

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



MONDAY, NOVEMBER 14, 2016

6:00 P.M.

Notice is hereby given of a meeting of the , to be held on Monday, November 14, 2016 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The 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 October 10, 2016.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **AMELIA ACRES**: A subdivision of 1.5955 Acres (69,500.55 Square Feet) being out of the Joseph House Survey, A-34, The City of Tomball, Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **CORNER STORE NO 1917**: A subdivision of 16.6148 Acres (723,741.18 Square Feet) out of the Chancey Goodrich Survey, Abstract No. 311, Tract 7C-1, 7F and 7H, Harris County, Texas.
- 5.3 Consideration to Approve Preliminary Plat of **GRILLO LAND HOLDINGS LLC**: A subdivision of 2.9268 Acres, (127,491.22 Square Feet) of land, being tracts 1F & 1J situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball ETJ, Harris County, Texas.
- 5.4 Consideration to Approve Final Plat of **SANSOM PLAZA**: A subdivision of a 0.3248 Acre Tract (14,149.99 Sq. Ft.) being a Re-plat of all lots 158, 159, 160, 168, 169, 170, 178, 179, 180, 188, 189, 190, 198, 199, & 200, and the east 20 feet of lots 157, 167, 177, 187, and 197, all in Block 10 of Linebarger Bros. Realty Company's Oil Tract addition to Tomball, Texas as recorded in Volume 5, Page 33 H.C.M.R. along with a portion of the adjoining unimproved 30' road situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.
- 5.5 Consideration to Approve Preliminary Plat of **WILLOW CREEK RANCH EQUESTRIAN RESERVES**: A subdivision of 19.9242 Acres (867,900.13 Square Feet) out of the William Biggio Survey, Cert. No. M-22954 and the M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 in Harris County, Texas.
- 5.6 Consideration to Approve Preliminary Plat of **WILLOW CREEK RANCH SECTION 7**: A subdivision of 47.28 Acres in the Holderrieth and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, the M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 and the William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.
- 5.7 Consideration to approve **Zoning Case P16-0156**: Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-family 20 Estate District to the Commercial District.
- Conduct Public Hearing on **Zoning Case P16-0156**

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 10th day of November, 2016 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding 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: November 14, 2016

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: November 14, 2016

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: November 14, 2016

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 10, 2016.

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:

10.10.16 p&Z Draft Minutes

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

MONDAY, OCTOBER 10, 2016



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 Will Benson, Jr.

Commissioner Dane Dunagin - Absent

Others present:

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

- 2.0 No Public Comments were received.
- 3.0 No Reports or Announcements were received.
- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 12, 2016.

Motion carried unanimously.

draft

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **AMELIA ACRES**: A subdivision of 1.5955 Acres (69,500.00 Square Feet) being out of the Joseph House Survey, A-34, The City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **AMELIA ACRES**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **LSP TOMBALL DEVELOPMENT**: A subdivision of 11.8981 Acres (518,279.72 Square Feet) of land, Tract 1 situated in the Sam Lewis Survey, Abstract No.1704, City of Tomball, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **LSP TOMBALL DEVELOPMENT**.

Motion carried unanimously.

- 5.3 Consideration to Approve Re-Plat of **TOMBALL TOWNSITE PARTIAL REPLAT BLOCK 79**: A subdivision of 0.4132 Acres, (18,000.00 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **TOMBALL TOWNSITE PARTIAL REPLAT BLOCK 79**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **Zoning Case P16-0140:** Request by Robert Chandler, on behalf of Lone Star Partners, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 11.898 acres of land, legally described as 11.898 acres of land situated in the Sam Lewis Survey, Abstract Number 1704, City of Tomball, Harris County, Texas, being a portion of that certain called 160.3 acres of land described in deed and recorded under Volume 942, Page 191 of the Deed Records of Harris County, Texas, generally located at the southeast corner of SH 249 Bypass and Alice Rd., from the Agricultural District to the Commercial District.

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

Robert Chandler, for Lone Star Partners, LLC, (9219 Katy Freeway, Suite #193, Houston, TX 77024), was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **Zoning Case P16-0140.** Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson, Jr.	<u>Aye</u>

Motion carried unanimously.

- 5.5 Consideration to approve **Zoning Case P16-0142:** Request by Scott McKinzie, on behalf of BCDE, LTD., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 70 acres of land, legally described as a 70.3604 acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C" of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property, within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville Road, north Spell Road, from the Single-Family 9 District to the Single-Family 6 District.

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

Scott McKinzie, Applicant, on behalf of BCDE, LTD., Jones & Carter (8701 New Trails Drive, Suite #200, The Woodlands, TX 77381) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:23 p.m.

Joseph Kee, Resident, (10987 Spell Rd., Tomball, TX 77375), spoke in opposition of the request.

Beau Besso, Resident, (21207 Belmont Farms, Tomball, TX 77375), spoke in opposition of the request.

Jim Alsup, Resident, (21202 Belmont Farms, Tomball, TX 77375), spoke in opposition of the request.

Anthony Ballegos, Resident, (21218 Belmont Farms, Tomball, TX 77375), spoke in opposition of the request.

Robert Anderson, Resident, (21230 Belmont Farms Dr., Tomball, TX 77375), spoke in opposition of the request.

Doug Eibsen, Developer, on behalf of BCDE, LTD., (24522 Creekview, Spring, TX 77389), spoke on behalf of the request.

Diana Pearson, Resident, (11031 S. Country Club Green Drive, Tomball, TX 77375), spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:39 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P16-0142.** Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Benson, Jr.	<u>Aye</u>

Motion Failed; 3 Votes Nay, 1 Vote Aye

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

Motion carried unanimously.

The meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this _____ day of _____ 2016.

Kim Chandler
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 14, 2016

Topic:
Consideration to Approve Final Plat of AMELIA ACRES: A subdivision of 1.5955 Acres (69,500.55 Square Feet) being out of the Joseph House Survey, A-34, The City of Tomball, Harris County, Texas.

Background:

Origination:
Community Development Department

Recommendation:
Approval

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

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

ATTACHMENTS:

Amelia Acres Plat

STATE OF TEXAS
COUNTY OF HARRIS

WE, ROYAL OAKS ENTERPRISES, LLC, ACTING BY AND THROUGH ZAHER BURGHU, PRESIDENT AND DEANNA G. BURGHU, VICE PRESIDENT, BEING OFFICERS OF ROYAL OAKS ENTERPRISES, LLC, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS OF THE 1.5955 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AMELIA ACRES, 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 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 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.

IN TESTIMONY WHEREOF, THE ROYAL OAKS ENTERPRISES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZAHER BURGHU, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, DEANNA G. BURGHU, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ OF _____, 20____.

ROYAL OAKS ENTERPRISES, LLC

BY: _____
ZAHER BURGHU, PRESIDENT

BY: _____
DEANNA G. BURGHU, VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZAHER BURGHU, PRESIDENT AND DEANNA G. BRUGHU, VICE PRESIDENT, 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 IN THIS SECTION STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

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

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY HAS APPROVED THIS PLAT AND SUBDIVISION OF AMELIA ACRES 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 _____ OF _____, 20____.

BARBARA TEAGUE, CHAIRMAN

DARRELL ROQUEMORE, VICE-CHAIRMAN

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 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

DEPUTY



GENERAL 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 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99995172208. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- 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 - 181.93
DESCRIPTION: FLOODPLAIN REFERENCE MARK NUMBER 100370 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF US 290 AND FIELD STORE, NORTH ALONG FIELD STORE 5.3 MILES TO THE BENCHMARK ON THE LEFT. (NAVD 1988, 2001 ADJ)

TEMPORARY BENCHMARK ELEVATION - 191.17
MAG NAIL SET IN THE SOUTH RIGHT-OF-WAY LINE OF HICKS ROAD (A.K.A. HUFFSMITH ROAD) S 38°45'35" W, A DISTANCE OF 51.63' FROM THE SOUTHEAST CORNER OF SUBJECT TRACT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0210L (EFFECTIVE DATE APRIL 20, 2000), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 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.
- 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 PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.1455	6336.360	DETENTION/OPEN SPACE

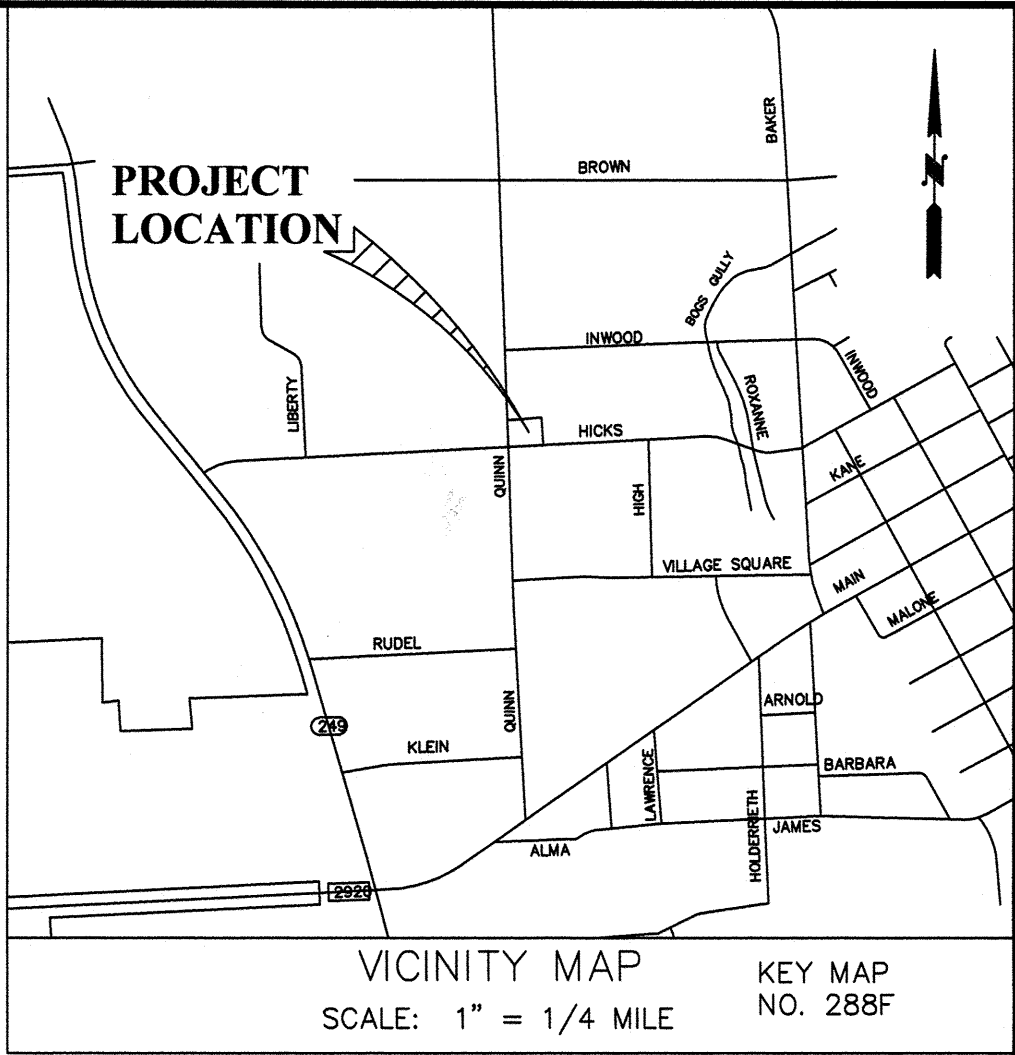
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°50'31" W	21.25'
L2	N 03°31'02" W	70.78'
L3	N 87°43'41" W	55.96'

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.S.E. = 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
- ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
- ⊙ = TEMPORARY BENCHMARK

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survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100750-03
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

PROJECT NO. 9-48702-16



DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5955 ACRES (69,500.55 SQUARE FEET) SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT 34 HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.5955 ACRES (69,500.55 SQUARE FEET), SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS, CONSISTING OF PARTS OF THOSE CERTAIN THREE TRACTS OF LAND DESCRIBED UNDER CLERK'S FILE NO. N190256 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.5955-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF HICKS ROAD (A.K.A. HUFFSMITH ROAD) (60 FEET WIDE) FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO JOHN CHRISTIANSON AND KAREN CHRISTIANSON BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130304840 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88° 33' 36" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HICKS ROAD, A DISTANCE OF 386.17 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE EAST CORNER OF THE CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID HICKS ROAD AND THE EAST RIGHT-OF-WAY LINE OF QUINN ROAD (VARIABLE WIDTH) FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 46° 50' 31" WEST ALONG SAID CUTBACK CORNER, A DISTANCE OF 21.25 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTH CORNER OF SAID CUTBACK CORNER AND FOR THE WESTERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03° 31' 02" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID QUINN ROAD, A DISTANCE OF 70.78 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE WESTERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88° 21' 30" EAST, A DISTANCE OF 154.51 FEET TO A FOUND 1-INCH IRON PIPE FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01° 39' 51" WEST, A DISTANCE OF 77.50 FEET TO A 2-INCH METAL POST FOR A NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87° 43' 41" EAST, A DISTANCE OF 55.96 FEET TO A FOUND 5/8-INCH IRON ROD FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01° 38' 33" WEST, A DISTANCE OF 83.92 FEET TO A 2-INCH METAL POST FOR THE NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88° 30' 02" EAST, A DISTANCE OF 189.92 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02° 23' 57" EAST, A DISTANCE OF 245.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5955 ACRES (69,500.55 SQUARE FEET), MORE OR LESS.

AMELIA ACRES

A SUBDIVISION OF 1.5955 ACRES (69,500.55 SQ. FT.) BEING OUT OF THE JOSEPH HOUSE SURVEY, A-34, THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCKS 4 LOTS 1 RESERVE
NOVEMBER 7, 2016

OWNER:
ROYAL OAKS ENTERPRISES, LLC
4615 N. FREEWAY
HOUSTON, TX 77022
713-691-3948

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 14, 2016

Topic:

Consideration to Approve Final Plat of **CORNER STORE NO 1917**: A subdivision of 16.6148 Acres (723,741.18 Square Feet) out of the Chancey Goodrich Survey, Abstract No. 311, Tract 7C-1, 7F and 7H, Harris County, Texas.

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Engineering Division

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

ATTACHMENTS:

CST 1917 Plat

STATE OF TEXAS §

COUNTY OF HARRIS §

We, CST Stations Texas, LLC, a Delaware Limited Liability Company, hereinafter referred to as Owners of the 16.6148 acre tract described in the above and foregoing map of Corner Store No 1917, do hereby make and establish said subdivision and development plan 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 on 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 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 covenant and agree that all of the property within the boundaries of this plat is hereby 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 bays, 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 and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobscured 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.

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 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.

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, 65th 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 CST Stations Texas, LLC, a Delaware Limited Liability Company has caused these presents to be signed by John E. Reinhart, its vice president, thereunto authorized, attested by its secretary, Gerard J. Soanier, and its common seal hereunto affixed this _____ day of _____, 2016.

CST Stations Texas, LLC, a Delaware Limited Liability Company

By: _____
John E. Reinhart
Vice President

ATTEST:
By: _____
Gerard J. Soanier
Senior VP, Secretary and
General Counsel

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John E. Reinhart and Gerard J. Soanier 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 _____, 2016.

Notary Public in and for the State of Texas

(Print Name)

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 Corner Store No 1917 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 _____, 2016.

By: _____
Barbara Tague, Chair

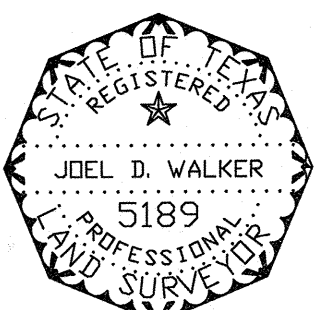
By: _____
Darrell Roquemore, Vice Chair

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, Joel D. Walker, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Joel D. Walker
Texas Registration No. 5189



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 _____, 2016, at _____ o'clock, _____ M., and duly recorded on _____, 2016, at _____ o'clock, _____ M., and at Film Code Number No. _____ of the Map Records of Harris County for said county.

WITNESS my hand and seal of office, at Harris County, the day _____ and date last above written.

Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy

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 _____, 2016 by an order entered into the minutes of the court.

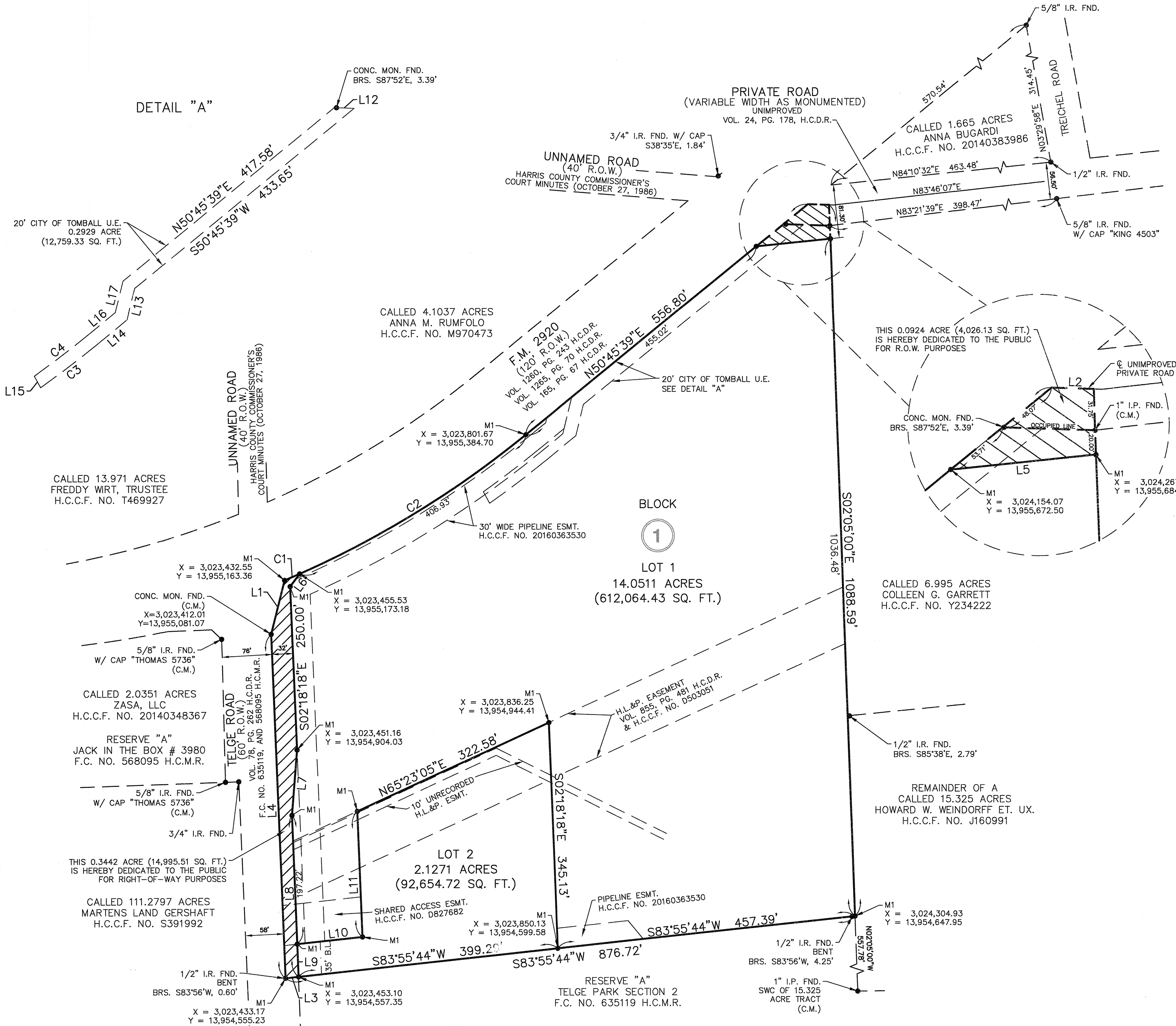
Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°00'53"E	84.81'
L2	S88°01'19"E	32.48'
L3	S83°55'44"W	20.04'
L4	N02°18'18"W	526.30'
L5	N84°10'32"E	113.76'
L6	S36°41'19"W	24.15'
L7	S04°35'13"W	100.00'
L8	S02°18'18"E	247.22'
L9	S02°18'18"E	50.00'
L10	N83°55'44"E	100.22'
L11	N02°18'18"W	192.31'
L12	S88°01'19"E	30.35'
L13	S13°26'35"W	49.49'
L14	S50°45'39"W	58.55'
L15	N28°33'44"W	20.14'
L16	N50°45'39"E	51.80'
L17	N13°26'35"E	49.49'

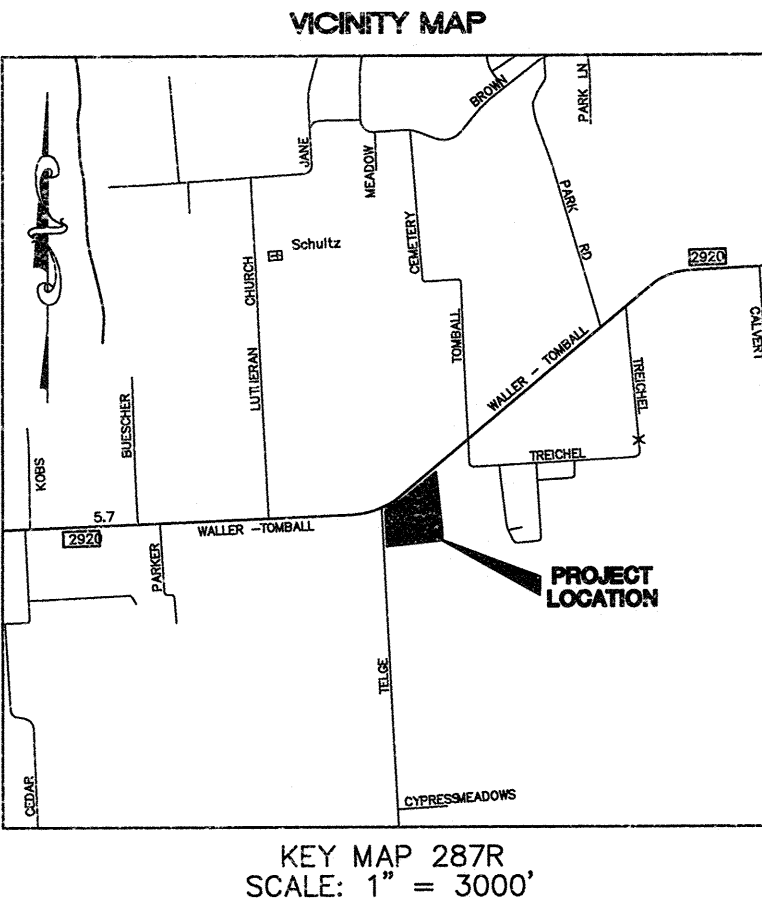
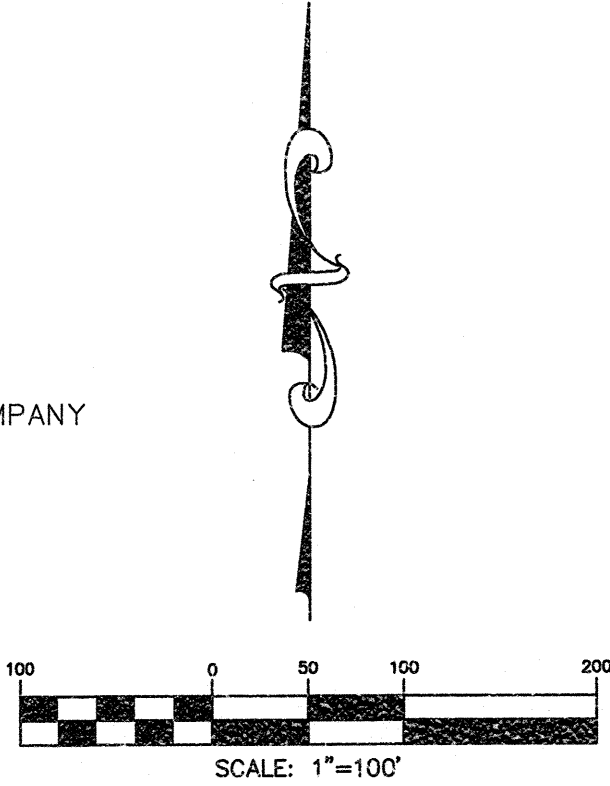
MONUMENT TABLE	
MON	DESCRIPTION
M1	5/8" I.R. SET W/CAP "WEST BELT SURVEYING INC"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	25.00'	1492.40	0°57'35"	12.50'	N66°51'49"E
C2	431.93'	1492.40	16°34'57"	217.49'	N59°03'08"E
C3	109.56'	1542.40	4°04'11"	54.80'	S52°47'45"W
C4	105.82'	1522.40	3°58'57"	52.93'	N52°45'08"E



ABBREVIATIONS:

B.L.—BUILDING LINE
BRS.—BEARS
C.M.—CONTROLLING MONUMENT
CONC.—CONCRETE
ESMT.—EASEMENT
F.C.—FILM CODE
FND.—FOUND
FT.—FEET
H.C.C.F.—HARRIS COUNTY CLERK'S FILE
H.C.M.R.—HARRIS COUNTY MAP RECORDS
H.L.&P.—HOUSTON LIGHTING & POWER COMPANY
I.P.—IRON PIPE
I.R.—IRON ROD
MON.—MONUMENT
NO.—NUMBER
OHE—OVERHEAD ELECTRIC
PG.—PAGE
R.O.W.—RIGHT-OF-WAY
SQ.—SQUARE
VOL.—VOLUME



SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. THE REFERENCE COORDINATES ARE BASED ON NAD 83, AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99994299835 (X+S.F.=SURFACE VALUE).
- ACCORDING TO F.I.R.M. MAP NO. 48201C0210L (COMMUNITY-PANEL NO. 4802870210L), MAP REVISED DATE: JUNE 18, 2007. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
- THIS SURVEY HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER FROM STEWART TITLE WITH AN EFFECTIVE DATE OF OCTOBER 24, 2016.
- 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.
- THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF TOMBALL CODE OF ORDINANCES.
- DETENTION IS NOT REQUIRED IF THE DEVELOPMENT AREA IS LIMITED TO THE FIRST 150 FEET OR THE TOTAL IMPERVIOUS DEVELOPED AREA DOES NOT EXCEED THE AREA CALCULATED BY MULTIPLYING THE 150 FOOT LOT DEPTH BY THE LOT WIDTH ADJACENT TO THE PUBLIC ROAD.

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 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, or 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.

CORNER STORE No 1917

A SUBDIVISION OF
16.6148 ACRES (723,741.18 SQ. FT.)
OUT OF THE
CHANCEY GOODRICH SURVEY,
ABSTRACT NO. 311
TRACT 7C-1, 7F AND 7H
HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS

NOVEMBER 2016

WEST BELT
SURVEYING, INC.

21080 PARK ROW
KATY, TEXAS 77449

PHONE: (281) 599-8888
FAX: (281) 402-6062

CERTIFIED FIRM NO. 10073800

OWNER:
CST STATIONS TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4848 DACOMA STREET
HOUSTON, TEXAS 77062

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 14, 2016

Topic:

Consideration to Approve Preliminary Plat of **GRILLO LAND HOLDINGS LLC**: A subdivision of 2.9268 Acres, (127,491.22 Square Feet) of land, being tracts 1F & 1J situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball ETJ, Harris County, Texas.

Background:**Origination:**

Community Development Department

Recommendation:

Approval

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

Engineering Division

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

ATTACHMENTS:

Grillo Land Holdings, LLC Plat

STATE OF TEXAS

COUNTY OF HARRIS

We, Grillo Land Holdings, LLC, acting by and through Simone H. Grillo, Managing Member and Edmund Grillo, Managing Member, being officers of Grillo Land Holdings, LLC, Owners, hereinafter referred to as Owners of the 2.9268 acre tract described in the above and foregoing plat of GRILLO LAND HOLDINGS LLC, 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 on 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.

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 Grillo Land Holdings, LLC, has caused these presents to be signed by Simone H. Grillo, its Managing Member, thereunto authorized and attested by its Managing Member, Edmund Grillo, this ____ day of _____, 2016.

Grillo Land Holdings, LLC

By: _____
Simone H. Grillo, Managing Member

Attest: _____
Edmund Grillo, Managing Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Simone H. Grillo, Managing Member of Grillo Land Holdings, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2016

Notary Public in and for the State of Texas

My Commission expires:

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Edmund Grillo, Managing Member of Grillo Land Holdings, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2016

Notary Public in and for the State of Texas

My Commission expires:

We, COMMUNITYBANK OF TEXAS, N.A., owner and holder of a lien against the property described in the plat known as GRILLO LAND HOLDINGS LLC, said lien being evidenced by instrument of record in the Clerk's File Nos. RP--2016--300324 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

Print Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, _____ of COMMUNITYBANK OF TEXAS, N.A., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2016

Notary Public in and for the State of Texas

My Commission expires:

I, Mary M. McKenzie, 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 (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'), except where corners were found; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Mary M. McKenzie
Mary M. McKenzie
Texas Registration No. 6123

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of GRILLO LAND HOLDINGS LLC 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 _____, 2016.

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 _____, 2016 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 _____, 2016, at _____ o'clock ____M., and duly recorded on _____, 2016, at _____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

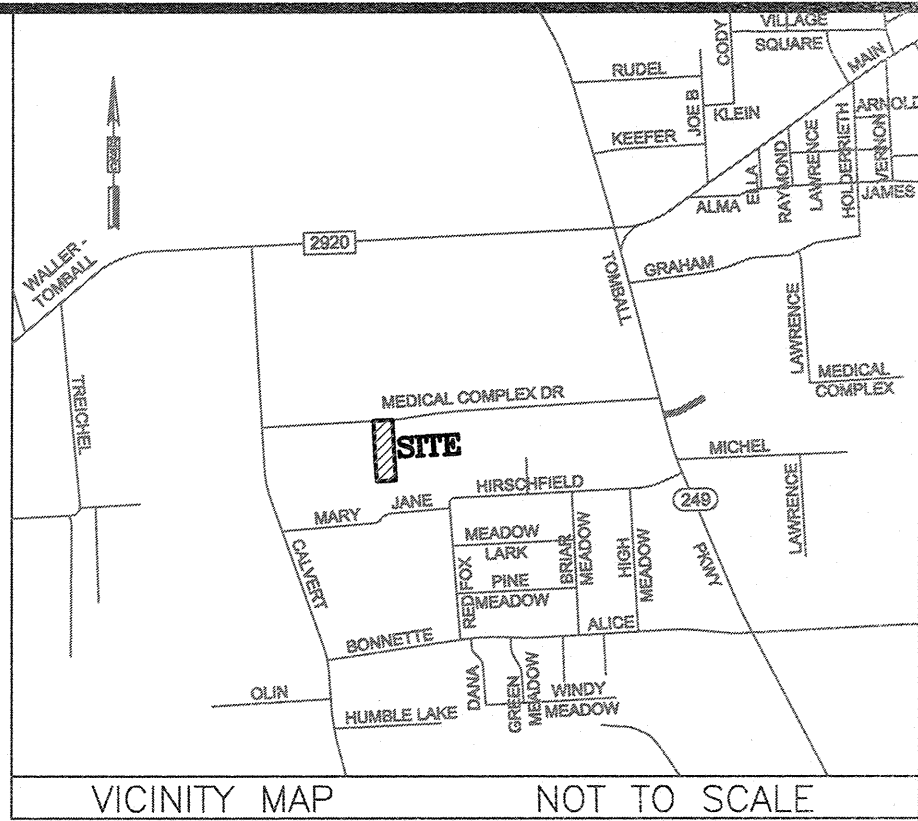
Witness my hand and seal of office, at Harris County, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

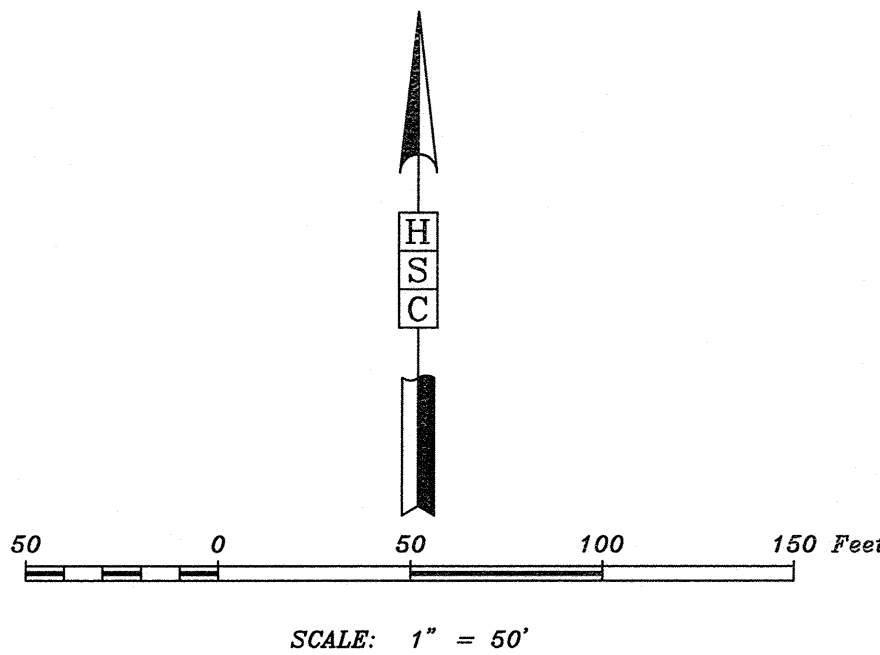
By: _____
Deputy

NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown or noted hereon.
- All oil/gas wells 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 should be 15 feet off centerline of low pressure gas lines and 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 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.
- According to FEMA Firm Map Number 48201C0210L, Panel Number 480315 0210 L. (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site ROD1.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99994385.
- B.L. indicates Building Line, ETJ indicates Extra Territorial Jurisdiction, D.R.H.C. indicates Deed Records Harris County, F.C. indicates Film Code, H.C.C.F. indicates Harris County Clerk's File Number, M.R.H.C. indicates Map Records Harris County, STM. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- 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."
- Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Engineering Division of Harris County Public Infrastructure Department.
- Subject to unlocated pipeline easements granted to The Texas Company and recorded under Volume 929, Page 604 and Volume 1257, Page 265 D.R.H.C.
- Subject to unlocated pipeline easement granted to Magnolia Pipe Line Company and recorded under Volume 946, Page 212 of the D.R.H.C.



KeyMap Page No. 288K



PRELIMINARY PLAT GRILLO LAND HOLDINGS LLC

A SUBDIVISION OF 2.9268 ACRES
(127,491.22 SQ.FT.) OF LAND, BEING
TRACTS 1F & 1J SITUATED IN THE JOHN
M. HOOPER SURVEY, ABSTRACT NO. 375,
CITY OF TOMBALL ETJ, HARRIS COUNTY,
TEXAS

1 LOT 1 BLOCK

PREPARED BY:



HOVIS
SURVEYING
COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77376
(281) 320-9591 hovis@hovissurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: OCTOBER 26, 2016 SCALE: 1" = 50' JOB NO. 16--060--00

SHEET 1 OF 2

CITY OF TOMBALL ETJ

CITY OF TOMBALL CITY LIMITS

CITY OF TOMBALL CITY LIMITS

WEINGARTEN/INVESTMENTS, INC.
LOT 9
TOMBALL MARKETPLACE
FILM CODE NO. 605157
M.R.H.C.

MEDICAL COMPLEX DRIVE (70' R.O.W.)
VOL. 923, PG. 712 D.R.H.C. &
FILM CODE NO. 605157

THIS 0.0459 OF ONE ACRE/
1999.99 SQ.FT. IS HEREBY
DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES

CITY OF TOMBALL ETJ

CITY OF TOMBALL ETJ

CITY OF TOMBALL CITY LIMITS

LOT 3, BLOCK 1
JTS SUBDIVISION
FILM CODE NO. 675230
M.R.H.C.

LEGEND:

BB = BREAKER BOX
DG = DOWN GUY
EM = ELECTRIC METER
GP = GATE POST
GPLM = GAS PIPELINE MARKER
LP = LIGHT POLE
PF = PIN FLAG
PP = POWER POLE
PT = PROPANE TANK
SANMH = SANITARY MANHOLE
SP = SERVICE POLE
WT = WATER TANK
WW = WATER WELL

VIVIAN VASQUEZ & KEVIN ASHE
CALLED 3.3806 ACRES
H.C.C.F. NO. N010154

ROBERT E. BAILEY & WIFE,
CHARLOTTE L. BAILEY
CALLED 5.0000 ACRES
H.C.C.F. NO. D689026

LOT 1
BLOCK 1
2.8809 ACRES
125,491.23 SQ.FT.
CALLED 2.94 ACRES
H.C.C.F. NO. RP-2016-300323

PRELIMINARY PLAT GRILLO LAND HOLDINGS LLC

A SUBDIVISION OF 2.9268 ACRES
(127,491.22 SQ.FT.) OF LAND, BEING
TRACTS 1F & 1J SITUATED IN THE JOHN
M. HOOPER SURVEY, ABSTRACT NO. 375,
CITY OF TOMBALL ETJ, HARRIS COUNTY,
TEXAS

1 LOT 1 BLOCK

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 350-9501 havis@havisurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: OCTOBER 26, 2016 SCALE: 1" = 50' JOB NO. 16-060-00

OWNER:
GRILLO LAND HOLDINGS, LLC
14439 MEDICAL COMPLEX DRIVE
TOMBALL, TEXAS 77377

SHEET 2 OF 2

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 14, 2016

Topic:

Consideration to Approve Final Plat of **SANSOM PLAZA**: A subdivision of a 0.3248 Acre Tract (14,149.99 Sq. Ft.) being a Re-plat of all lots 158, 159, 160, 168, 169, 170, 178, 179, 180, 188, 189, 190, 198, 199, & 200, and the east 20 feet of lots 157, 167, 177, 187, and 197, all in Block 10 of Linebarger Bros. Realty Company's Oil Tract addition to Tomball, Texas as recorded in Volume 5, Page 33 H.C.M.R. along with a portion of the adjoining unimproved 30' road situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Engineering Division

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Sansom Plaza

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, ARTHUR M. SANSOM, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.3248 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SANSOM PLAZA, 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, 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 ON 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 (5') IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO 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 DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

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 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 _____, 2016.

BY: _____
ARTHUR M. SANSOM, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED ARTHUR M. SANSOM, OWNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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.

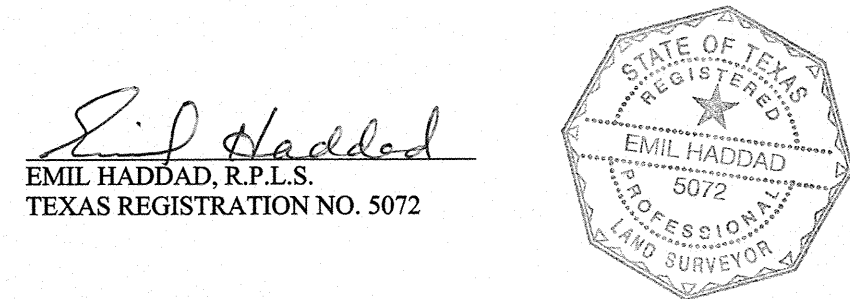
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, EMIL HADDAD, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SANSOM PLAZA IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

BY: _____
BARBARA TAGUE, CHAIRMAN

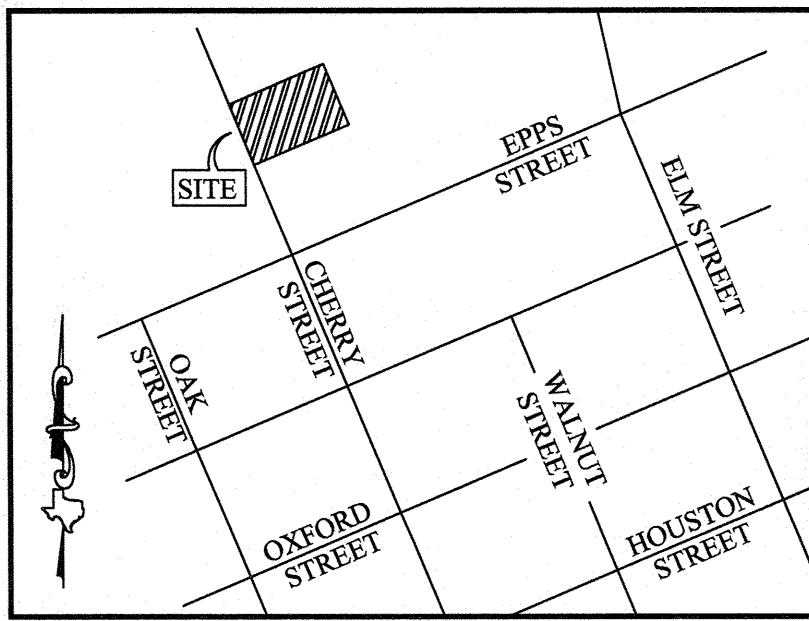
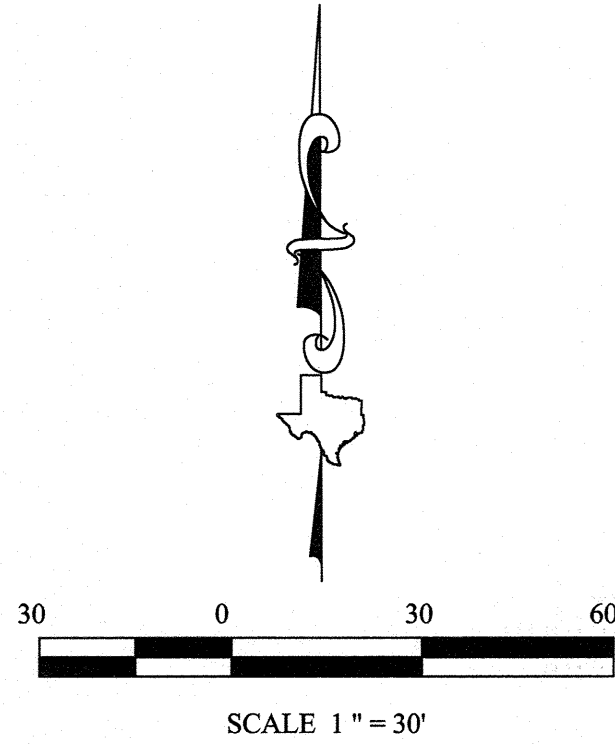
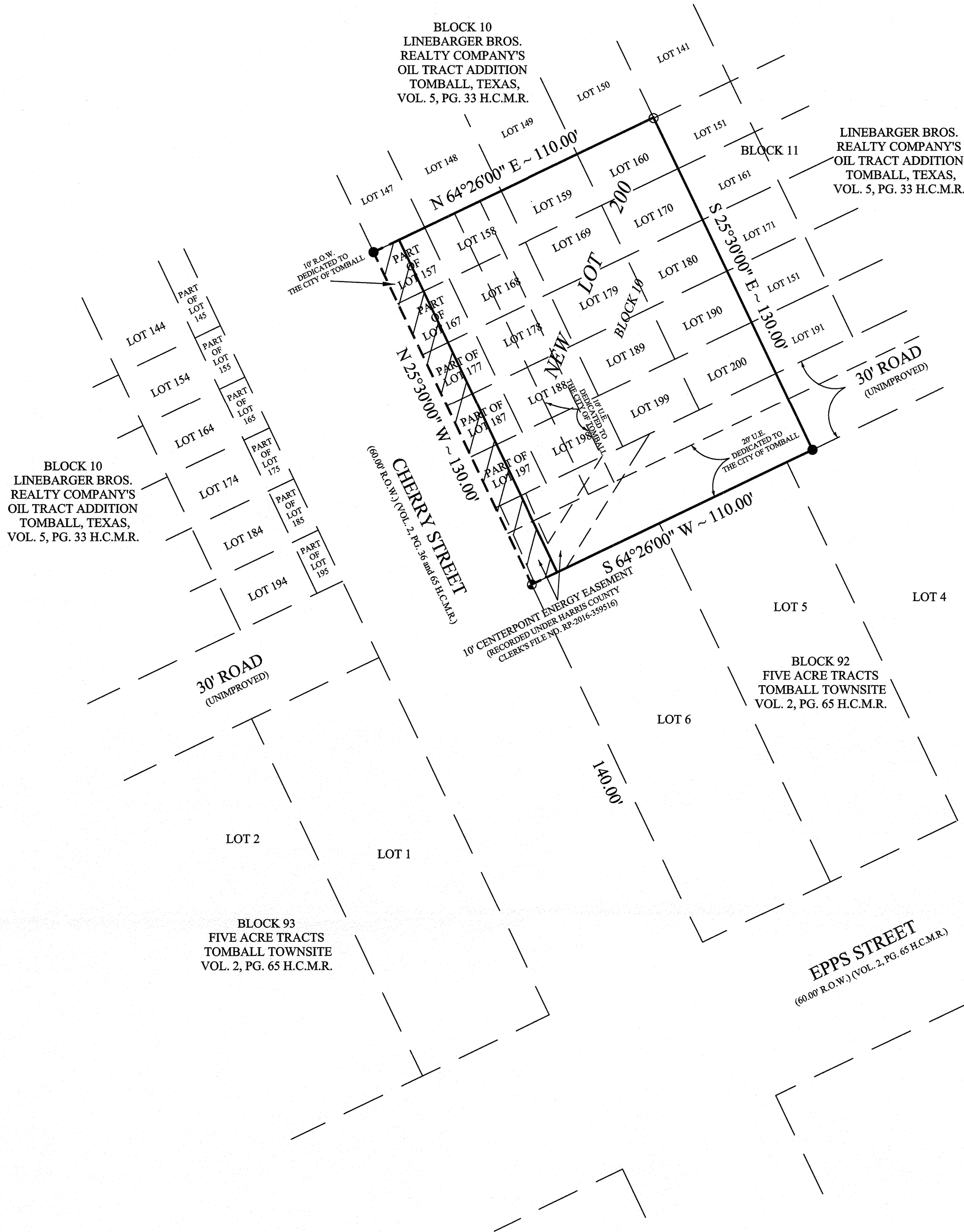
BY: _____
DARRELL ROQUEMORE, VICE CHAIRMAN

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 _____, 2016, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2016, 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 HARRIS COUNTY, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
NOT TO SCALE
KEY MAP 288H

SANSOM PLAZA

A SUBDIVISION OF A 0.3248 ACRE TRACT, 141,49.99 SQUARE FEET
BEING A REPLAT OF ALL OF LOTS 158, 159, 160, 168, 169, 170, 178, 179,
180, 188, 189, 190, 198, 199, & 200,
AND THE EAST 20 FEET OF LOTS 157, 167, 177, 187, AND 197, ALL IN BLOCK 10
OF LINEBARGER BROS. REALTY COMPANY'S OIL TRACT ADDITION
TO TOMBALL, TEXAS
AS RECORDED IN VOLUME 5, PAGE 33 H.C.M.R.
ALONG WITH A PORTION OF
THE ADJOINING UNIMPROVED 30' ROAD
SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT 34,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

CONTAINING

1 LOT 1 BLOCK

AUGUST 2016

OWNER

ARTHUR M. SANSOM
611 N. CHERRY
TOMBALL, TEXAS 77375
TEL: (832) 496-6523

SURVEYOR

E.I.C. SURVEYING COMPANY
12345 JONES ROAD # 270
HOUSTON, TEXAS 77070
TEL: (281) 955 - 2772

LEGEND NOTES

- | | |
|-------------|---|
| 1. U.E. | INDICATES "UTILITY EASEMENT" |
| 2. A.E. | INDICATES "AERIAL EASEMENT" |
| 3. B.L. | INDICATES "BUILDING LINE" |
| 4. VOL. | INDICATES "VOLUME" |
| 5. PG. | INDICATES "PAGE" |
| 6. R.O.W. | INDICATES "RIGHT-OF-WAY" |
| 7. ESMT. | INDICATES "EASEMENT" |
| 8. F.C. NO. | INDICATES "FILM CODE NUMBER" |
| 9. H.C.M.R. | INDICATES "HARRIS COUNTY MAP RECORD" |
| 10. ○ | INDICATES "FOUND 5/8" IRON ROD |
| 11. ● | INDICATES "FOUND 5/8" IRON ROD WITH E.I.C. CAP STAMPED |
| 12. ⊙ | INDICATES "FOUND 5/8" IRON ROD WITH EE COON RPLS 1679 STAMPED CAP |

GENERAL NOTES

- 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 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.
- According to FEMA Firm Panel No. 4802960690M (Effective Date June 9, 2014), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership 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 should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- Subject to a Blanket Easement with rights to maintain and operate pipe lines over and across subject property reserved to Linebarger Brothers Realty Company as recorded in Vol. 385, Pg. 152, Harris County Deed Records (no location or width given.)
- All oil/gas wells with ownership (plugged, abandoned, and/or Active) throught the subdivision have been shown.

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 14, 2016

Topic:

Consideration to Approve Preliminary Plat of **WILLOW CREEK RANCH EQUESTRIAN RESERVES**:
A subdivision of 19.9242 Acres (867,900.13 Square Feet) out of the William Biggio Survey, Cert. No. M-22954 and the M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 in Harris County, Texas.

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Engineering Division

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

ATTACHMENTS:

Willowcreek Ranch Equestrian Reserves Plat

E3834

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 14, 2016

Topic:

Consideration to Approve Preliminary Plat of **WILLOW CREEK RANCH SECTION 7**: A subdivision of 47.28 Acres in the Holderrieth and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, the M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 and the William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Engineering Division

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

ATTACHMENTS:

Willowcreek Ranch Section 7 Plat

STATE OF TEXAS
COUNTY OF HARRIS

Wm. CC Telge Road, L.P., a Texas limited partnership, calling by and through Kent Russell, Vice-President of CC Telge Road GP, L.L.C., a Texas limited liability company, and General Manager of CC Telge Road, L.P., a Texas limited partnership, owner hereafter referred to as owner of WILLOWCREEK RANCH SEC 7, do hereby make and establish and subdivision and 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, and easements therein forever and do hereby bind ourselves, our heirs, successors and assigns to report and enforce the title on the land so dedicated.

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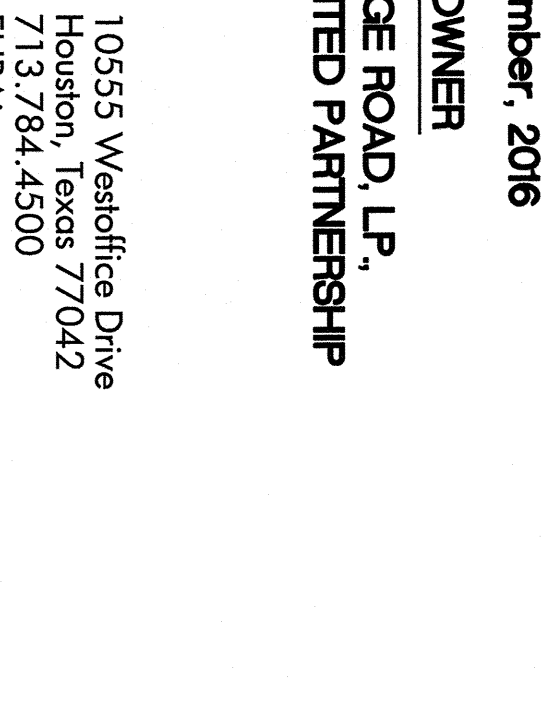
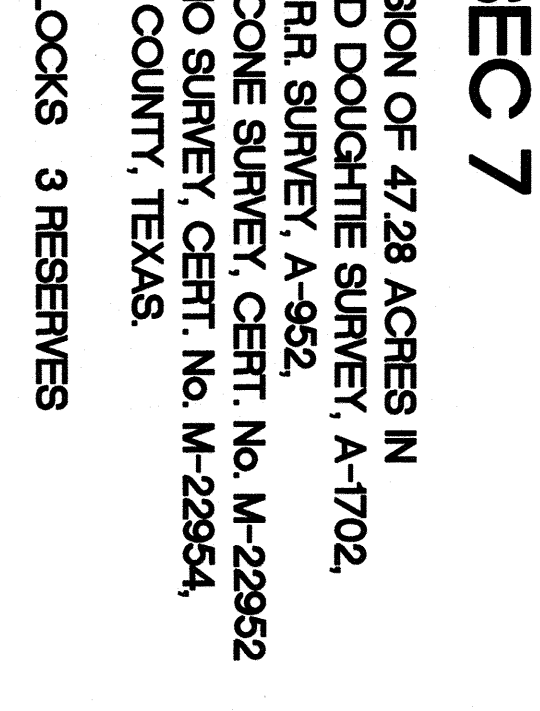
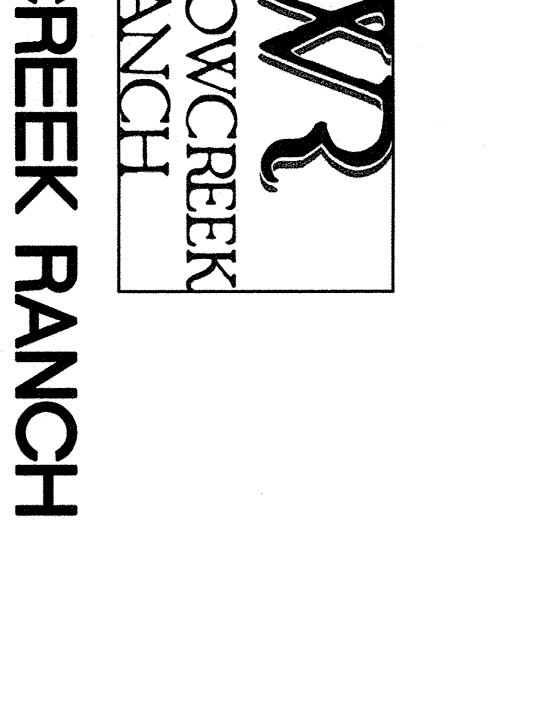
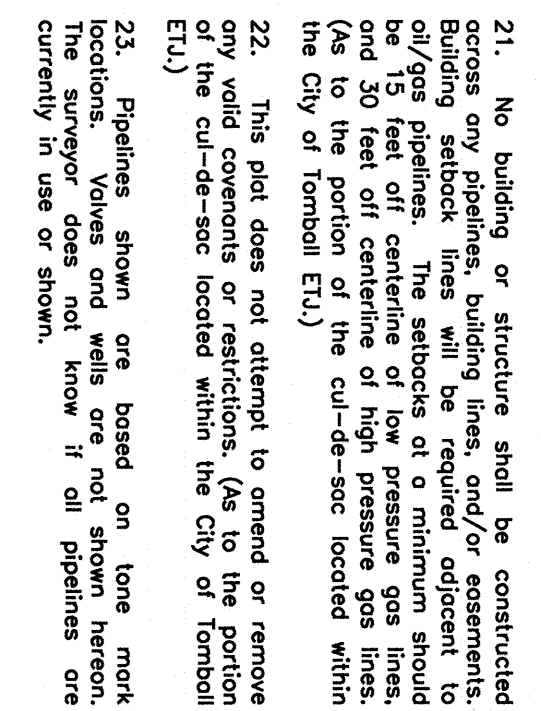
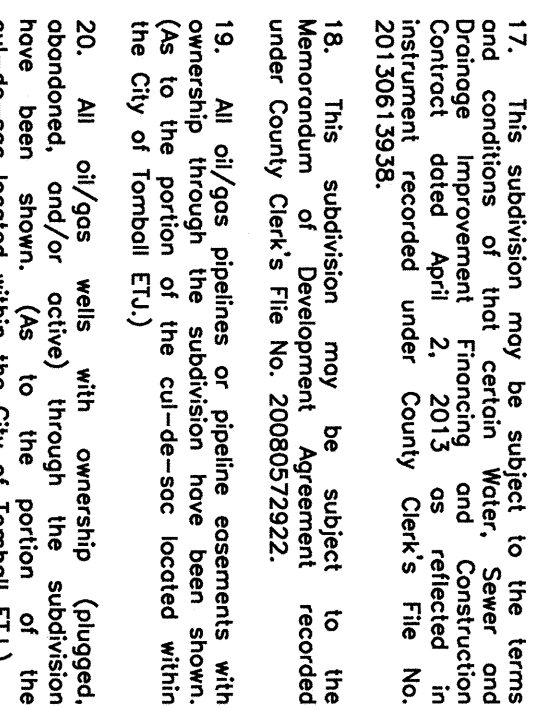
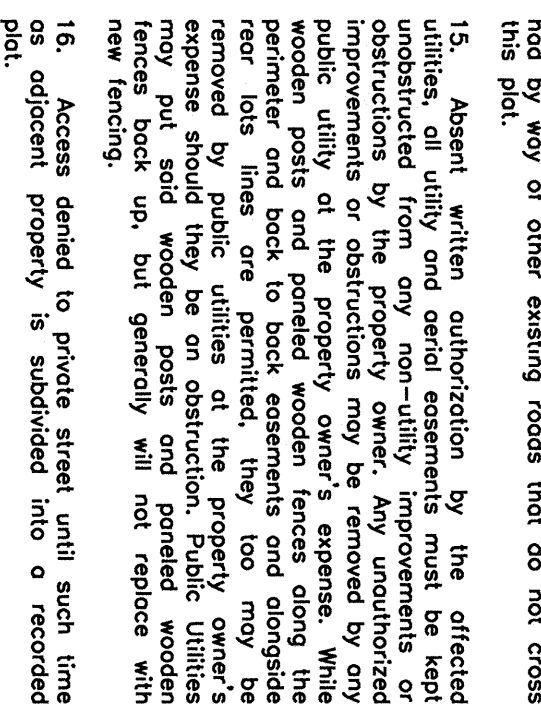
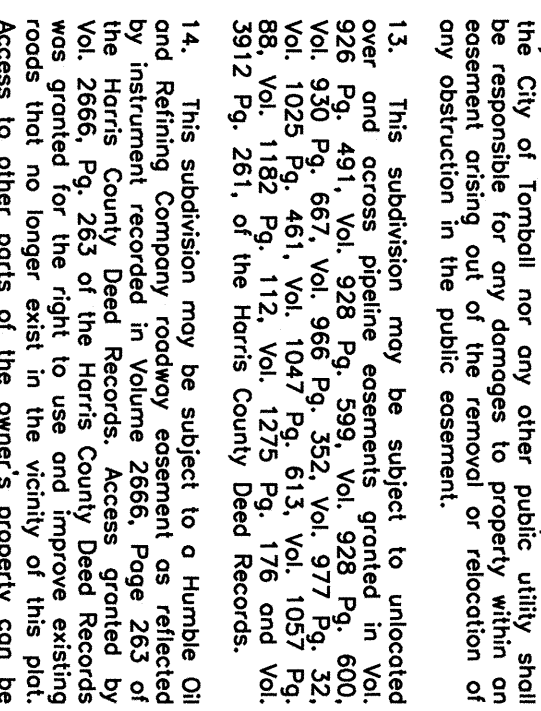
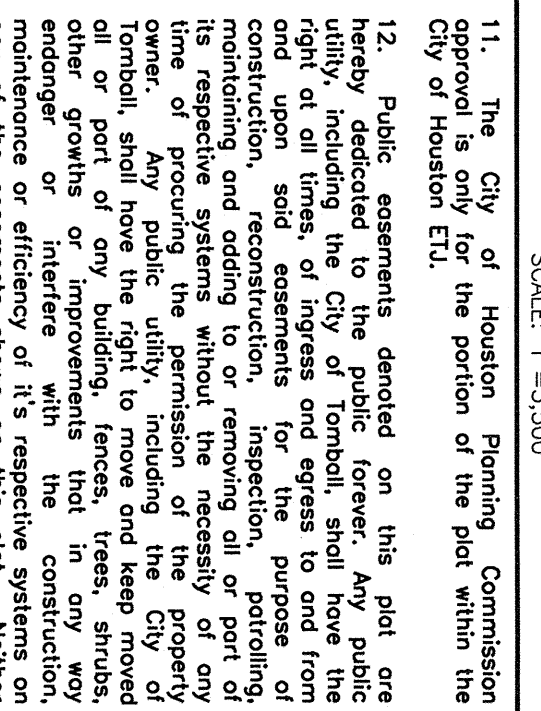
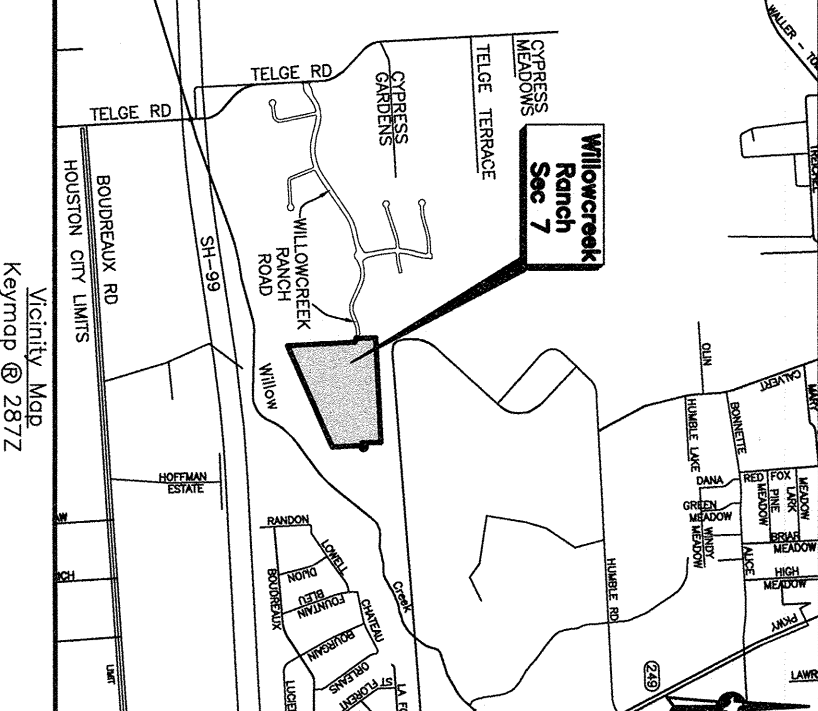
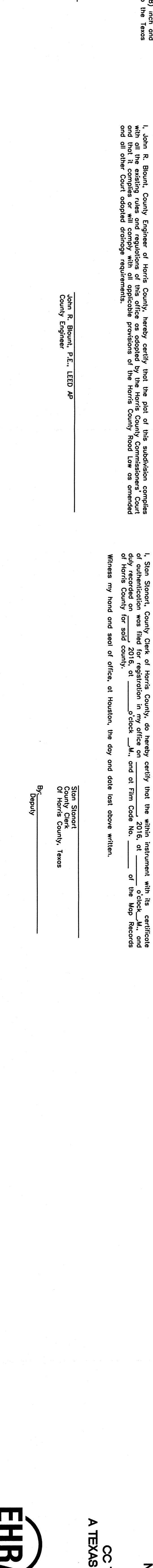
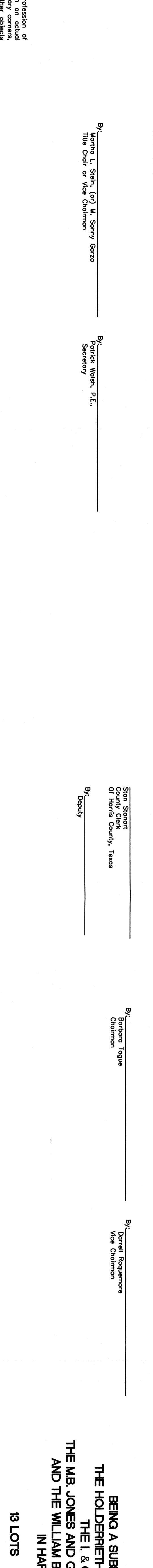
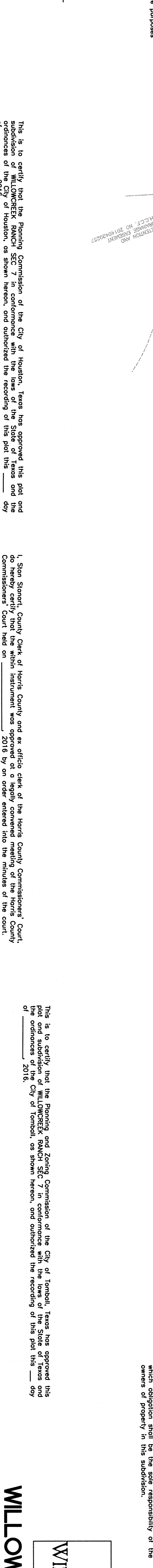
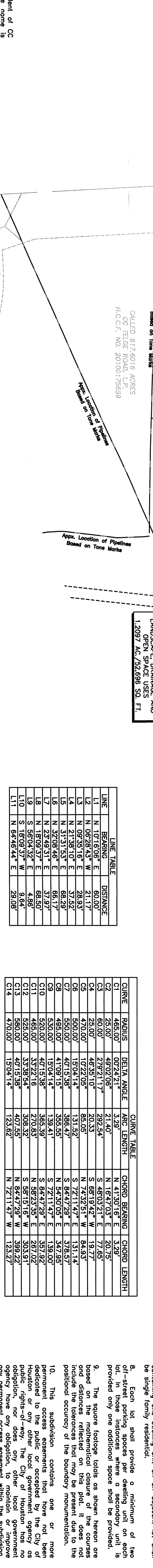
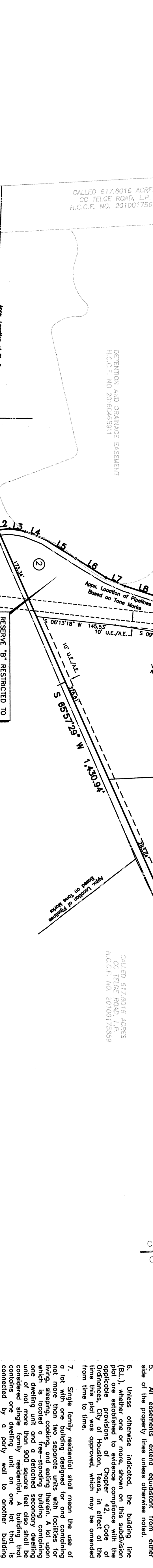
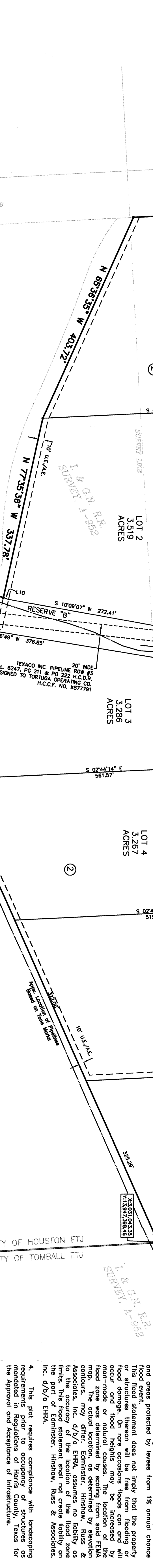
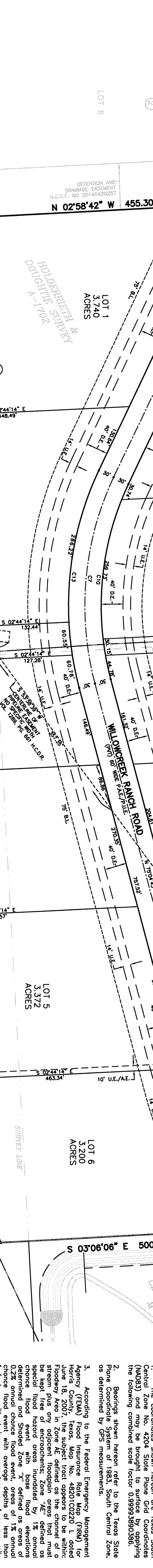
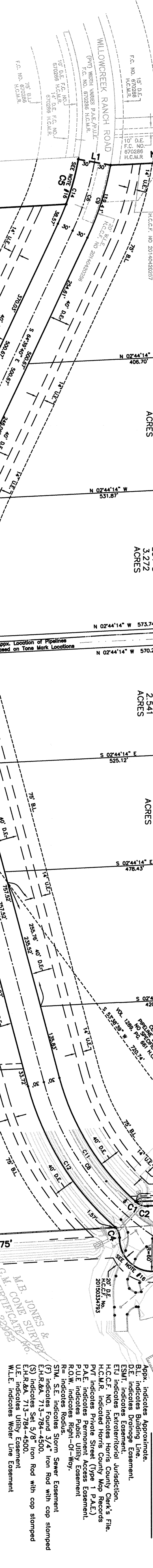
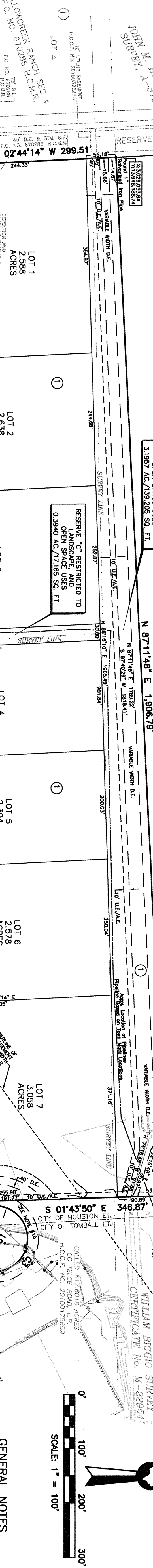
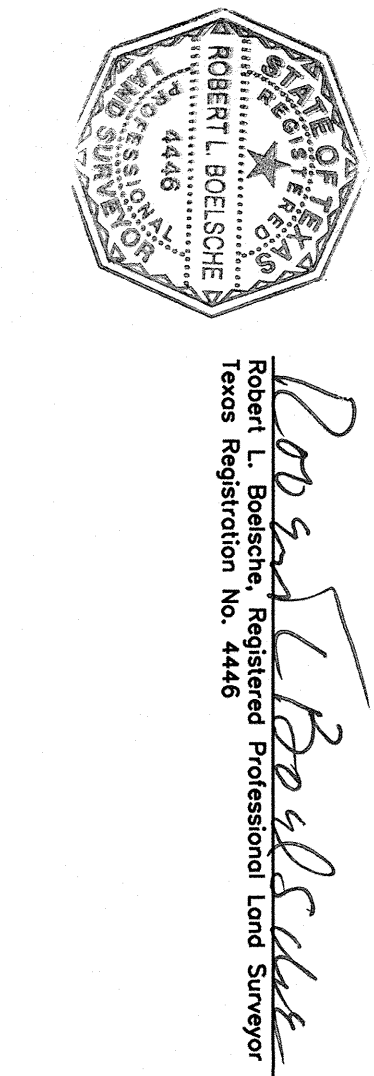
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GENERAL NOTES

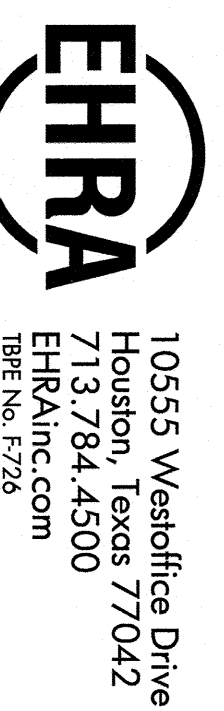
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3	N 0°16'00" E	21.17	3	N 0°16'00" E	21.17
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63	N 0°16'00" E	21.17	63	N 0°16'00" E	21.17
64	N 0°16'00" E	21.17	64	N 0°16'00" E	21.17
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68	N 0°16'00" E	21.17	68	N 0°16'00" E	21.17
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70	N 0°16'00" E	21.17	70	N 0°16'00" E	21.17
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72	N 0°16'00" E	21.17	72	N 0°16'00" E	21.17
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91	N 0°16'00" E	21.17	91	N 0°16'00" E	21.17
92	N 0°16'00" E	21.17	92	N 0°16'00" E	21.17
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95	N 0°16'00" E	21.17	95	N 0°16'00" E	21.17
96	N 0°16'00" E	21.17	96	N 0°16'00" E	21.17
97	N 0°16'00" E	21.17	97	N 0°16'00" E	21.17
98	N 0°16'00" E	21.17	98	N 0°16'00" E	21.17
99	N 0°16'00" E	21.17	99	N 0°16'00" E	21.17
100	N 0°16'00" E	21.17	100	N 0°16'00" E	21.17



BEING A SUBDIVISION OF 47.28 ACRES IN THE L & G.N. RR. SURVEY, A-982, THE M.B. JONES AND G.M. CONE SURVEY, CERT. NO. M-22952, AND THE WILLIAM BIGGS SURVEY, CERT. NO. M-22954, IN HARRIS COUNTY, TEXAS.

10 LOTS 2 BLOCKS 3 RESERVES
November, 2016
OWNER

CC TELGE ROAD, L.P.,
A TEXAS LIMITED PARTNERSHIP



10555 WestOffice Drive
Houston, Texas 77042
713.784.4500
EHRAInc.com
B/E No. 5723
B/E No. 1029200

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 14, 2016

Topic:

Consideration to approve **Zoning Case P16-0156**: Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-family 20 Estate District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P16-0156**

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Planning Department

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

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification Letter
Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
NOVEMBER 14, 2016
&
CITY COUNCIL
DECEMBER 5, 2016**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, November 14, 2016, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 5, 2016, 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 P16-0156: Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-Family 20 Estate District to the Commercial District.

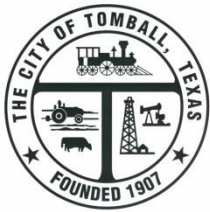
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City 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 **10th** day of **November 2016** 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: P16-0156

APPLICANT/OWNER: Request by Earl Williams

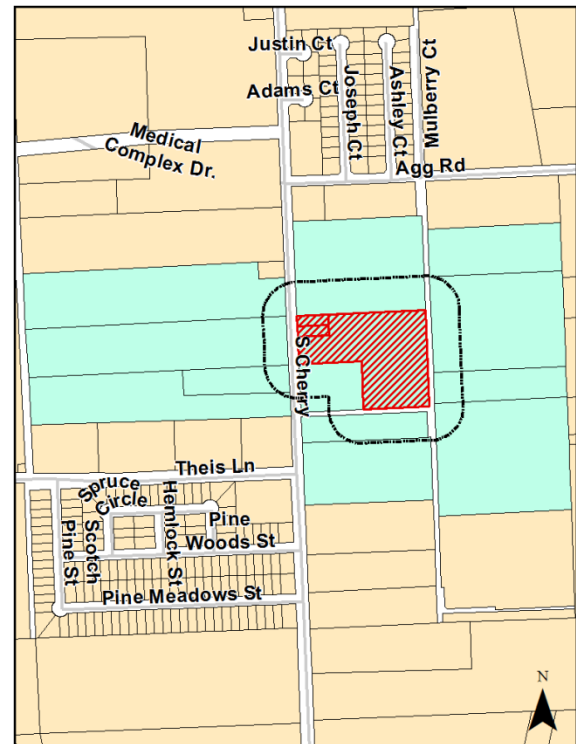
LOCATION: Generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-family 20 Estate District to the Commercial District

CONTACT: Amelia Lindley

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, November 14, 2016, 6:00 PM**

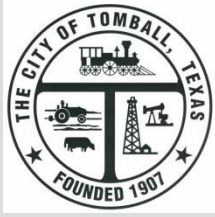
**City Council Public Hearing:
*Monday, December 5, 2016, 6:00 PM**

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

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.

*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: November 14, 2016

City Council Public Hearing Date: December 5, 2016

Rezoning Case: P16-0156

Property Owner(s): Earl Williams, Deborah Williams, Katherine Williams, & Fred Williams

Applicant(s): Earl Williams

Legal Description: Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots

Location: East side of South Cherry Street, north of Theis Lane at 1623 South Cherry Street (Exhibit "A")

Area: 7.34 acres

Comp Plan Designation: Employment / Office (Exhibit "B")

Present Zoning and Use: Single-family 20 Estate (Exhibit "C") / Lone Star Horsemanship (Exhibit "D")

Request: Rezone from Single-family 20 Estate (SF-20) to Commercial (C)

Adjacent Zoning & Land Uses:

- North:** Single-family 20 Estate / Mostly undeveloped land; Single-family residence and agricultural use
- South:** Single-family 20 Estate / Single-family residences
- West:** Commercial and Light Industrial / BL Technology
- East:** Single-family 20 Estate / Mostly undeveloped land; Single-family residences

BACKGROUND

On October 4, 2016, the City met with the applicant to discuss the property and the possibility of selling it as commercial. Staff informed the applicant that a rezoning would be required.

ANALYSIS

There are multiple land uses and zoning districts in the area. Across Cherry Street; BL Technology, zoned Commercial, and Devasco International, zoned Light Industrial, are two large industrial businesses. There are also a few single-family residences on the west side of Cherry Street. Directly to the north of the subject site, there is mostly undeveloped land a single-family residence. Further north, there is a small office building on the corner of Agg Road. Most of the land to the east is undeveloped. Directly south, there are single-family residences, some of which are zoned Light Industrial. The property at the corner of Cherry and Theis is undeveloped. It was rezoned from Agricultural to Commercial last year.

The Future Land Use Map designates the property as well as most property in the area on the east side of Cherry Street as Employment / Office. Across Cherry Street, property is designated Business / Industrial. The property also has access to three major thoroughfares: Cherry Street, Theis Lane and Medical Complex Drive. It appears the area is intended to be non-residential.

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 site is located along a minor arterial, as indicated on the City's Major Thoroughfare Plan. It is also close to Theis Lane and Medical Complex Drive, which are also arterials. There are multiple properties in the area that are zoned Commercial or Light Industrial. The proposed rezoning appears to be appropriate for the immediate area and the City as a whole.

There are regulations already in place that should mitigate any negative impact a commercial development would have on surrounding residential properties such as lighting restrictions and greater setbacks.

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.

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area. Utilities are available to the site. Utility services will be extended, at the developer's expense, to serve the property.

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 land in the City currently zoned Commercial. 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 consistent commercial development city-wide in the Commercial District. In October 2015, the Planning and Zoning Commission and City Council approved the rezoning of approximately ten acres at the intersection of Theis Lane and South Cherry Street. It appears that land in the vicinity of the request will develop as commercial.

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

There are no detailed development plans for this property at this time.

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.

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

The Future Land Use plan designates the property Employment / Office. The request is consistent with the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on October 24, 2016. The Notice of Public Hearing was published in the paper on October 26, 2016 and a sign was placed on the property on October 28, 2016. No public comment forms have been received 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 P16-0156.

- The request is consistent with the City's Comprehensive Plan;
- The request is consistent with the current and potential future development in the area;
- The location of the subject property appears ideal for commercial development because of its close proximity to three major thoroughfares.

EXHIBITS

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

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

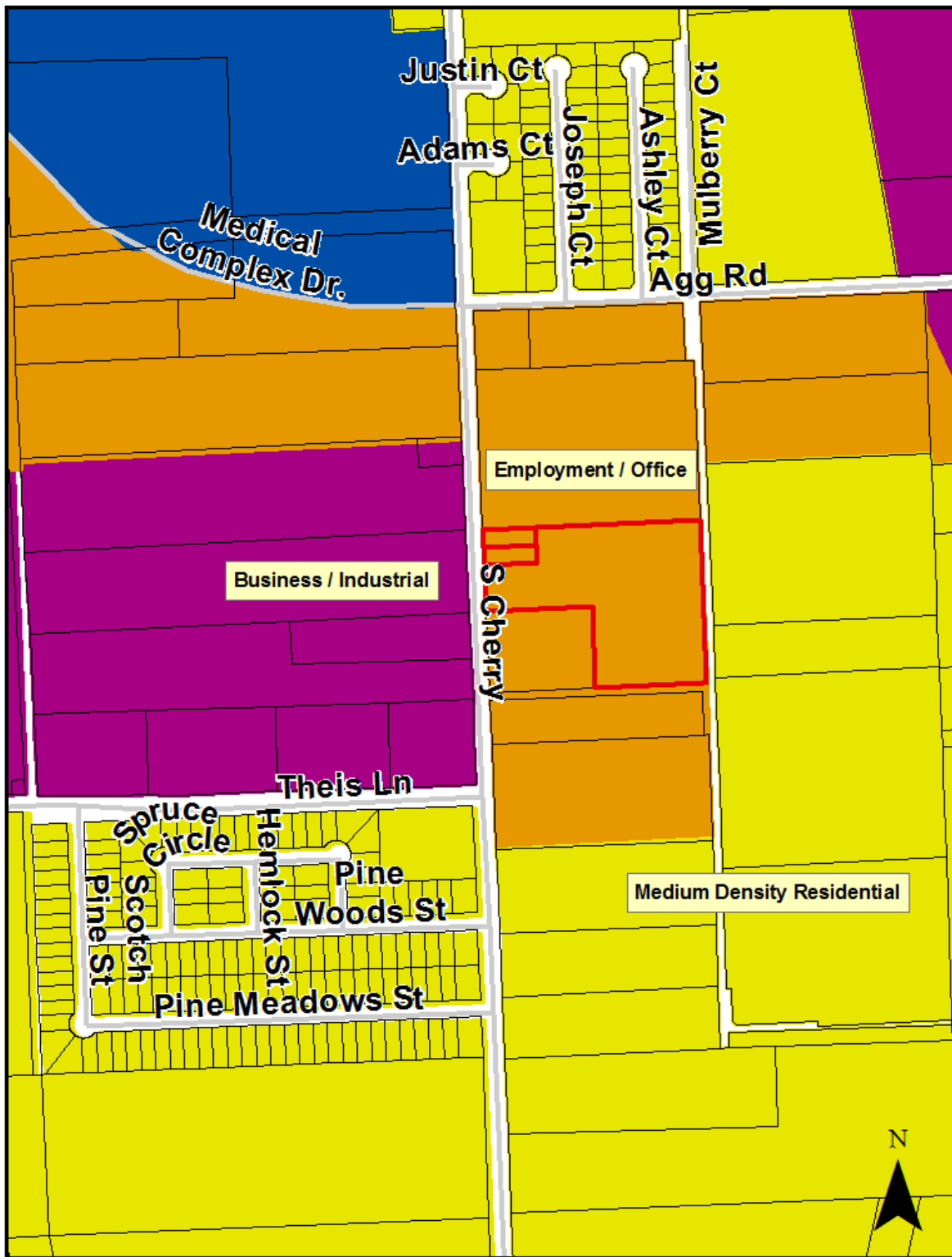
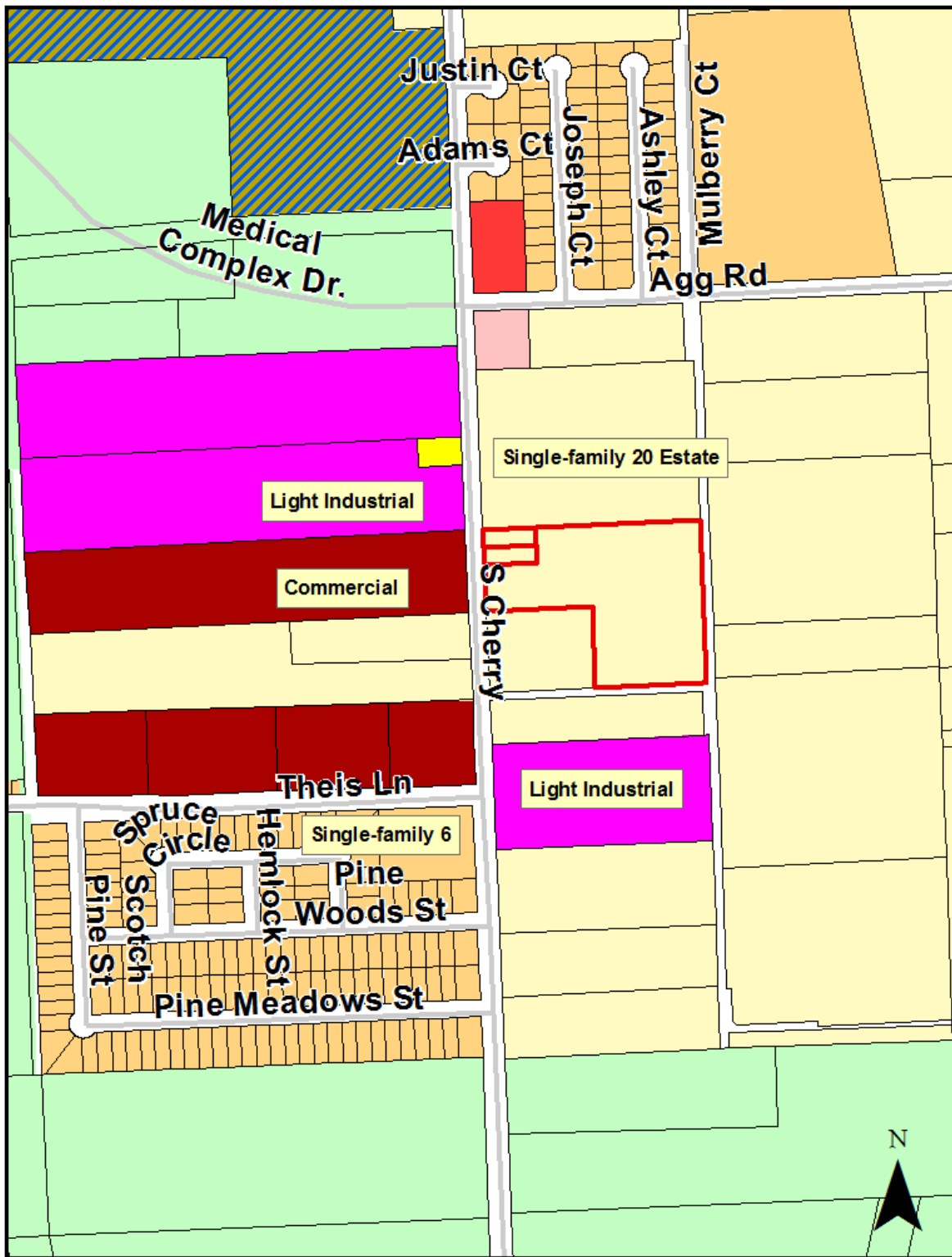


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Exhibit "E"
Application

Revised 5/19/15



16-0156
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: EARL WILLIAMS Title: OWNER
Mailing Address: 12018 CANYON STAR LN City: TOMBALL State: TX
Zip: 77377
Phone: (713) 931-5741 Fax: () Email: ROXANNESW@GMAIL.COM

Owner

Name: EARL WILLIAMS & DEBORAH TOWNSEND Title: OWNER
Mailing Address: 12018 CANYON STAR LN City: TOMBALL State: TX
Zip: 77377
Phone: (713) 931-5741 Fax: () Email: ROXANNESW@GMAIL.COM

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: _____

Physical Location of Property: 1623 S CHERRY TOMBALL TX 77375
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: TRS 189C & 193A-1 & 193B-1 TOMBALL OUTLOTS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: CONDO SF20-E

Current Use of Property: RENTED - USED TO STABLE HORSES

Proposed Zoning District: C - COMMERCIAL DISTRICT

Proposed Use of Property: _____

HCAD Identification Number: 0352860000189 Acreage: 7.34

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

0352860000278
0352860000279

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 Earl Williams 10-4-2016
Signature of Applicant Date

X Earl Williams 10-4-2016
Signature of Owner Date

Katherine Z. Williams 10-24-16
Debra Townsend 10-24-16

CITY OF TOMBALL
281-351-5484

REC#: 00952163 10/04/2016 10:07 AM
OPER: LS TERM: 005
REF#: W MC 899

ACCT #: XXXX-XXXX-XXXX-6741
AUTH #: 650681
TRAN #: 008681654923
TYPE: PURCHASE

TRAN: 130.0000 PLANNING AND ZONING
1623 S CHERRY EARL WILLIAMS
100-5441
REZONING APPLICATIO 408.00CR

TENDERED: 408.00 CREDIT CARD
APPLIED: 408.00-

CHANGE: 0.00

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 [Signature] 10-29-2016
Signature of Applicant Date

X [Signature] 10-4-2016
Signature of Owner Date

Fred K. Williams 10-29-2016

CITY OF TOMBALL
281-351-5484

REC#: 00952163 10/04/2016 10:07 AM
OPER: LS TERM: 005
REF#: W MC 899

ACCT #: XXXX-XXXX-XXXX-6741
AUTH #: 650681
TRAN #: 008681654923
TYPE: PURCHASE

TRAN: 130.0000 PLANNING AND ZONING
1623 S CHERRY EARL WILLIAMS
100-5441
REZONING APPLICATIO 408.00CR

TENDERED: 408.00 CREDIT CARD
APPLIED: 408.00-
CHANGE: 0.00

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

www.tomballtx.gov

To whom it may concern,

I, Earl Williams, have owned this land for many years. I have had the land up for sale for approximately 4 year now, zoned for residential, and have not been able to sale the land. I have a tentative offer from a potential buyer, however the offer is contingent on the land being zoned commercial.

Thank you,



Earl Williams

