

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



MONDAY, APRIL 11, 2016

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, April 11, 2016 at 6:00 P.M., City Hall, 401 Market Street Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & 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 Special Planning and Zoning Commission Meeting of March 21, 2016.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **CURTIS MORRIS**: Being a 0.2043 acre tract of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being a replat of Lots 13, 14, 15 and the Westerly 14 Feet of

Lot 16, Block 19 of Revised Map of Tomball, a subdivision 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, and being the same land described in deed recorded in Clerk's File Number V766456 of the Real Property Records of Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **TOMBALL BUSINESS AND TECHNOLOGY PARK - LOT 2 REPLAT**: Being a subdivision of 31.7194 Acres and being a replat of Lot 2 of Tomball Business and Technology Park as recorded in Film Code No. 653006 of the Harris County Map Records, in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas.
- 5.3 Consideration to Approve Final Plat of **HAPPY TIRE STORE**: Being a subdivision of a 3.2687 Acre of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas and being the same land described in Deed Recorded in Clerk's File No. R249550 of the Real Property Records of Harris County, Texas.
- 5.4 Consideration to Approve Final Plat of **IN SIGHT OF ZION**: Being a subdivision of a 2.9219 Acre Tract in the Joseph Miller Survey, Abstract-50, Harris County, Texas.
- 5.5 Consideration to Approve Final Plat of **PRELIMINARY REPLAT OF PARKWAY OASIS PARTIAL REPLAT NO. 3**: Being Lots 1A & 1B, Block 1, 4.4459 Acres, an addition to the city of Tomball, Harris County, Texas.

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 7th day of April, 2016 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: April 11, 2016

Topic:

Background:

Origination:

Recommendation:

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

Community Development Department

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: April 11, 2016

Topic:

Background:

Origination:

Recommendation:

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

Community Development Department

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

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 11, 2016

Topic:

Consideration to Approve the Minutes of the Special Planning and Zoning Commission Meeting of March 21, 2016.

Background:

Origination:

Recommendation:

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

Community Development Department

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

ATTACHMENTS:

Approval of Minutes - March 21, 2016

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

MONDAY, MARCH 21, 2016



4:30 P.M.

- 1.0 The meeting was call to order by Chair Barbara Tague at 4:30 p.m. Other members present were:

Commissioner Dane Dunagin
Commissioner Darrell Roquemore
Commissioner Richard Anderson

Commissioner Harry Byrd – Absent

Others present:

Community Development Director / City Engineer – Craig Meyers
Assistant City Engineer – Beth Jones
City Planner – Harold Ellis
Assistant City Planner – Amelia Lindley

- 2.0 No Public Comments were received.
- 3.0 Craig Meyers, Community Development Director / City Engineer, announced Beth Jones as the new Assistant City Engineer.
- 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 February 8, 2016.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **MATTHEWS ADDITION**: Being a subdivision of 59.1235 Acres of land situated in the Joseph House Survey, Abstract No. 34 in Harris County, Texas and Abstract No. 20 in Montgomery County, Texas.

Craig Meyers presented recommendation of approval with contingencies.
Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to

draft

approve **MATTHEWS ADDITION**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **OLIVO LOTS**: Being a subdivision of 0.3214 Acres of Land and being all of lots 45, 46, 47 and 48 in Block 79 of revised map of Tomball Townsite, Volume 4, Page 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.

Craig Meyers presented recommendation of approval.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **OLIVO LOTS**.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **ULRICH ACRES**: Being a subdivision of land containing 1.167 Acres of land in the Joseph Miller Survey, A-50, Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **ULRICH ACRES**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Preliminary Plat of **IN SIGHT OF ZION**: Being a subdivision of a 2.9219 Acre Tract in the Joseph Miller Survey, Abstract-50, Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **IN SIGHT OF ZION**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary Plat of **TKC CCXXVII, LLC**: Being a subdivision of 4.0141 Acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **TKC CCXXVII, LLC**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve Final Plat of **SWINGHAMMER/HAUCK SUBDIVISION**: Being a 10.2142 acre tract and being a replat of a portion of Outlot Numbers 191, 192, 195 & 196, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, as recorded on map or plat thereof in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being a replat of a subdivision recorded in Film code Number 376131 of said Map Records and being the same land described in deeds recorded in Clerk file Numbers 20080218916 and 20150448918 of the Real Property Records of Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **SWINGHAMMER / HAUCK SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to approve **Zoning Case P15-0158**: Request by Maple Creek Bed & Breakfast, c/o Michael Clark, for a Conditional Use Permit to operate a Bed & Breakfast Inn. The property is located at 519 E. Hufsmith Road., east of Hospital Road on the north side of E. Hufsmith, is approximately 5.663 acres, and is zoned Single-Family 20 Estate District. The property is legally described as Tract 3, 5.663 acres of McGraw Tract II, a subdivision in the Ralph Hubbard Survey, Abstract 383, Harris County, Texas, according to the map or plat thereof recorded in Vol. 423, Page 107, Map Records, Harris County, Texas.

Commission Dunigan left the podium due to a conflict of interest and did not participate in this case as a Commissioner.

Harold Ellis, City Planner, presented the case and recommendation.

Michael Clark and Katie Whisler spoke on behalf of the case.

The public hearing was opened by Chair Tague at 4:59 p.m.

Dane Dunagin (535 E. Hufsmith) withdrew his opposition from the case.

Hearing no additional comments, the public hearing was closed at 5:00 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approved **ZONING CASE P15-0158**. Vote was as follows:

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

Motion failed; 2 votes nay, 1 vote aye.

- 5.8 Consideration to approve **Zoning Case P16-0020**: Request by Matthew Gilbert, on behalf of Brandt Construction, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.1 acres of land, legally described as 5.001 acres H.C.C.F. No. X733739 Portion of Lots 487, 488, & 489 and 8.1479 acres H.C.C.F. No. U200671 Portion of Lots 487, 488 & 489 Tomball Townsite Volume 2, Page 65 M.R.H.C., within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville, south of The Estates at Willow Creek subdivision, from the Agricultural District to the Commercial District.

Harold Ellis, City Planner, presented the case and recommendation.

Chad Brandt (7 Dusk Valley Ct., Spring, TX 77379) spoke on behalf of the request.

The public hearing was opened at 5:22 p.m.

Hearing no comments, the public hearing was closed at 5:23 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin to approve **ZONING CASE P16-0020**. Vote was as follows:

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

Motion carried unanimously; 4 votes aye, 0 votes nay.

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

Motion carried unanimously.

The meeting adjourned at 5:27 p.m.

PASSED and APPROVED on this _____ day of _____ 2016.

Amelia Lindley
Acting Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 11, 2016

Topic:

Consideration to Approve Final Plat of **CURTIS MORRIS**: Being a 0.2043 acre tract of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being a replat of Lots 13, 14, 15 and the Westerly 14 Feet of Lot 16, Block 19 of Revised Map of Tomball, a subdivision 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, and being the same land described in deed recorded in Clerk's File Number V766456 of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

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

Community Development Department

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

ATTACHMENTS:

Curtis Morris - Final Plat

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: April 11, 2016

Topic:

Consideration to Approve Final Plat of **TOMBALL BUSINESS AND TECHNOLOGY PARK - LOT 2 REPLAT**: Being a subdivision of 31.7194 Acres and being a replat of Lot 2 of Tomball Business and Technology Park as recorded in Film Code No. 653006 of the Harris County Map Records, in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

Community Development Department

ACTION TAKEN

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

Final Plat - Tomball Business & Technology Park - Lot 2

THE STATE OF TEXAS

COUNTY OF HARRIS

WE, TOMBALL ECONOMIC DEVELOPMENT CORPORATION, ACTING BY AND THROUGH GRETCHEN FAGAN, PRESIDENT OF THE BOARD OF DIRECTORS, BEING AN OFFICER OF TOMBALL ECONOMIC DEVELOPMENT CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 31.7194 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 2 REPLAT, 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 SERIAL 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 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 SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS 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, 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 TOMBALL ECONOMIC DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GRETCHEN FAGAN, PRESIDENT OF THE BOARD OF DIRECTORS, THEREUNTO AUTHORIZED, ATTESTED BY THE SECRETARY OF THE BOARD OF DIRECTORS, W. E. (BILL) SUMNER, JR., AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2016.

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

BY: _____
GRETCHEN FAGAN
PRESIDENT OF THE BOARD OF DIRECTORS

ATTEST:

BY: _____
W. E. (BILL) SUMNER, JR.
SECRETARY OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS

COUNTY OF HARRIS

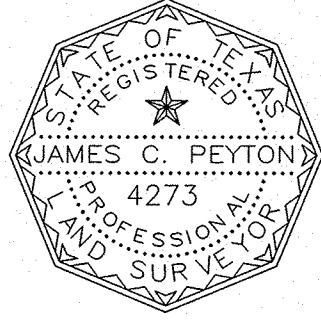
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRETCHEN FAGAN AND W. E. (BILL) SUMNER, JR., PRESIDENT AND SECRETARY RESPECTIVELY OF THE BOARD OF DIRECTORS OF TOMBALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 _____, 2016.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, JAMES C. PEYTON, 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN DIMENSIONED TO THE NEAREST SURVEY CORNER.



JAMES C. PEYTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4273

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FINAL PLAT TOMBALL BUSINESS AND TECHNOLOGY PARK 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

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

GEORGE SHACKELFORD
CITY MANAGER

CRAIG T. MEYERS, P.E. C.F.M.
COMMUNITY DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL ACCEPTS THE PLANNING AND ZONING COMMISSION'S AUTHORIZED APPROVAL AND ACCEPTANCE OF ALL DEDICATED PUBLIC EASEMENTS 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: _____
GRETCHEN FAGAN, MAYOR

BY: _____
DORIS SPEER, CITY SECRETARY

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 IN FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

STAN STANART, CLERK OF
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF A 5.502-ACRE
(239,659 SQ. FT.) TRACT OF LAND
SITUATED IN THE ELIZABETH SMITH
SURVEY, A-70, HARRIS COUNTY, TEXAS

BEING A 5.502-ACRE (239,659 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ELIZABETH SMITH SURVEY, A-70, HARRIS COUNTY, TEXAS, SAID 5.502-ACRE TRACT BEING OUT OF LOT 2 OF THE PLAT OF TOMBALL BUSINESS AND TECHNOLOGY PARK, BY PLAT RECORDED UNDER FILM CODE NO. 653006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD83), ALL COORDINATES SHOWN ARE GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 1.000052283, ALL DISTANCES ARE SURFACE:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF SPELL ROAD (80-FOOT WIDE RIGHT-OF-WAY) (F.C. NO. 653006, H.C.M.R.), AND IN THE SOUTHEAST LINE OF SAID LOT 2, FOR THE SOUTHERLY OUTBACK CORNER OF THE NORTHEAST INTERSECTION OF SAID SPELL ROAD AND FUTURE SPELL CIRCLE, AND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 58 DEG. 57 MIN. 30 SEC. WEST, OVER AND ACROSS SAID LOT 2 AND WITH A SOUTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 28.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 15 DEG. 03 MIN. 37 SEC. WEST, OVER AND ACROSS SAID LOT 2 AND WITH A SOUTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 358.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 81 DEG. 52 MIN. 18 SEC. EAST, OVER AND ACROSS SAID LOT 2 AND WITH THE NORTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 629.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET IN THE NORTHWEST LINE OF SAID LOT 2 AND WITH THE NORTHWEST LINE OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 20 DEG. 21 MIN. 47 SEC. EAST, WITH THE SOUTHWEST LINE OF SAID LOT 1, WITH THE NORTHEAST LINE OF SAID LOT 2 AND WITH A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 284.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 15 DEG. 24 MIN. 45 SEC. EAST, WITH THE SOUTHWEST LINE OF SAID LOT 1, WITH THE NORTHEAST LINE OF SAID LOT 2 AND WITH A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 463.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 07 DEG. 16 MIN. 45 SEC. EAST, WITH THE SOUTHWEST LINE OF SAID LOT 1, WITH THE NORTHEAST LINE OF SAID LOT 2 AND WITH A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 2.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPELL ROAD, WITH THE SOUTHEAST LINE OF SAID LOT 2, WITH THE SOUTHEAST LINE OF SAID TRACT HEREIN DESCRIBED AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10 DEG. 19 MIN. 59 SEC., A CHORD BEARING OF SOUTH 76 DEG. 43 MIN. 41 SEC. WEST, A CHORD DISTANCE OF 95.45 FEET AND AN ARC LENGTH OF 95.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

THENCE SOUTH 81 DEG. 53 MIN. 40 SEC. WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPELL ROAD, WITH THE SOUTHEAST LINE OF SAID LOT 2 AND WITH A SOUTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 54.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.502 ACRES (239,659 SQUARE FEET) OF LAND.

DESCRIPTION OF A 25.1176 ACRES
(1,094,120.59 SQ. FT.) TRACT OF LAND SITUATED
IN THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

BEING A 25.1176 ACRES (1,094,120.59 SQUARE FEET) TRACT OF LAND SITUATED IN THE ELIZABETH SMITH SURVEY, A-70, CITY OF TOMBALL, HARRIS COUNTY, TEXAS, SAID 25.1176 ACRES TRACT BEING OUT OF LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT AS RECORDED UNDER FILM CODE NO. 653006 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH THE BARS OF BEARINGS BEING THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (ALL COORDINATES SHOWN HEREON ARE GRID COORDINATE AXES AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 1.000052283, ALL DISTANCES SHOWN ARE SURFACE);

BEGINNING (N=13,953,777.18, E=3,046,067.35) AT A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET IN THE EAST RIGHT-OF-WAY LINE OF SOUTH PERSIMMON STREET (80' RIGHT-OF-WAY) RECORDED UNDER FILM CODE 653006 OF THE HARRIS COUNTY MAP RECORDS, IN A SOUTHWEST CORNER OF LOT 2 OF THE SAID TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT, FOR A SOUTHWEST CORNER OF SAID TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A WESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 40 DEG. 26 MIN. 25 SEC., A CHORD BEARING NORTH 56 DEG. 24 MIN. 04 SEC. WEST, A CHORD DISTANCE OF 718.91 FEET AND AN ARC LENGTH OF 734.05 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH PERSIMMON STREET, FOR AN ANGLE POINT IN SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT AND FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 76 DEG. 37 MIN. 16 SEC. WEST, WITH A SOUTH LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 277.08 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE SOUTHEAST CORNER OF A 1.8603 ACRES TRACT OF LAND CONVEYED TO 2978 INDUSTRIAL PROPERTIES, LLC BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150129724 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, TO A WEST CORNER OF SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK AND TO A WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 13 DEG. 22 MIN. 44 SEC. EAST, WITH A WEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A WEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 427.76 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE SOUTHWEST LINE OF A 15,000 ACRES TRACT OF LAND CONVEYED TO PHILIP EUGENE PARSLOW, DITTO GULLY, AND WILBERTA D. PASSAFUMIA BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 1556736 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, TO A NORTH CORNER OF SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK AND TO A NORTH CORNER IN THE SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 46 DEG. 42 MIN. 29 SEC. EAST, WITH A SOUTHWEST LINE OF THE SAID 15,000 ACRE TRACT, WITH A NORTHEAST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 386.59 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 42 DEG. 46 MIN. 13 SEC. EAST, WITH A SOUTHEAST LINE OF THE SAID 15,000 ACRE TRACT, WITH A NORTHWEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 130.94 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF LOT 2 OF THE TOMBALL SOUTH COMMERCIAL PLAT AS RECORDED UNDER FILM CODE NO. 632199 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS AND FOR A NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 47 DEG. 13 MIN. 47 SEC. EAST, WITH A SOUTHWEST LINE OF THE SAID LOT 2 OF THE TOMBALL SOUTH COMMERCIAL, WITH A NORTHEAST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 54.06 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 44 DEG. 30 MIN. 33 SEC. EAST, WITH A SOUTHEAST LINE OF THE SAID LOT 2 OF THE TOMBALL SOUTH COMMERCIAL, WITH A NORTHWEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 130.94 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF LOT 2 OF THE TOMBALL SOUTH COMMERCIAL PLAT, FOR A NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 05 DEG. 03 MIN. 09 SEC., A CHORD BEARING S 22 DEG. 53 MIN. 22 SEC. E, A CHORD DISTANCE OF 23.80 FEET AND AN ARC LENGTH OF 23.87 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT IN THE WEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND AN EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 20 DEG. 21 MIN. 47 SEC. EAST, WITH A WEST LINE OF THE SAID LOT 2 AND LOT 3 OF THE TOMBALL SOUTH COMMERCIAL, WITH AN EAST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND AN EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 666.52 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 69 DEG. 38 MIN. 13 SEC. EAST, WITH A SOUTH LINE OF THE SAID LOT 3 OF THE TOMBALL SOUTH COMMERCIAL, WITH A NORTH LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR A NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 20 DEG. 21 MIN. 47 SEC. EAST, WITH A WEST LINE OF LOT 1 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT, THE EAST LINE OF LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT AND THE EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 316.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR A SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 81 DEG. 52 MIN. 18 SEC. WEST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH A SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 629.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 15 DEG. 03 MIN. 37 SEC. WEST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH A WEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 217.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48 DEG. 40 MIN. 47 SEC., A CHORD BEARING NORTH 09 DEG. 46 MIN. 47 SEC. EAST, A CHORD DISTANCE OF 21.00 FEET AND AN ARC LENGTH OF 21.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE IN A WESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 279 DEG. 21 MIN. 34 SEC., A CHORD BEARING SOUTH 74 DEG. 56 MIN. 23 SEC. WEST, A CHORD DISTANCE OF 77.65 FEET AND AN ARC LENGTH OF 292.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

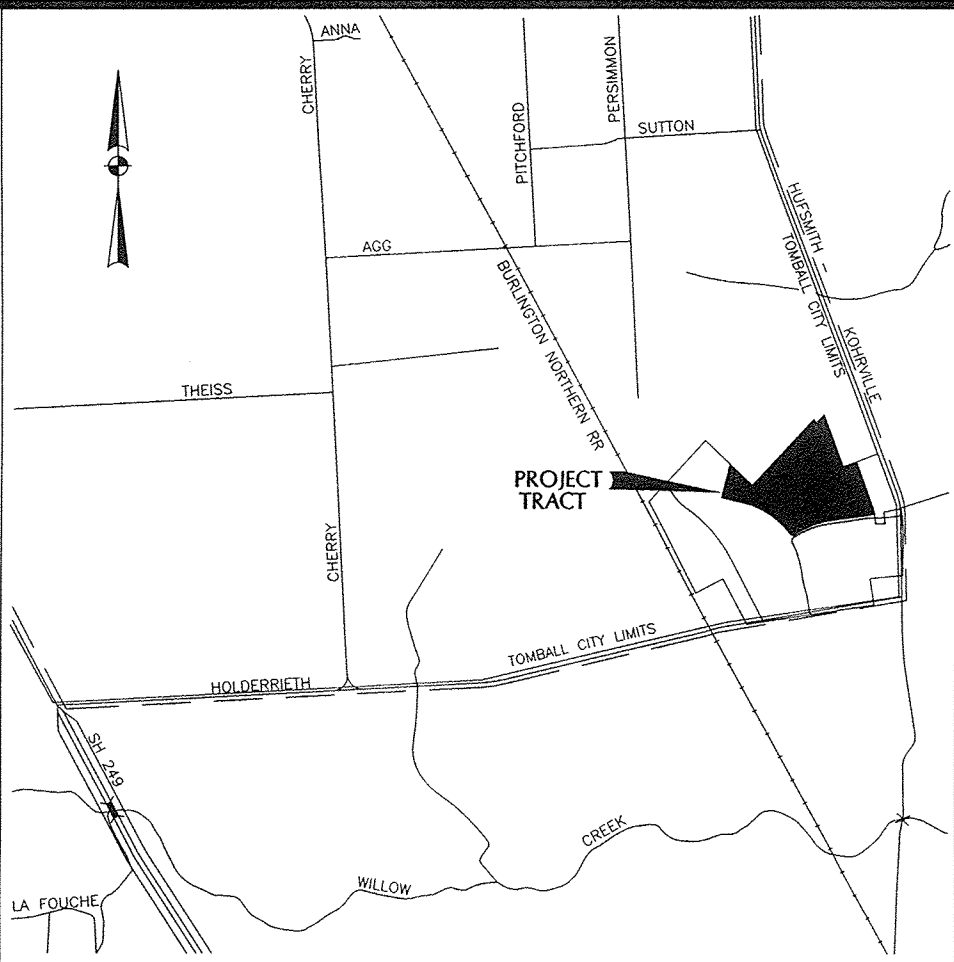
THENCE IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48 DEG. 40 MIN. 47 SEC., A CHORD BEARING SOUTH 39 DEG. 54 MIN. 00 SEC. EAST, A CHORD DISTANCE OF 21.00 FEET AND AN ARC LENGTH OF 21.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 15 DEG. 03 MIN. 37 SEC. EAST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH AN EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 575.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR A SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 28 DEG. 50 MIN. 16 SEC. WEST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH A SOUTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 28.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET IN THE NORTHERN RIGHT-OF-WAY LINE OF SPELL ROAD (80' RIGHT-OF-WAY) RECORDED UNDER FILM CODE 653006 OF THE HARRIS COUNTY MAP RECORDS, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A WESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 14 DEG. 47 MIN. 03 SEC., A CHORD BEARING NORTH 64 DEG. 46 MIN. 34 SEC. WEST, A CHORD DISTANCE OF 267.61 FEET AND AN ARC LENGTH OF 268.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 57 DEG. 24 MIN. 03 SEC. WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SPELL ROAD, AND WITH THE SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 54.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.1175 ACRES (1,094,120.59 SQUARE FEET) OF LAND.



VICINITY MAP
N.T.S.
KEY MAP No. 288-F.G.K & L

FINAL PLAT

TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 2 REPLAT

A SUBDIVISION OF 31.7194 ACRES (1,381,696.22 SQ.FT.),
BEING A REPLAT OF LOT 2 OF TOMBALL BUSINESS AND
TECHNOLOGY PARK AS RECORDED IN FILM CODE NO. 653006
OF THE HARRIS COUNTY MAP RECORDS, IN THE ELIZABETH SMITH
SURVEY, ABSTRACT NO. 70, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS

OWNERS:

Tomball Economic
Development Corporation
29201 Quinn Road
Tomball TX 77375
281-401-4086

SURVEYOR / ENGINEER:

 **WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

2 LOTS

SCALE: 1"=100'

MARCH, 2016

CORRECTED MAP OF
TOMBALL OUTLOTS
VOL. 4, PG. 75
H.C.M.R.

ROBERTA PASSAFUMA
CALLED 2.0 ACRES
FILE NO. 20100443954
H.C.O.P.R.R.P.

30' ROADWAY
(UNIMPROVED)
VOL. 2, PG. 65
H.C.M.R.

LOT 3
4.8226 ACRES
210,073.74 SQ.FT.

1.883 ACRES (81,033.57 SQ.FT.)
IS HEREBY DEDICATED AS
DRAINAGE RIGHT-OF-WAY
2078 INDUSTRIAL PROPERTIES, LLC
FILE NO. 20150129724
O.P.R.R.P.H.C.

14' H.L.&P. COMPANY EASEMENT
W/7.5'
AERIAL EASEMENT FROM A PLANE, 20'
ABOVE GROUND LEVEL UPWARD

N 76°37'16" W
277.08'

20' CTUE
CLERK'S FILE NO. 674930
H.C.M.R.

TOM BALL TOWNSITE
VOL. 2, PG 65
H.C.M.R.

PHILLIP EUGENE PASSAFUMA, SR.,
AND WIFE, ROBERTA D. PASSAFUMA
FILE NO. E556736
H.C.O.P.R.R.P.

25' DRAINAGE
EASEMENT

14' H.L.&P. COMPANY EASEMENT W/8'
AERIAL EASEMENT FROM A PLANE, 20'
ABOVE GROUND LEVEL UPWARD

LOT 2, BLOCK 1
25.1176 ACRES
1,094,120.59 SQ.FT.

TOMBALL ECONOMIC DEVELOPMENT CORPORATION
H.C.C.F. NO. 20150128685
F.C. NO. ER 067-60-2113
O.P.R.R.P.H.C.

TOMBALL BUSINESS
AND TECHNOLOGY PARK
FILM CODE NO. 653006
H.C.M.R.

SOUTH PERSIMMON STREET
(80' R.O.W.)
FILM CODE 653006, H.C.M.R.

30' EASEMENT GRANTED TO
GENESIS PIPELINE TEXAS, L.P.
FILE NO. 1741549 H.C.O.P.R.R.P.

LOT 5
TOMBALL BUSINESS
AND TECHNOLOGY PARK
FILM CODE NO. 653006
H.C.M.R.

DEBRA R. THORNTON
CALLED 0.931 ACRE
FILE NO. V843587
H.C.O.P.R.R.P.

PEDRO SALAZAR
CALLED 0.931 ACRE
FILE NO. V843587
H.C.O.P.R.R.P.

RESTRICTED RESERVE "C"
(RESTRICTED FOR DRAINAGE
& DETENTION PURPOSES ONLY)
TOMBALL SOUTH COMMERCIAL
FILM CODE NO. 632199
H.C.M.R.

15' CITY OF TOMBALL, UE
FILM CODE NO. 632199 H.C.M.R.

LOT 2
TOMBALL SOUTH COMMERCIAL
FILM CODE NO. 632199
H.C.M.R.

14' H.L.&P. COMPANY EASEMENT W/8'
AERIAL EASEMENT FROM A PLANE, 20'
ABOVE GROUND LEVEL UPWARD

20' DRAINAGE
EASEMENT

15' PRIVATE DRAINAGE EASEMENT
FILM CODE NO. 632199 H.C.M.R.

LOT 3
KTC HOLDINGS, L.L.C.
CALLED 3.4434 ACRES
FILE NO. 20110118607
H.C.O.P.R.R.P.

14' H.L.&P. COMPANY EASEMENT W/8'
AERIAL EASEMENT FROM A PLANE, 20'
ABOVE GROUND LEVEL UPWARD

LOT 1
TOMBALL BUSINESS
AND TECHNOLOGY PARK
FILM CODE NO. 653006
H.C.M.R.

N 81°52'18" E 629.47'

LOT 9, BLOCK 1
5.5018 ACRES
239,658.63 SQ.FT.

20' CTUE
FILM CODE 653006
H.C.M.R.

SPELL ROAD
(80' R.O.W.)
FILM CODE 653006, H.C.M.R.

TOMBALL ECONOMIC DEVELOPMENT CORPORATION
H.C.C.F. NO. 20150128685
F.C. NO. ER 067-60-2113
O.P.R.R.P.H.C.

TOMBALL BUSINESS
AND TECHNOLOGY PARK
LOT 4 PARTIAL REPLAT
VOL.674, PG 930
H.C.M.R.

FINAL PLAT TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 2 REPLAT

A SUBDIVISION OF 31.7194 ACRES (1,381,696.22 SQ.FT.),
BEING A REPLAT OF LOT 2 OF TOMBALL BUSINESS AND
TECHNOLOGY PARK AS RECORDED IN FILM CODE NO. 653006
OF THE HARRIS COUNTY MAP RECORDS, IN THE ELIZABETH SMITH
SURVEY, ABSTRACT NO. 70, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS

OWNERS:
Tomball Economic
Development Corporation
29201 Quinn Road
Tomball TX 77375
281-401-4086

SURVEYOR / ENGINEER:

WEISSER
Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

2 LOTS

SCALE: 1"=100' MARCH, 2016

SHEET 2 OF 2

ABBREVIATIONS:

- BL INDICATES BUILDING LINE.
- CTUE INDICATES CITY OF TOMBALL UTILITY EASEMENT.
- SSE INDICATES SANITARY SEWER EASEMENT.
- WLE INDICATES WATER LINE EASEMENT.
- STM SE INDICATES STORM SEWER EASEMENT.
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
- H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.

CURVE TABLE

NO.	ARC	DELTA	RADIUS	CHORD BRG	CHORD DIST
C1	734.05'	40°26'25"	1040.00'	N56°24'04"W	718.91'
C2	23.81'	05°03'09"	270.00'	S22°53'22"E	23.80'
C3	95.58'	10°19'59"	530.00'	S76°43'41"W	95.45'
C4	444.60'	24°29'38"	1040.00'	S69°38'51"W	441.22'
C5	21.68'	49°40'47"	25.00'	N39°54'00"W	21.00'
C6	292.54'	27°9'21"34"	60.00'	N74°56'23"E	77.65'
C7	21.68'	49°40'47"	25.00'	S09°46'47"W	21.00'
C8	100.01'	05°30'35"	1040.00'	S74°56'23"W	99.97'
C9	76.23'	04°12'00"	1040.00'	S79°47'40"W	76.22'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N79°02'45"W	36.24'
L2	S47°13'47"E	54.06'
L3	N44°30'33"E	130.94'
L4	S15°24'46"E	83.08'
L5	S07°16'45"E	2.40'
L6	S57°24'03"W	54.60'
L7	N28°50'16"E	28.82'
L8	S58°57'30"E	28.82'

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 11, 2016

Topic:

Consideration to Approve Final Plat of **HAPPY TIRE STORE**: Being a subdivision of a 3.2687 Acre of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas and being the same land described in Deed Recorded in Clerk's File No. R249550 of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

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

Community Development Department

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
--	--	-------

ATTACHMENTS:

Happy Tire Store - Final Plat

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 11, 2016

Topic:

Consideration to Approve Final Plat of **IN SIGHT OF ZION**: Being a subdivision of a 2.9219 Acre Tract in the Joseph Miller Survey, Abstract-50, Harris County, Texas.

Background:

Origination:

Recommendation:

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

Community Development Department

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

ATTACHMENTS:

In site of Zion - Final Plat

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, BOBBY D. TALBOTT and LORRAINE J. TALBOTT, OWNERS, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.9219 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF IN SIGHT OF ZION, 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 QUATERS (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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 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 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.

WITNESS OUR HANDS IN THE CITY OF TOMBALL, TEXAS, THIS _____ DAY OF _____, 2016.

BY: BOBBY D. TALBOTT, OWNER
BY: LORRAINE J. TALBOTT, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED BOBBY D. TALBOTT and LORRAINE J. TALBOTT, OWNERS, 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 CAPAPCTY THEREIN AND HEREIN STATED.

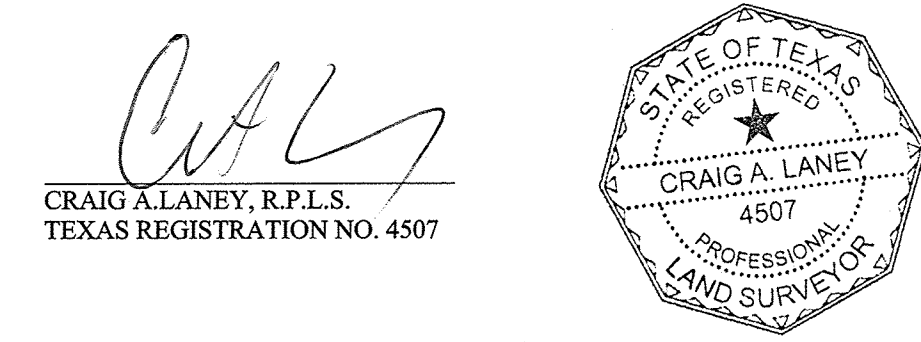
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, CRAIG A. LANEY, 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS 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.



WE, THE CITY MANAGER AND DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF TOMBALL, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF TOMBALL ORDINANCE.

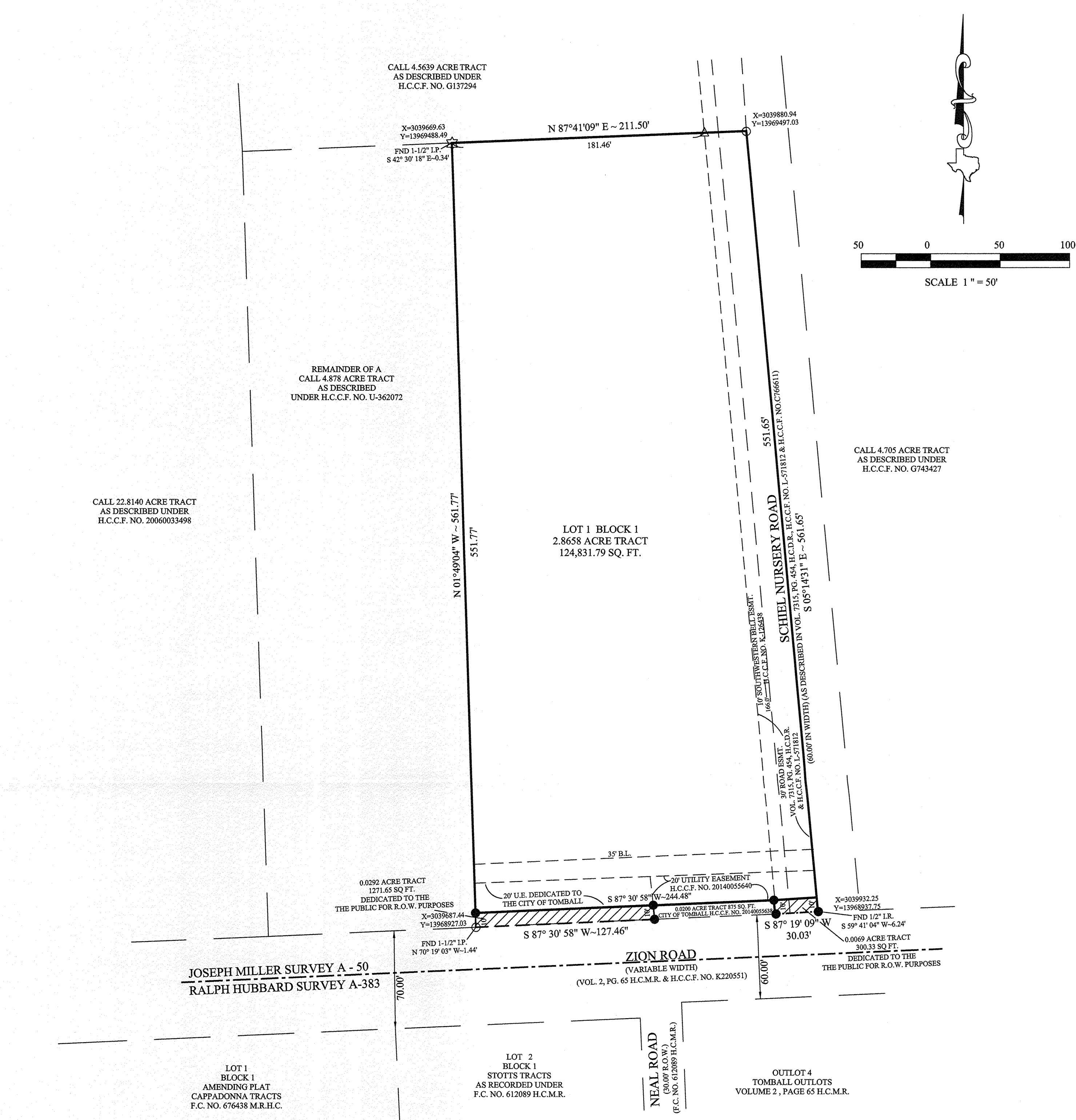
BY: GEORGE SHACKELFORD, CITY MANAGER
BY: CRAIG T. MEYERS, P.E., DIRECTOR OF COMMUNITY DEVELOPMENT

THIS IS TO CERTIFY THAT THE CITY ACCEPTS THE PLANNING & ZONING COMMISSION'S AUTHORIZED APPROVAL AND ACCEPTANCE OF ALL DEDICATED PUBLIC EASEMENTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

BY: GRETCHEN FAGAN, MAYOR
BY: DORIS SPEER, CITY SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF IN SIGHT OF ZION 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



Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: April 11, 2016

Topic:

Consideration to Approve Final Plat of **PRELIMINARY REPLAT OF PARKWAY OASIS PARTIAL REPLAT NO. 3**: Being Lots 1A & 1B, Block 1, 4.4459 Acres, an addition to the city of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

Community Development Depatment

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

ATTACHMENTS:

Preliminary Replat of Parkway Oasis Partial Replat No. 3

STATE OF TEXAS
COUNTY OF HARRIS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1A & LOT 1B, BLOCK 1, PARKWAY OASIS, PARTIAL REPLAT NO. 3, AN ADDITION TO THE CITY OF TOMBALL, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF ALVIN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF ALVINS USE THEREOF. THE CITY OF ALVIN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF TOMBALL AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF TOMBALL, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2016.

NAME _____

TITLE _____

STATE OF TEXAS
COUNTY OF _____

I, TTS TOMBALL HOLDINGS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN _____ (CITY) _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 2016.

TTS TOMBALL HOLDINGS, LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHUCK PARADOWSKI, KNOWN 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF _____

I, CHUCK PARADOWSKI, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN _____ (CITY) _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 2016.

CHUCK PARADOWSKI

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHUCK PARADOWSKI, KNOWN 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

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

BY: _____
GEORGE SHACKELFORD
CITY MANAGER

BY: _____
CRAC MYERS
CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY OASIS PARTIAL REPLAT NO. 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZE THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2016.

BY: _____
LORI WALLACE
CHAIRMAN

BY: _____
EVELYN CHERVENAK
VICE CHAIRMAN

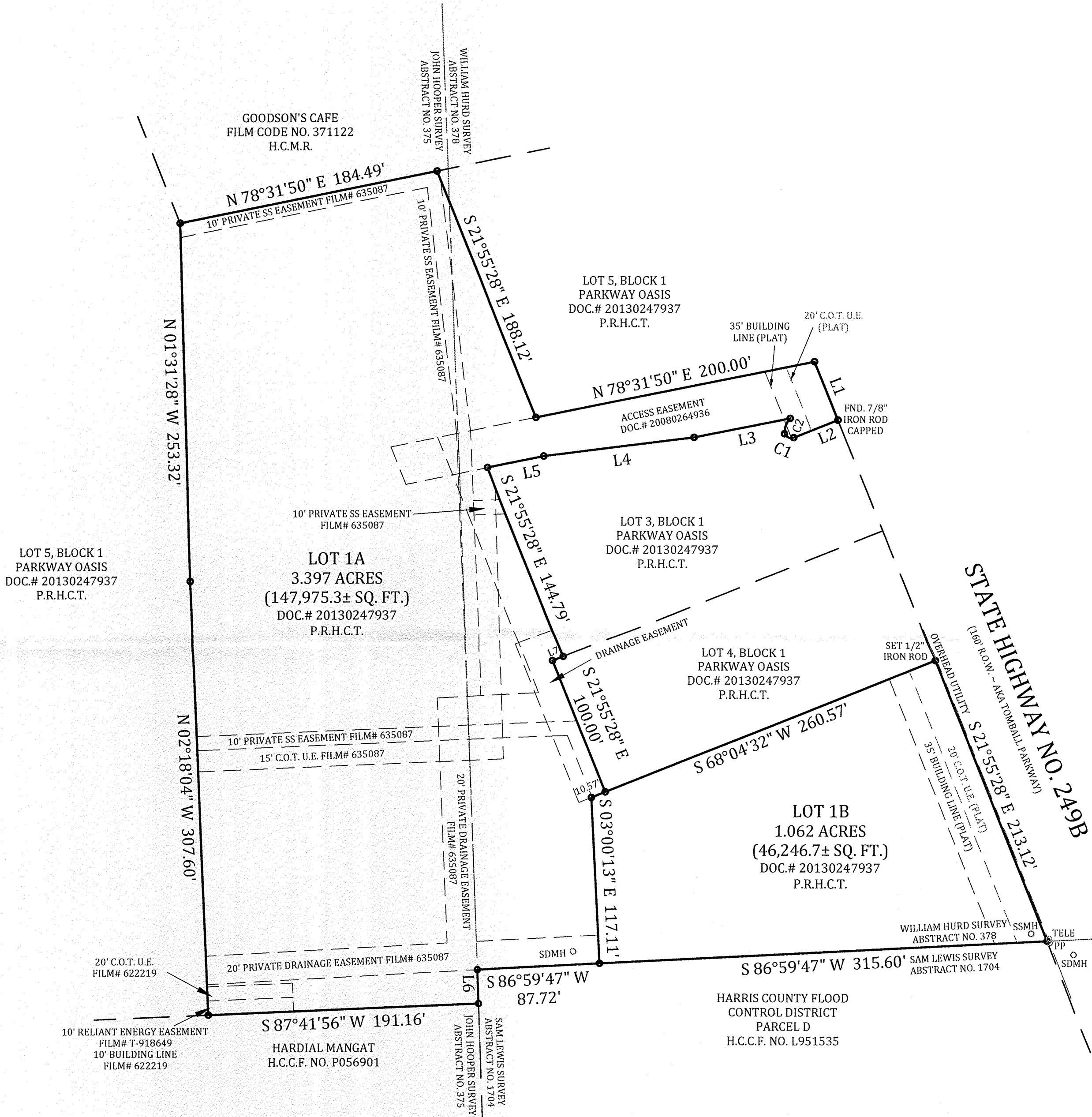
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY OASIS PARTIAL REPLAT NO. 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZE THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2016.

BY: _____
GRETCHEN FAGAN
MAYOR

BY: _____
DORIS SPEAR
CITY SECRETARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.00'	7.85'	7.67'	N 46°55'59" W	90°00'00"
C2	15.00'	11.91'	11.60'	N 19°35'17" E	45°29'40"

LINE	BEARING	DISTANCE
L1	S 21°55'28" E	44.61'
L2	S 68°04'32" W	33.50'
L3	S 78°31'50" W	68.67'
L4	S 82°49'14" W	106.94'
L5	S 78°31'50" W	40.92'
L6	S 02°04'47" E	23.95'
L7	S 68°04'32" W	8.00'



BEING A 4.459 ACRES TRACT OF LAND OUT OF THE PARKWAY OASIS SUBDIVISION, HARRIS COUNTY, TEXAS; BEING A REPLAT OF THAT CERTAIN LOT 1, PARKWAY OASIS REPLAT NO. 2 AS RECORDED IN FILM# 654107, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

NOTES:

1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 4820102010L, DATED JUNE 18, 2007.

2) ALL CORNERS ARE FOUND 5/8" IRON RODS, UNLESS OTHERWISE NOTED.

3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF TOMBALL'S USE THEREOF. THE CITY OF ALVIN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF ALVIN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

8) THIS TRACT IS CURRENTLY ZONED "GR", GENERAL RETAIL DISTRICT, AS PER CITY OF TOMBALL ZONING MAP ADOPTED FEBRUARY 4, 2008.

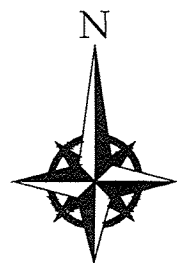
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF TOMBALL.

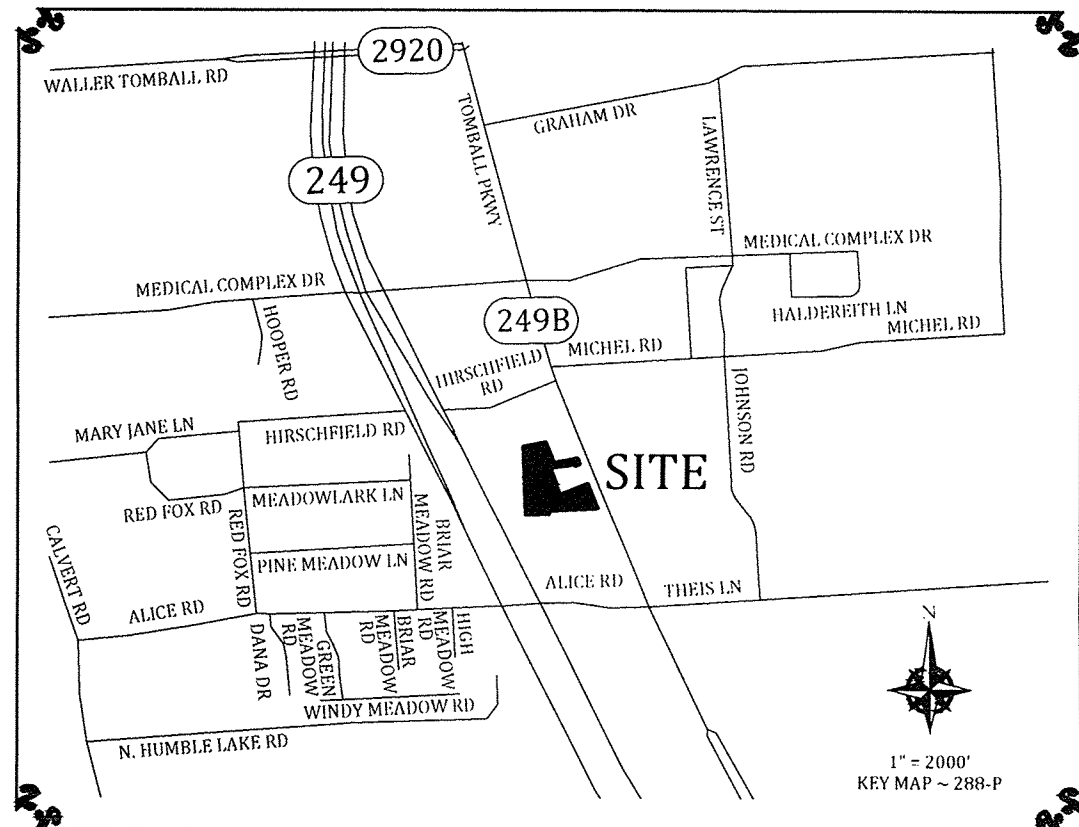
PRELIMINARY - DO NOT RECORD

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
MARCH 2016 - JN160346PLAT



SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
CHUCK PARADOWSKI
KEYIMPACT SALES & SYSTEMS, INC.
SVP CENTRAL ZONE
IRVING, TX 75061
972-998-8807



PRELIMINARY REPLAT OF PARKWAY OASIS PARTIAL REPLAT NO. 3

BEING LOTS 1A & LOT 1B, BLOCK 1
4.459 ACRES
AN ADDITION TO THE CITY OF TOMBALL
HARRIS COUNTY, TEXAS
MARCH 18, 2016

CARTER SURVEYING
& MAPPING, INC.

110 A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0405