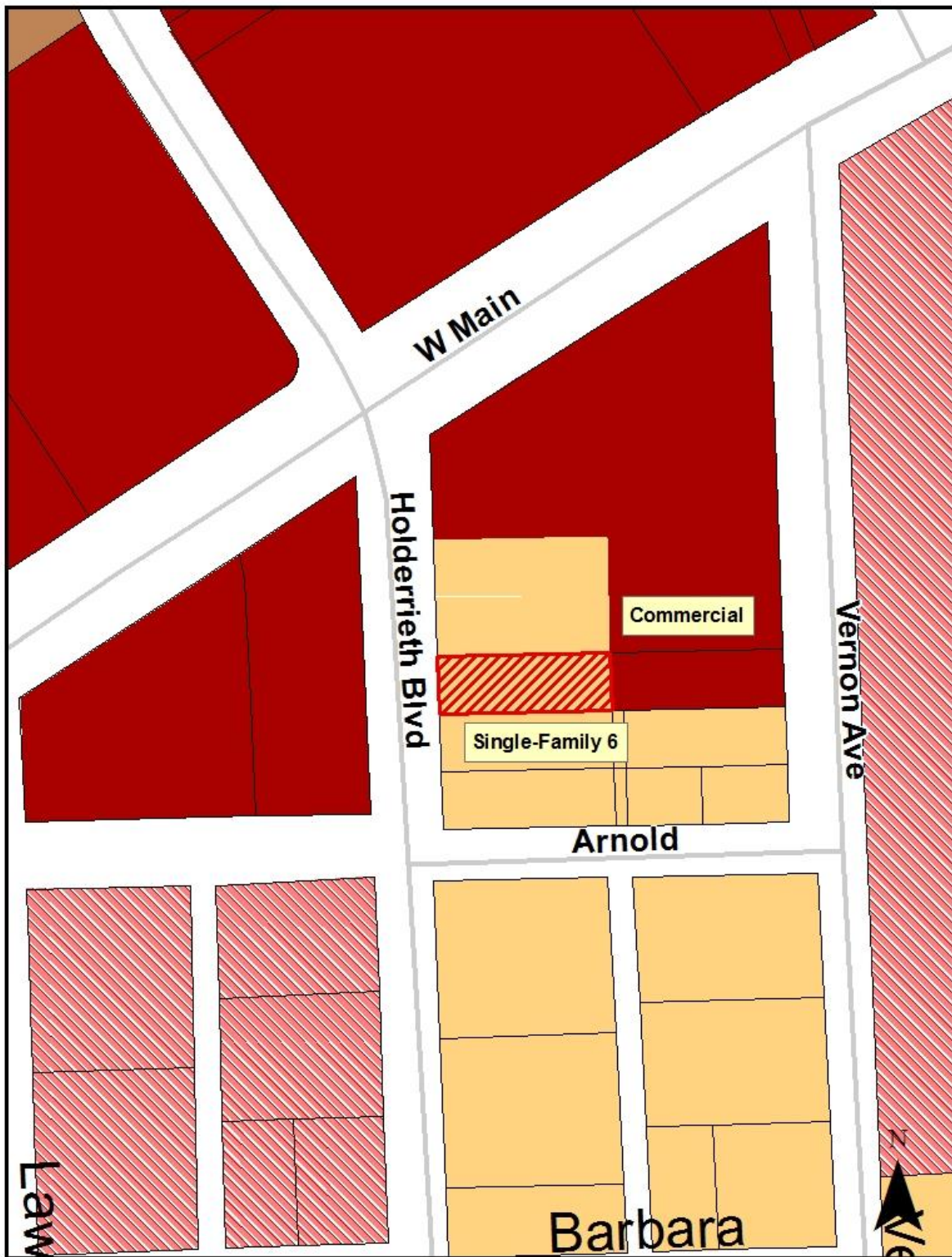


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E" Application

Revised 5/19/15



P17-0036
APPLICATION FOR REZONING
Community Development Department
Planning Division



APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: DJ AND KELLY RAY - LEFTY'S AUTO CRAFTERS Title: OWNERS
Mailing Address: 112 S VERNON ST City: TOMBALL State: TX
Zip: 77375-4563
Phone: (832) 494-6136 Fax: () Email: LEFTY@LEFTYSAUTCRAFTERS.COM

Owner

Name: LOUIS WEBB Title: PROPERTY OWNER
Mailing Address: 11623 FM 1774 City: PLANTERSVILLE State: TX
Zip: 77363-7916
Phone: (281) 923-8252 Fax: () Email:

Engineer/Surveyor (if applicable)

Name: Title:
Mailing Address: City: State:
Zip:
Phone: () Fax: () Email:

Description of Proposed Project:

Physical Location of Property: HOLDEREITH AND MAIN - LOT DIRECTLY BEHIND CVS
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LOT 9 BLK MAIN STREET - TOMBALL
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: RESIDENTIAL

Current Use of Property: VACANT LAND - NO CURRENT USE

Proposed Zoning District: COMMERCIAL

Proposed Use of Property: AUTO BODY / COLLISION REPAIR

HCAD Identification Number: 0670990010009 Acreage: 7500 SF

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  3-24-17
Signature of Applicant Date

X  7-1-16
Signature of Owner Date

CITY OF TOMBALL
281-351-5484

REC#: 00974850 3/24/2017 10:16 AM
OPER: RS TERM: 002
REF#: W1131

TRAN: 130.0000 PLANNING AND ZONING
HOLDERRIETH/MAIN
RAY/LEFTY'S AUTO CRAFTERS
100-5441
REZONING APPLICATIO 400.00CR

TENDERED: 400.00 CHECK
APPLIED: 400.00-
CHANGE: 0.00

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

Lefty's Auto Crafters

112 S. Vernon St, Tomball, TX 77375 | 832.494.6136 | lefty@leftysautocrafters.com

March 24, 2017

Amelia Lindley
City Planner
City of Tomball
501 James St
Tomball, TX 77375

Dear Amelia Lindley:

This letter is in regard to the rezoning application that was filed with the City of Tomball on Friday, March 24th. We currently operate the commercially zoned property located at 112 S Vernon St. Our lease encompasses both the commercial address and the property located directly behind the business extending to Holderrieth St. This back piece of the property is zoned residential at this current time and the land is not useable for business use.

We are asking the City of Tomball Zoning Commission to change the zoning of the residential lot to a commercially zoned lot so that we will have the opportunity to continue to expand our business in Tomball. At this time, we do not have any specific plans for expansion of the building. However, the extra space would provide us the opportunity to make our business look more presentable and provide us with valuable workspace that we are currently paying for but are unable to use.

Thank you for your time and consideration. Please feel free to reach out to us via email or phone with any questions or concerns.

Sincerely,
DJ and Kelly Ray
Owners