

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



MONDAY, AUGUST 12, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, August 12, 2019 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 Planning and Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 10, 2019.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **BOYCE SUBDIVISION**: A subdivision of a 0.6428 acre (28,000 square foot) tract of land being a Replat of lots 3, 5, & 6

in block 72 of the Tomball Townsite Volume 2, Page 65 H.C.M.R. and Lots 23 & 24 in block 72 of the revised map of Tomball Volume 4, Page 25 H.C.M.R. Situated in the William Hurd Survey, Abstract 371, City of Tomball, Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **CHERRY PINES SECTION 1 PARTIAL REPLAT NO. 1:** A subdivision of 2.6397 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.
- 5.3 Consideration to Approve Final Plat of **GRAND JUNCTION SEC 1:** A subdivision of 12.7068 AC./553,509 SQ. FT. situated in the Ralph Hubbard Survey, Abstract No. 383, City of Tomball, Harris County, Texas.
- 5.4 Consideration to Approve Final Plat of **PELTIER PLACE:** A subdivision of that certain 11.524 acre tract of land in the Joseph House Survey, Abstract No. 34, in Harris County, Texas, described in deed from Leslie and Lana Lagerquist to J. Peltier LTD recorded under Clerk's File No. 2019-267433 of the Official Public Records of Real Property of Harris County, Texas.
- 5.5 Consideration to Approve **Zoning Case P19-090:** Request by Colleen Pye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.53 acres of land legally described as Tract 91K Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of Hospital Road, at 601 Hospital Road, from the Single-Family 9 District to the Single-Family 6 District.

- Conduct Public Hearing on **Zoning Case P19-090**

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8th day of August, 2019 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: August 12, 2019

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: August 12, 2019

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: August 12, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 10, 2019.

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:

Minutes 7.8.12

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

MONDAY, JULY 8, 2019



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:01 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson
Commissioner Richard Anderson

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Wesley Stolz – Assistant City Engineer
Amelia Lindley – City Planner
Elizabeth Jones – Board Secretary

- 1.1 Election of Chairman and Vice Chairman

- Motion was made by Commissioner Anderson, second by Commissioner Benson, to re-appoint Chair Barbara Tague.

Motion carried unanimously.

- Motion was made by Commissioner Anderson, second by Commissioner Benson, to re-appoint Vice Chair Roquemore.

Motion carried unanimously.

- 2.0 No Public Comments were received

- 3.0 Craig Meyers, Community Development Director, announced the following:

- Raburn Reserve was approved at City Council
- Deadline is July 15th for the comprehensive plan comments; the workshop is August 15th

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 13, 2019, with contingency of adding Anderson to the last vote.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **DREWMARK PROPERTIES LLC REPLAT NO 1:** Lots thirty-three (33), thirty-four (34), thirty-five (35), and thirty-six (36), in block sixty-nine (69) and lots twenty three (23) and twenty four (24), in block seventy (70), of Tomball Townsite, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25 of the map records of Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval with contingencies.

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

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **FIFIELD ADDITION:** 3.6914 acres (160,799.09) Square Feet located in the J. Pruitt Survey, A-629 Harris County, Texas City of Tomball E.T.J.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval with contingencies.

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

Motion carried unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 6:09 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Elizabeth Jones
Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: August 12, 2019

Topic:

Consideration to Approve Final Plat of **BOYCE SUBDIVISION:** A subdivision of a 0.6428 acre (28,000 square foot) tract of land being a Replat of lots 3, 5, & 6 in block 72 of the Tomball Townsite Volume 2, Page 65 H.C.M.R. and Lots 23 & 24 in block 72 of the revised map of Tomball Volume 4, Page 25 H.C.M.R. Situated in the William Hurd Survey, Abstract 371, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Boyce Subdivision Plat
Boyce Subdivision Comments

We, Faye Boyce and Julius Andrew Myren, Herein after referred to as owners. of the 0.6428 acre tract described in the above and foregoing plat of BOYCE SUBDIVISION, do hereby make and establish said subdivision of said property according to all lines, 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 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 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 drainageways 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 (or our) hand in the City of Tomball, Texas, this ____ day of _____, 2019.

BY: _____
Faye Boyce

BY: _____
Julius Andrew Myren

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2019.

Notary Public In and For the State of Texas
My Commission Expires: _____

This is to certify that the planning and zoning commission of the City of Tomball, Texas has approved this plat and subdivision of (name of subdivision) 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 _____, 2019.

BY: _____
BARBARA TAGUE, CHARIMAN

BY: _____
DARRELL ROQUEMORE, VICE CHAIRMAN

I, Darryl M. Beard, 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.

DARRYL M. BEARD, R.P.L.S.
TEXAS REGISTRATION No. 6438

PRELIMINARY
DARRYL M. BEARD, R.P.L.S.

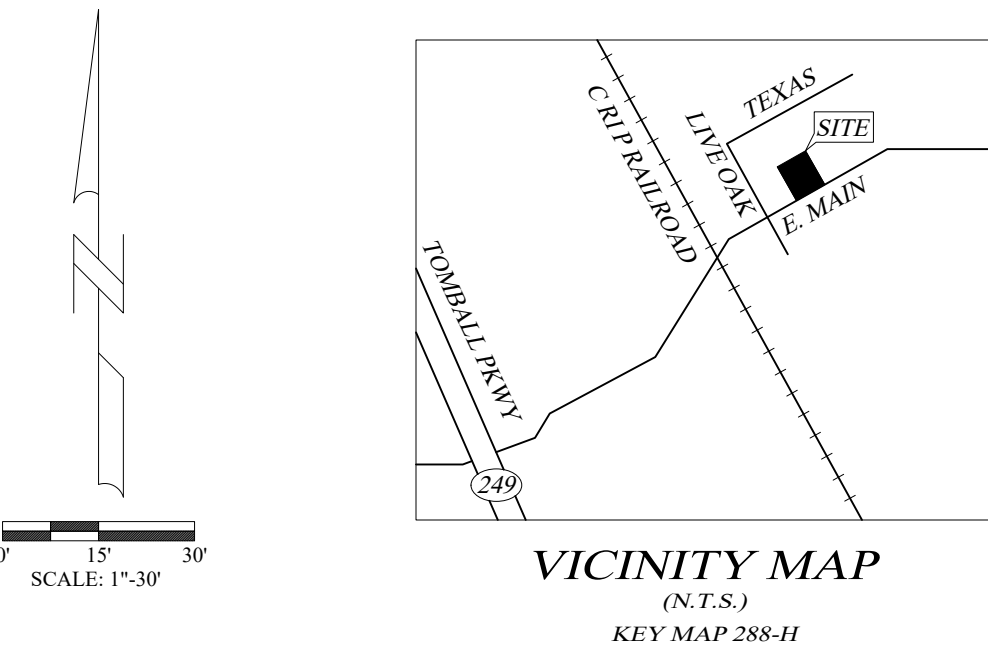
I, Darryl M. Beard, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner of subdivider) owns or has a legal interest in.

I, Diane Trautman, 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 _____, 2019, at _____ o'clock ____m., and in Film Code _____ 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.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY NAME



AC	ACRE
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
FND.	FOUND
●	SET 5/8" IRON ROD WITH CAP STAMPED "DMBEARD SVCS RPLS 6438" FOUND MONUMENT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY

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, 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.

FLOOD INFORMATION:
According to FEMA Firm Panel No. 4803150230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

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

BOYCE SUBDIVISION

A SUBDIVISION OF A 0. 6428 ACRE
(28,000 SQUARE FOOT) TRACT OF LAND
BEING A REPLAT OF LOTS 3, 5, & 6 IN
BLOCK 72 OF THE
TOMBALL TOWNSITE
VOLUME 2, PAGE 65
H.C.M.R.
AND LOTS 23 & 24 IN
BLOCK 72 OF THE
REVISED MAP OF TOMBALL
VOLUME 4, PAGE 25
H.C.M.R.
SITUATED IN THE WILLIAM HURD
SURVEY, ABSTRACT 371,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS

CONTAINING
3 LOTS / 1 BLOCK
(REASON FOR REPLAT IS TO COMBINE 5 LOTS INTO 3 LOTS)

OWNER:
FAYE BOYCE & JULIUS ANDREW MYREN
308 E. MAIN
TOMBALL, TX. 77377

SURVEYOR:
D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
5701 JIM STREET #883, KATY TX. 77492-0883 TEL. 832-913-9866
T.B.P.L.S. FIRM NO. 10194165
Copyright © 2017

DATE: AUGUST 2019 JOB No.: 2019-072

CITY OF TOMBALL

Plat Name: Boyce Subdivision Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: August 12, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Community Development recommends approval of this plat.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: August 12, 2019

Topic:
Consideration to Approve Final Plat of **CHERRY PINES SECTION 1 PARTIAL REPLAT NO. 1:**
A subdivision of 2.6397 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

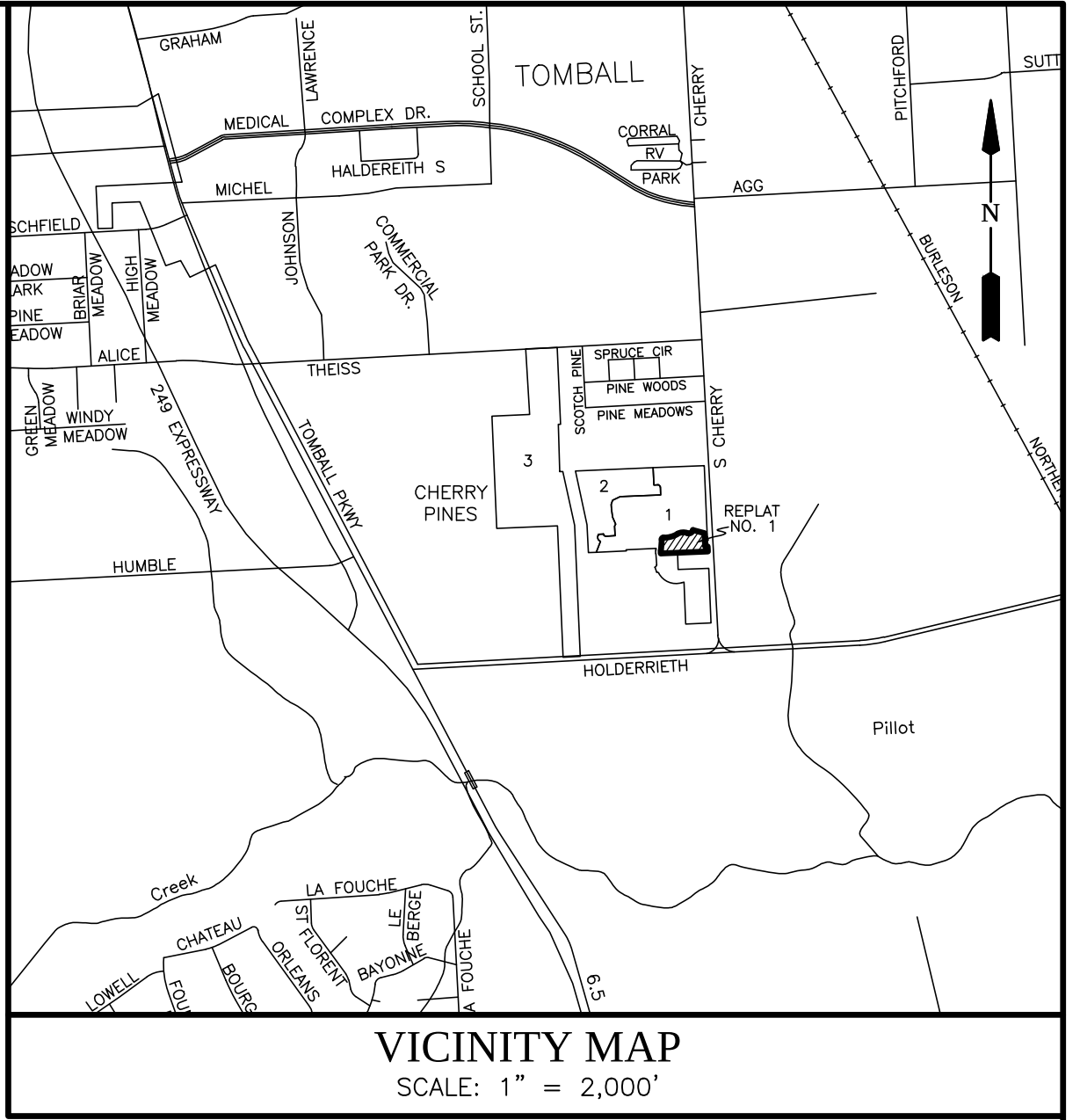
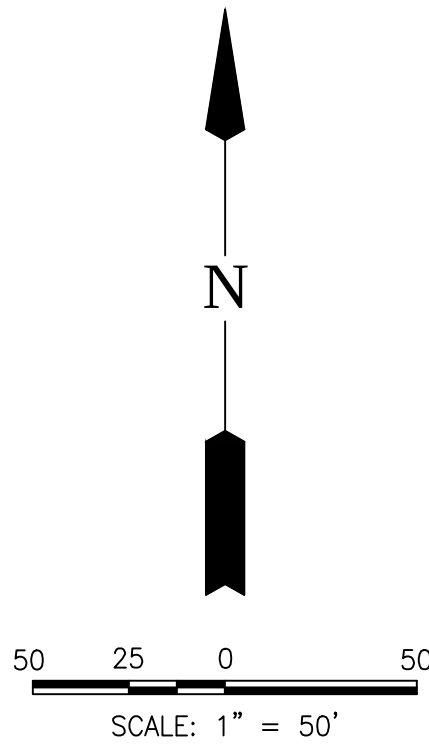
Cherry Pines Section 1 Partial Replat No 1
Cherry Pines Comments

NOTES:

1. 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.
2. 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.
3. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
4. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
5. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
6. ACCORDING TO FEMA FIRM PANEL NO. 480201C0230L, A PORTION OF THIS PROPERTY IS IN ZONE "X" AND WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
7. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

LEGEND

- B.L. INDICATES BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
U.E. INDICATES UTILITY EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
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
INDICATES STREET NAME CHANGE
RES. INDICATES RESERVE
S.N. INDICATES SEE NOTE
F.N. INDICATES FILE NUMBER
R.O.W. INDICATES RIGHT-OF-WAY
C.O.T. INDICATES CITY OF TOMBALL
FND. INDICATES FOUND
I.R. INDICATES IRON ROD
VOL. INDICATES VOLUME
PG. INDICATES PAGE



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 288V

LOT	SQ. FT.
BLOCK 2	
LOT 9	18,642.52
LOT 10	11,495.80
LOT 11	8,638.02
LOT 12	8,532.15
LOT 13	7,630.31
LOT 14	7,479.31
LOT 15	6,643.39
LOT 16	8,216.16

CHERRY PINES SECTION 1
FILM CODE NO. 687938
H.C.M.R.

S. WINDING PINES DRIVE
(60' R.O.W.)
FILM CODE NO. 687938
H.C.M.R.

CALLER 47.675 ACRES
MERITAGE HOMES OF TEXAS, LLC.
F.N. RP-2018-501292
H.C.O.P.R.R.P.

CALLER 1.657 ACRES
RICHARD A. METCALF AND
WIFE KAY MARSHA GRAHAM METCALF
F.N. 20100116207
H.C.O.P.R.R.P.

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KYLE DAVISON, DIVISION PRESIDENT, BEING AN OFFICER OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS OF THE 2.6397 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CHERRY PINES SECTION 1, PARTIAL REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 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 GOVERNMENT 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 MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PRESENTS TO BE SIGNED BY KYLE DAVISON, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2019.

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: KYLE DAVISON, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE DAVISON, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
C	0.8656	37,706.97	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
TOTAL	0.8656	37,706.97	

I, KEITH W. MONROE, 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 TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF CHERRY PINES SECTION 1, PARTIAL REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

BY: BARBARA TAGUE, CHAIR

BY: DARRELL ROQUEMORE, VICE CHAIR

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2019, AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

CHERRY PINES SECTION 1 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 2.6397 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILLOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: PIPELINE RESERVE EXPANSION

JULY 25, 2019

JOB NO. 2040-5210E.310

8 LOTS 1 RESERVE (0.8656 ACRES) 1 BLOCK

OWNERS:

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CITY OF TOMBALL

Plat Name: Cherry Pines Section 1 Partial Replat No. 1 Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: August 12, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Provide updated Title Report

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: August 12, 2019

Topic:

Consideration to Approve Final Plat of **GRAND JUNCTION SEC 1:** A subdivision of 12.7068 AC./553,509 SQ. FT. situated in the Ralph Hubbard Survey, Abstract No. 383, City of Tomball, Harris County, Texas.

Background:

Origination:

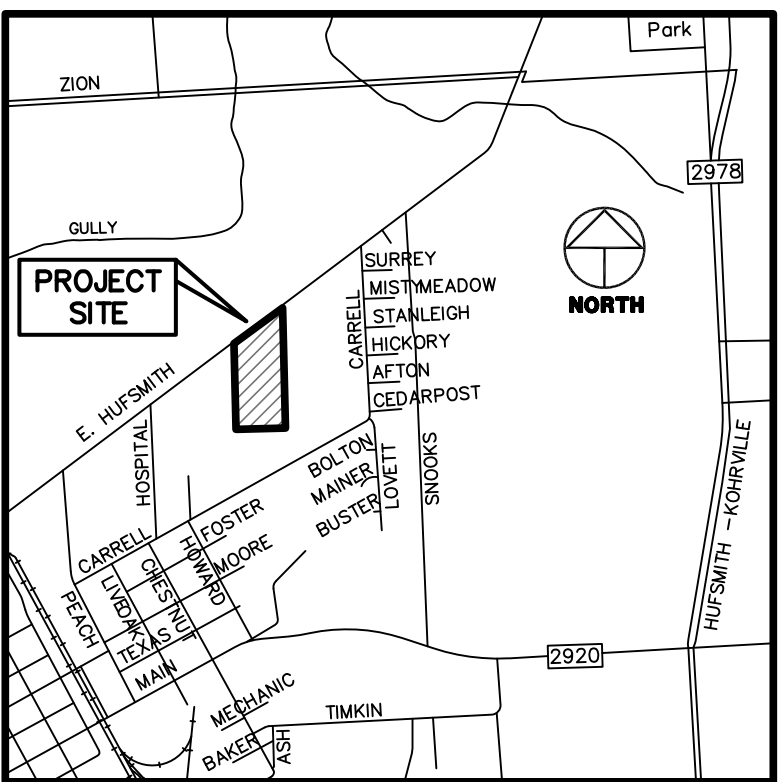
Recommendation:

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

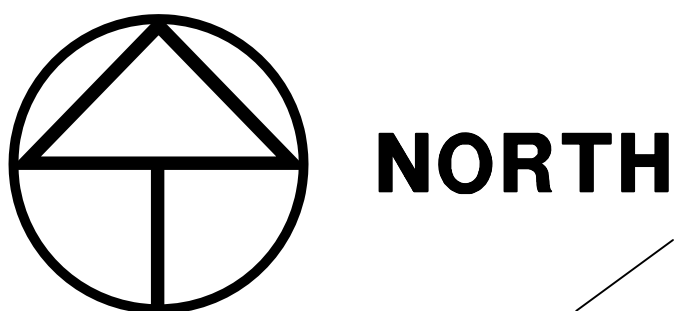
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Grand Junction Section 1 Plat
Grand Junction Section 1 Comments



CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



RESTRICTED RESERVE "A"
1.7060 AC. / 74,315.01 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

RESTRICTED RESERVE "B"
0.2082 ACRES
9,067.40 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

FIVE ACRE TRACTS
TOMBALL TOWNSITE
VOL. 2, PG. 65, H.C.M.R.
CALLED 3.0832 ACRE TRACT
FROM KAYANTTI & PATEL
H.C.C.F. NO. 20100329200

CALLED 26.7029 ACRE TRACT
FROM KAYANTTI & PATEL
H.C.C.F. NO. 200805049943

CALLED 2.775 ACRE TRACT
WILLIAM DOCK-ADAMS
H.C.C.F. NO. 20100137241

MID TOWNE SUBDIVISION
VOL. 334, PG. 112, H.C.M.R.

CALLED 3.403 ACRE TRACT
TRACT 1
HVM MID-TOWNE, LTD
H.C.C.F. NO. 20100334407

LOT 71
TOMBALL TOWNSITES
VOL. 2, PG. 65, H.C.M.R.
CALLED 1.98789 ACRE TRACT
OLIVER M. SHOOKEN &
JEANNETTE SHOOKEN
H.C.C.F. NO. P738948

LOT 9
LOT 8
LOT 7
KASHMERE APARTMENTS, LLC
H.C.C.F. NO. 2048868

LOT 6
JONATHAN CORRELL
H.C.C.F. NO. 1605656

LOT 5
NORRIS S. ROBERTS ET AL
H.C.C.F. NO. 20090152658

LOT 4
QUINT A. MANN
H.C.C.F. NO. 20100366722

LOT 3
JOHN HOFFER
H.C.C.F. NO. 20100366348

LOT 2
JOHN HOFFER
H.C.C.F. NO. 20100366348

LOT 1
MEGA M. NABARI
H.C.C.F. NO. 20100325866

LOT 1
LOVETT TOWN & COUNTRY, LLC
H.C.C.F. NO. 2010031192

LOT TABLE		
LOT	SQ. FT.	ACREAGE
BLOCK 1		
1	6,169.05	0.1416
2	6,000.09	0.1377
3	6,000.00	0.1377
4	6,780.26	0.1557
5	12,638.50	0.2901
6	10,189.20	0.2339
7	6,000.00	0.1377
8	6,000.00	0.1377
9	6,000.00	0.1377
10	6,000.00	0.1377
11	6,000.00	0.1377
12	6,000.00	0.1377
13	6,000.00	0.1377
14	6,000.00	0.1377
15	6,000.00	0.1377
16	6,000.00	0.1377
17	6,000.00	0.1377
18	8,312.40	0.1908
19	13,716.55	0.3149
20	7,539.01	0.1731
21	6,000.00	0.1377
22	6,000.00	0.1377
23	6,000.00	0.1377
24	8,517.37	0.1955
25	13,677.22	0.3140
26	7,379.66	0.1694
27	6,000.03	0.1377
28	6,000.00	0.1377
29	6,000.00	0.1377
30	6,000.00	0.1377
31	6,000.00	0.1377
32	6,000.00	0.1377
33	6,000.00	0.1377
34	6,000.00	0.1377
35	6,000.00	0.1377
36	6,028.21	0.1384
37	6,307.01	0.1448
BLOCK 2		
1	7,073.35	0.1624
2	6,007.79	0.1379
3	6,000.00	0.1377
4	6,000.00	0.1377
5	6,000.00	0.1377
6	6,000.00	0.1377
7	6,000.00	0.1377
8	6,000.00	0.1377
9	6,000.00	0.1377
10	7,063.94	0.1622
11	6,000.88	0.1378
12	6,003.14	0.1378

RADIAL LOT WIDTH AT 20-FOOT SET BACK		
BLK	LOT	DISTANCE
1	4	50.86'
1	5	48.53'
1	6	50.00'
1	18	50.00'
1	19	50.00'
1	20	50.00'
1	24	50.00'
1	25	50.00'
1	26	50.00'

STATE OF TEXAS
COUNTY OF HARRIS

We, Tomball Grand Junction, LLC, a Texas limited liability company, acting by and through Will Benson, Jr., Sole Member, Owners, hereinafter referred to as Owners (whether one or more) of the 12.7068 acre tract described in the above and foregoing map of GRAND JUNCTION SEC 1, 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 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.

IN TESTIMONY WHEREOF, Tomball Grand Junction, LLC, a Texas limited liability company, has caused these presents to be signed by Will Benson, Jr., its Sole Member, thereto authorized, this the _____ day of _____, 2019.

By: _____
Will Benson, Jr.
Sole Member

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Will Benson, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the
State of Texas

My Commission Expires: _____

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore,
Vice Chairman

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2019, at _____ o'clock _____ M., and duly recorded on _____, 2019, at _____ o'clock _____ M., and at Film Code No. _____ of the Map Records of Harris County for said county.

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

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy



ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter 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.

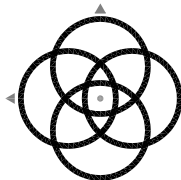
GRAND JUNCTION SEC 1

A SUBDIVISION OF
12.7068 AC. / 553,509 SQ. FT.
SITUATED IN THE
RALPH HUBBARD SURVEY
ABSTRACT NO. 383
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

2 BLOCKS 3 RESERVES 49 LOTS
AUGUST 2019

Owners
TOMBALL GRAND JUNCTION, LLC,
A TEXAS LIMITED LIABILITY COMPANY
12402 NORMONT DR
HOUSTON TX 77070

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°13'28" W	74.24'
L2	N 77°08'37" E	20.07'
L3	N 43°32'11" E	6.50'
L4	S 46°23'46" E	6.50'
L5	N 43°35'54" E	6.50'
L6	S 46°22'13" E	14.14'
L7	S 46°22'33" E	14.14'
L8	N 43°37'27" E	14.14'
L9	N 43°37'47" E	14.14'
L10	N 36°13'28" W	3.24'
L11	N 53°46'32" E	43.36'
L12	N 44°21'01" E	67.54'
L13	S 57°19'24" W	27.14'
L14	N 01°23'33" W	9.34'

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	210.00'	31°41'40"	116.17'	N 20°22'39" W
C2	25.00'	92°39'50"	40.43'	S 50°51'44" E
C3	325.00'	05°38'53"	32.04'	N 85°37'48" E
C4	25.00'	22°30'42"	9.82'	N 77°11'53" E
C5	50.00'	135°11'17"	117.97'	S 46°27'49" E
C6	25.00'	22°30'42"	9.82'	S 09°52'28" W
C7	25.00'	22°36'56"	9.87'	S 12°41'21" E
C8	50.00'	135°12'06"	117.99'	S 43°36'14" W
C9	25.00'	22°36'56"	9.87'	N 80°06'11" W
C10	25.00'	22°35'25"	9.86'	S 77°17'39" W
C11	50.00'	135°11'54"	117.98'	N 46°24'06" W
C12	25.00'	22°35'25"	9.86'	N 09°54'09" E
C13	200.00'	34°49'55"	121.59'	N 18°48'31" W
C14	25.00'	83°29'22"	36.43'	N 40°21'08" E
C15	275.00'	06°21'26"	30.51'	N 85°16'32" E
C16	25.00'	90°09'53"	39.34'	S 46°27'49" E
C17	25.00'	89°58'15"	39.26'	S 43°36'14" W
C18	25.00'	90°01'05"	39.28'	N 46°24'06" W
C19	225.00'	34°49'55"	136.79'	N 18°48'31" W
C20	300.00'	11°18'38"	59.22'	N 82°47'56" E
C21	50.00'	90°09'53"	78.68'	S 46°27'49" E
C22	50.00'	89°58'15"	78.51'	S 43°36'14" W
C23	50.00'	90°01'05"	78.56'	N 46°24'06" W
C24	30.00'	90°00'00"	47.12'	N 81°13'28" W
C25	30.00'	90°00'00"	47.12'	N 08°46'32" E
C26	30.00'	50°51'06"	26.63'	N 28°20'59" E
C27	30.00'	46°28'58"	24.34'	S 77°01'01" W

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 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 PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED NOVEMBER 2, 2017, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2017, ALL KNOWN OIL/GAS PIPELINES, EASEMENTS HAVE BEEN SHOWN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE, ALL KNOWN 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 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.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- SUBJECT TO COVENANTS AS RECORDED UNDER FILM CODE NO. 400005, H.C.M.R.
- LOTS BACKING OR SIDING TOMBALL-HUFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE FOREMENTIONED STREET(S).
- APPROXIMATE LOCATION OF PLUGGED OIL WELL, API #20100510 SHELL OIL COMPANY BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE.

CITY OF TOMBALL

Plat Name: Grand Junction Section 1 Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: August 12, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Add City of Tomball gas note
- Add lien holder signature block
- Correct a dimension callout
- Add scale

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: August 12, 2019

Topic:

Consideration to Approve Final Plat of **PELTIER PLACE:** A subdivision of that certain 11.524 acre tract of land in the Joseph House Survey, Abstract No. 34, in Harris County, Texas, described in deed from Leslie and Lana Lagerquist to J. Peltier LTD recorded under Clerk’s File No. 2019-267433 of the Official Public Records of Real Property of Harris County, Texas.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Peltier Place Plat
Peltier Place Comments

STATE OF TEXAS
COUNTY OF HARRIS

I, John E. Peltier, General Partner of J. Peltier, LTD, hereinafter referred to as owner of the 11.5240 acre tract described in the above and foregoing plat of "PELTIER PLACE", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind myself and my heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, owner does hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

WITNESS my hand, this _____ day of _____, 20__.

John E. Peltier

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John E. Peltier, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owner.

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

Notary Public in and for the State of Texas

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

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

Tony P. Swonke
Registered Professional Land Surveyor No. 4767

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of "PELTIER PLACE", 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 on this _____ day of _____, 20__.

Barbara Tague
Chairman

Darrell Roquemore
Vice-Chairman

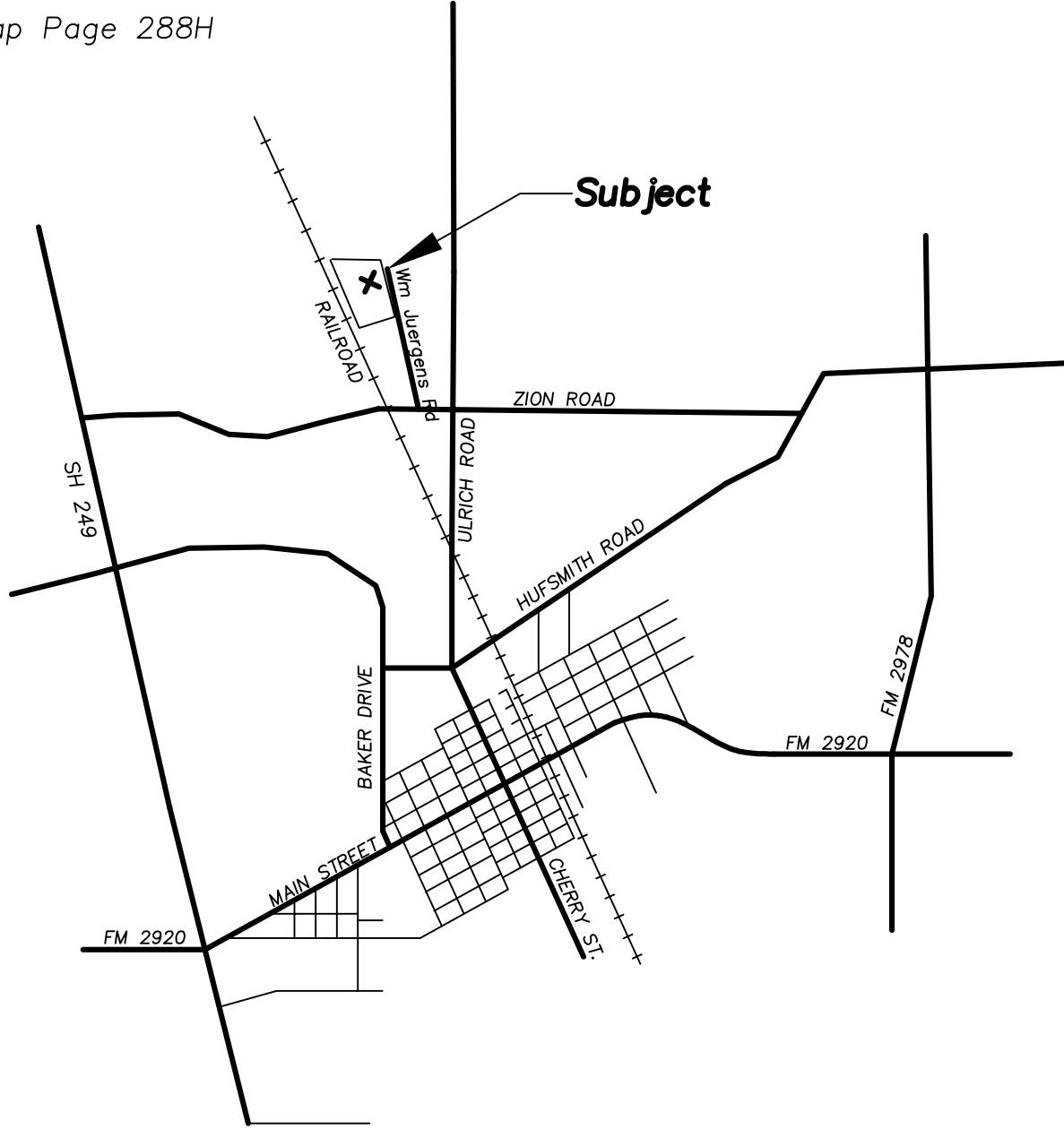
I, Diane Trautman, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the _____ day of _____, 20__, at _____ o'clock __. M., and was duly recorded on the _____ day of _____, 20__, at _____ o'clock, __. M. and filed under Film Code No. _____ of the Map Records of Harris County, Texas.

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

Deputy

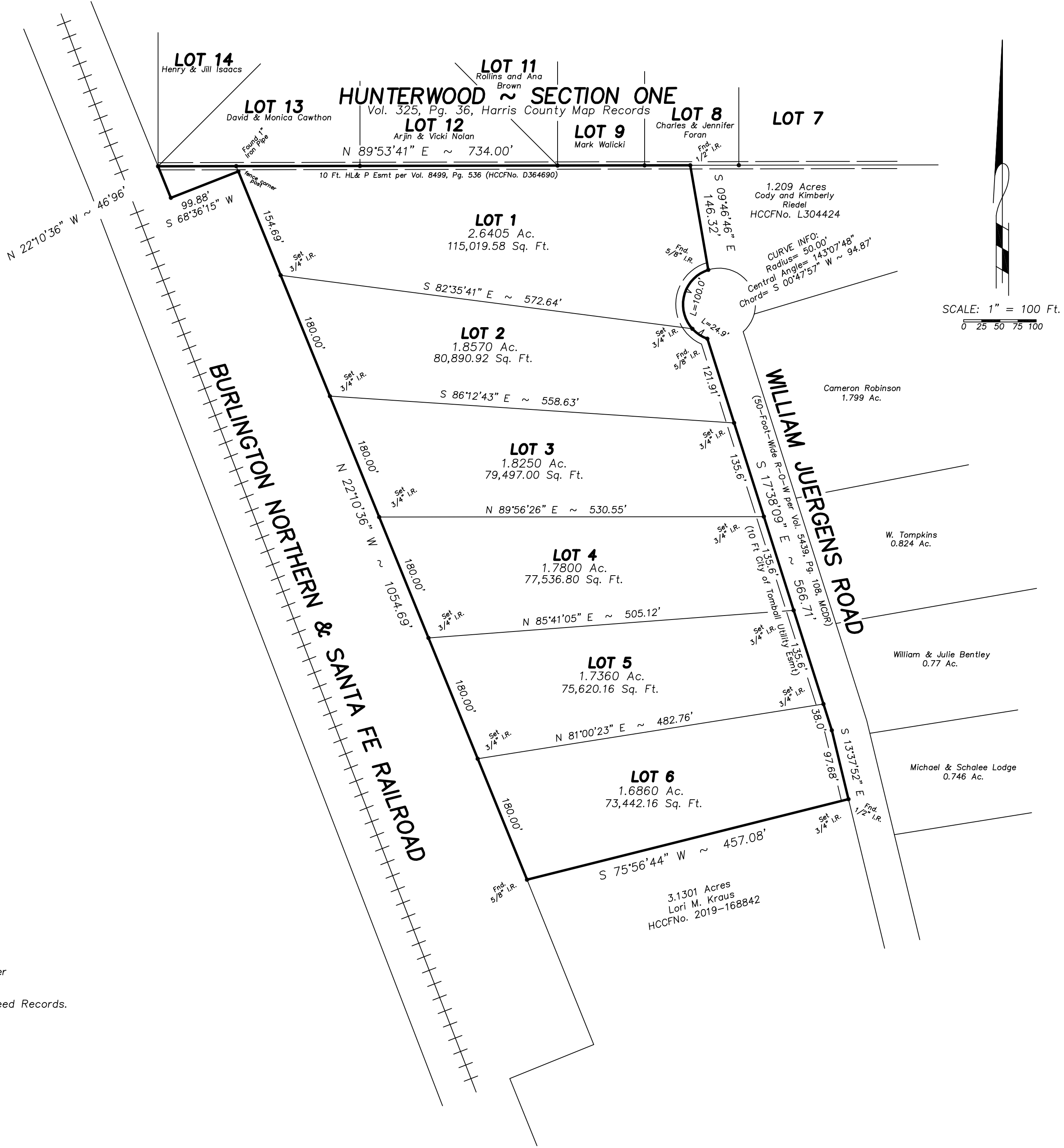
VICINITY MAP

1" = 0.5 miles
Key Map Page 288H



- Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #3 No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5: A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter
- NOTE #6: Subject to H.L.& P. easements recorded in Vol. 6017, Pg. 46 (C133970), Vol. 8101, Pg. 265 (D157892), and Vol. 8499, Pg. 536 (D364690), Harris County Deed Records.

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



"PELTIER PLACE"

A subdivision of that certain 11.524 acre tract of land in the Joseph House Survey, Abstract No. 34, in Harris County, Texas, described in deed from Leslie and Lana Lagerquist to J. Peltier LTD recorded under Clerk's File No. 2019-267433 of the Official Public Records of Real Property of Harris County, Texas.

Containing: 6 LOTS / 1 BLOCK

DATE: July 1, 2019

OWNER:
J. Peltier, LTD
10727 Peltier Lane
Houston, TX 77064

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

CITY OF TOMBALL

Plat Name: Peltier Place Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: August 12, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: August 12, 2019

Topic:

Consideration to Approve **Zoning Case P19-090**: Request by Colleen Pye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.53 acres of land legally described as Tract 91K Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of Hospital Road, at 601 Hospital Road, from the Single-Family 9 District to the Single-Family 6 District.

- Conduct Public Hearing on **Zoning Case P19-090**

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:

19-090 Notice of Public Hearing
19-090 Property Owner Notification
19-090 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 12, 2019
&
CITY COUNCIL
AUGUST 19, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 12, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, August 19, 2019, 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 P19-090: Request by Colleen Pye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.53 acres of land legally described as Tract 91K Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of Hospital Road, at 601 Hospital Road, from the Single-Family 9 District to the Single-Family 6 District.

Zoning Case P19-091: Request by LGI Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 31.7 acres of land legally described as Reserve A & B Block 1 Peck Station, within the City of Tomball, Harris County, Texas, generally located on Winfrey Lane on the west side of Hufsmith-Kohrville Road, from the Planned Development 6 District to the Planned Development 13 District.

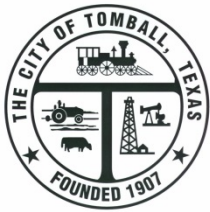
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the 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 **8th** day of **August 2019** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley
Amelia Lindley
City Planner

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 the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P19-090

APPLICANT/OWNER: Colleen Pye

LOCATION: Generally located on the east side of Hospital Road, at 601 Hospital Road

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.53 acres of land legally described as Tract 91K Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-Family 9 District to the Single-Family 6 District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

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

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

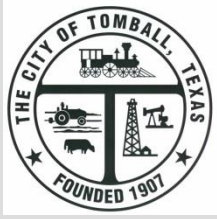


**Planning & Zoning Commission
Public Hearing:
Monday, August 12, 2019, 6:00 PM**

**City Council Public Hearing:
*Monday, August 19, 2019, 6:00 PM**

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

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



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 12, 2019
City Council Public Hearing Date: August 19, 2019

Rezoning Case: P19-090
Property Owner(s): Colleen Pye
Applicant(s): Aloysius and Colleen Pye
Legal Description: Tract 91K Tomball Outlots
Location: East side of Hospital Road, at 601 Hospital Road (Exhibit “A”)
Area: 0.53 acres
Comp Plan Designation: Medium Density Residential (Exhibit “B”)
Present Zoning and Use: Single-Family 9 District (Exhibit “C”) / Undeveloped (Exhibit “D”)
Request: Rezone from the Single-Family 9 District to the Single-Family 6 District

Adjacent Zoning & Land Uses:

North: Single-Family 9 District / Single-family residence

South: Single-Family 9 District / Undeveloped property

West: Single-Family 6 District / Single-family residence and machine shop

East: Duplex District / Manufactured Home Park

BACKGROUND

After City Staff discussed the development of the property with the property owner, a rezoning application was submitted.

ANALYSIS

The proposed rezoning is for 0.53 acres of land on Hospital Road. Properties in the immediate area are zoned Single-Family 9 to the north and south, Duplex to the east and Single-Family 6 to the west.

The existing land uses in the area include single-family residences to the north and west, with three new residences proposed to the south. To the east, there is a manufactured home park with multiple manufactured homes. To the west, along with single-family residences, there is a machine shop.

The Comprehensive Plan Future Land Use Map designates the property as Medium Density Residential, which includes “typically single family detached residential... with lot sizes ranging

from 6,000 to 20,000 square feet”. The proposed rezoning meets the Future Land Use Map designation.

ZONING CONSIDERATIONS

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

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

The uses permitted in the Single-Family 6 District appear to be appropriate in the immediate area. The property owner has indicated the desire to divide the 0.53 acres into three lots to construct single-family homes. The property’s dimensions are 157.06’ wide and 145’ deep. In order to meet the regulations of the Single-Family 6 District, each proposed lot would need to be a minimum of 50’ wide. Subdividing the entire property into three new lots, would create three lots that are approximately 7,591 square feet (if divided evenly).

- 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.**

Adequate utilities are available to serve the proposed development of 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 zoned Single-Family 6 District. There does not appear to be any special circumstances which may make a substantial part of any vacant land unavailable for development.

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

There has been steady development in the Single-Family 6 District in the City; however, there has not been new development in the immediate area of the subject site.

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

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

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

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

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

The Future Land Use Map designates the property as Medium Density Residential. The Single-Family 6 District is an appropriate zoning district for the Medium Density Residential area. The request appears to be consistent with the Comprehensive Plan's Future Land Use Map.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 26, 2019. The Notice of Public Hearing was published in the paper on July 31, 2019. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P19-090 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;
2. The request is in conformance with the Future Land Use Map;
3. The request is generally appropriate with the surrounding land uses in the area;
4. The request is generally appropriate with the surrounding zoning districts.

EXHIBITS

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

Exhibit "A"
Aerial Photo

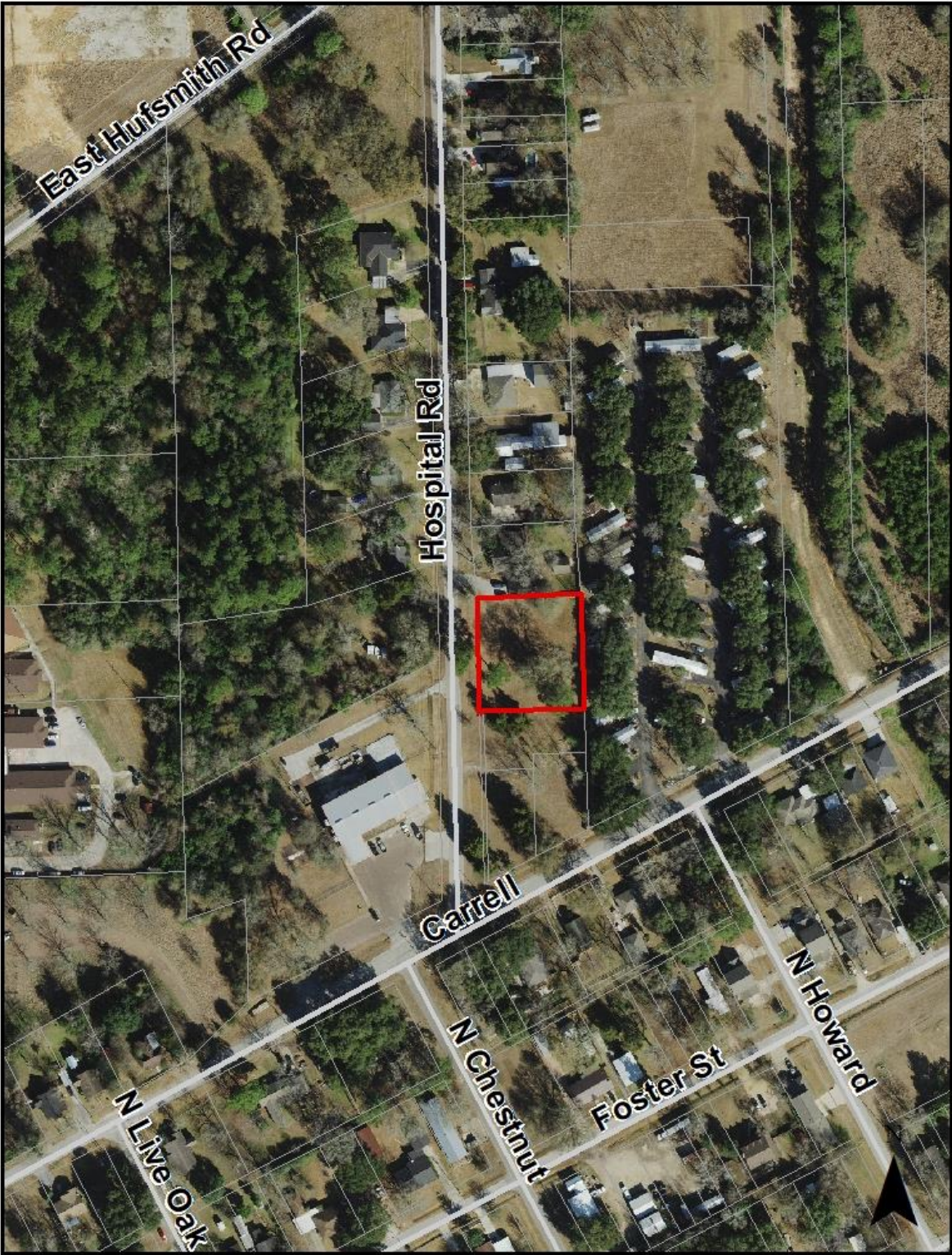


Exhibit "B"
Comprehensive Plan



Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Subject site currently undeveloped

Exhibit "E"
Application

Revised 5/19/15



19-090

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: Colleen Pye Title: Rev/Hdr
Mailing Address: 207 Florence St City: Tomball State: TX
Zip: 77315
Phone: (281) 932-2784 Fax: () Email: info@colleenpye.com

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

Engineer/Surveyor (if applicable)
Name: North Base Mr Ralph Hubbard Title: Surveyor
Mailing Address: — City: — State: —
Zip: —
Phone: () Fax: () Email: —

Description of Proposed Project: Split property into 3 lots
Physical Location of Property: 401 Hospital

[General Location – approximate distance to nearest existing street corner]
Legal Description of Property: tract 1 & 2 (91 Tomball Outlets)
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SFR6

Current Use of Property: LAND

Proposed Zoning District: turn into 3 (52.35 x 48.37) SFR6

Proposed Use of Property: Residence Single Family

HCAD Identification Number: 0352850000184 Acreage: —

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 Colleen Rye 6/27/2019
Signature of Applicant Date

X [Signature] 6/27/2019
Signature of Owner Date

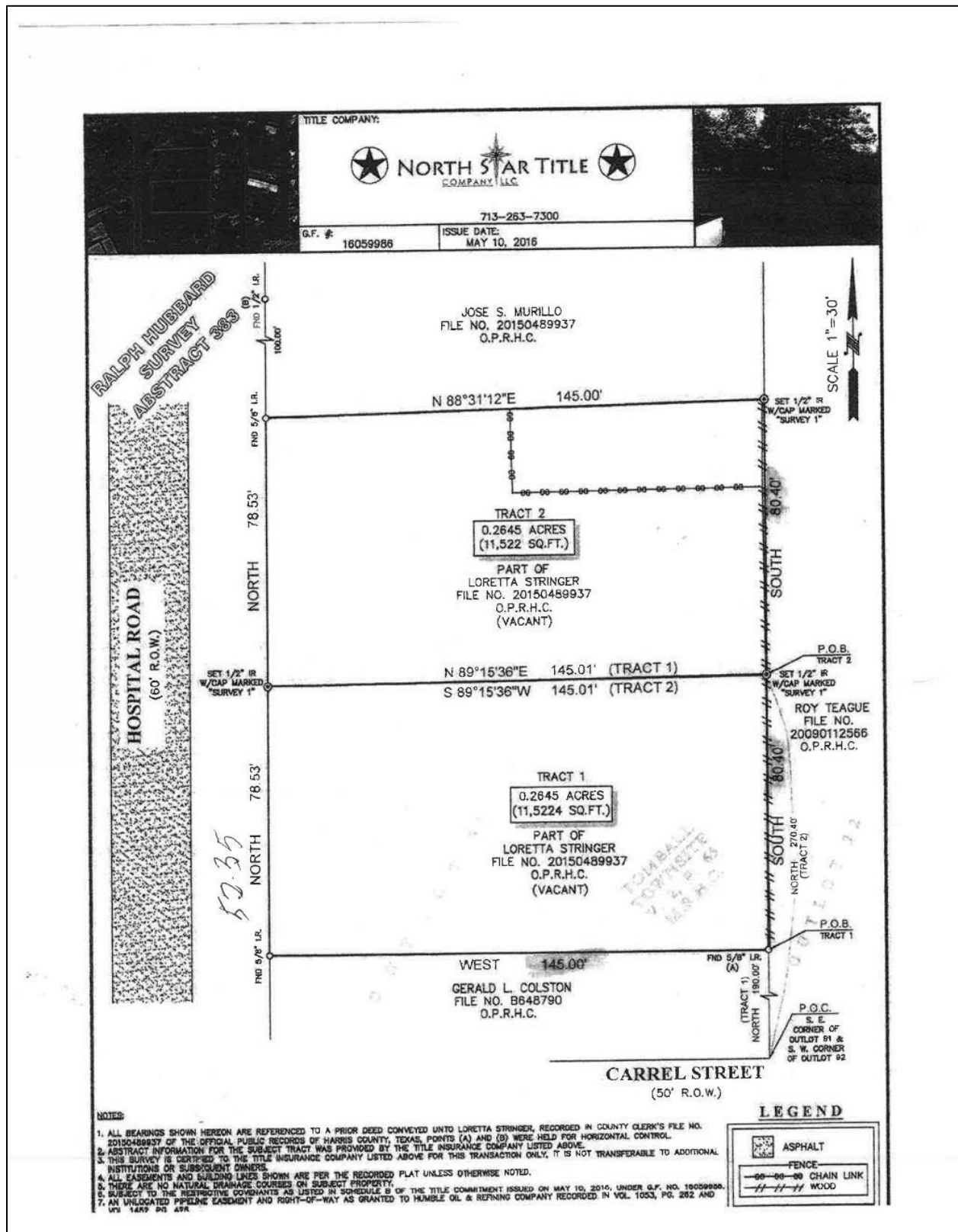
CITY OF TOMBALL
281-351-5484

REC#: 01082135 6/27/2019 9:46 AM
OPER: SK TERM: 005
REF#: W 2649

TRAN: 130.0000 PLANNING AND ZONING
207 FLORENCE
COLLEEN RYE
100-5441
REZONING APPLICATIO 410.00CR

TENDERED: 410.00 CHECK
APPLIED: 410.00-

CHANGE: 0.00



6/27/2019

[Harris County Appraisal District homepage](#)

Real Property Advanced Records Harris County Appraisal District

search

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Real Property Advanced Records

Tax Year: 2019

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0352830000184[Print](#) [E-mail](#)[Similar Owner Name](#) [Nearby Addresses](#) [Same Street Name](#) [Related Map 4771B](#)

Ownership History

Owner and Property Information

Owner Name & Mailing Address: **PYE ALOYSIUS & COLLEEN
207 FLORENCE ST
TOMBALL TX 77375-6635**Legal Description: **TR 91K
TOMBALL OUTLOTS**
Property Address: **601 HOSPITAL RD
TOMBALL TX 77375**

State Class Code

C1 -- Real, Vacant Lots/Tracts (In City)

Land Use Code

2000 -- Residential Vacant

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
23,043 SF	0 SF	2581.06	26001	400 -- ISD 26 - Tomball ISD	4771B	288D

Value Status Information

Value Status
All Values PendingShared CAD
No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate	Online Tax Bill
None	026	TOMBALL ISD	Pending	Pending	1.340000		
	040	HARRIS COUNTY	Pending	Pending	0.418580		
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770		
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550		
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080		
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190		
	045	LOVE STAR COLLEGE SYS	Pending	Pending	0.107800		
	083	CITY OF TOMBALL	Pending	Pending	0.341455		
679	HC EMERG SERV DIST 8	Pending	Pending	0.098250			

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway**.

Valuations

Value as of January 1, 2018			Value as of January 1, 2019		
Land	Market	Appraised	Land	Market	Appraised
Improvement	0		Improvement		
Total	23,043	23,043	Total	Pending	Pending

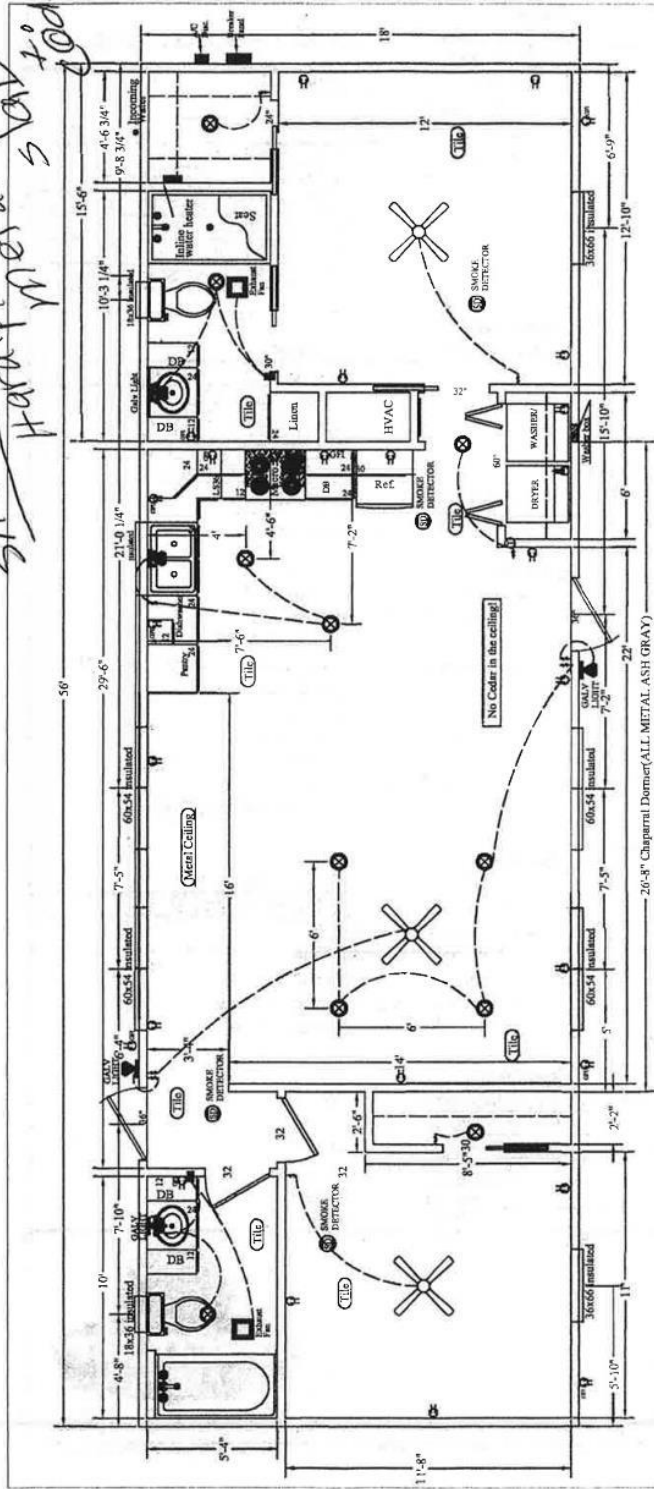
5-Year Value History

Line	Land Use	Unit Type	Units	Land		Appr C/R Factor	Appr C/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
				Size Factor	Site Factor						
1	2000 -- Res Vacant Override SF5 -- Undeveloped SF	SF	20,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	2000 -- Res Vacant Override SF3 -- Undeveloped SF	SF	3,043	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

hcad.org/property-advanced-property-advanced-records

1/2

Shower
Hardiplank roof
Metal roof
side



Chaparral II - 1,008 sqft

Tile	MP Ebony
Cabinets	Medium
Paneling	Western Red Cedar
Roof	Ash Gray
Body	Burnished Slate
Shutters	None/Cedar - Natural 2x4 border
Win J-Rail	Burnished Slate
Door Color	Rustic Red
Win Color	Clay

Ash Gray Dormer
Granite
Metal Ceiling
SN: 81066



979-836-7225
portablebuildingsofbrenham.com

To: City of Tomball

From : Al and Colleen Pye

Re: 601 Hospital

We would like to divide our current land to make 3 lots. We hope to put like built contruction..craftman style , Hardi board construction and tin roofs. On slabs.

Al and Colleen Pye

Al Pye
Colleen Pye

6/26/2019