

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



MONDAY, MAY 13, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, May 13, 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 April 8, 2019.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **RALEIGH CREEK SECTION FIVE:** Being 43.1591 Acres of land, situated in the Joseph Miller Survey, Abstract

Number 50, Harris County, Texas, and also being a Replat of Reserve L and M of Raleigh Creek Section One, as recorded in Film Code No. 656125 H.C.M.R., and Reserve “K” and “N” of Raleigh Creek Section Four, as recorded in Film Code No. 682825 H.C.M.R.

- 5.2 Consideration to Approve Final Plat of **RALEIGH CREEK SECTION SIX:** Being 20.4254 Acres of land, situated in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas, and also being a Replat of Reserve “L” and Reserve “N” of Raleigh Creek Section Five.
- 5.3 Consideration to Approve Final Plat of **SANDOZ CORNER:** A Replat of Lots 17, 18, & 19 in Block 63 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 63 being situated in the Ralph Hubbard Survey (A-383).
- 5.4 Consideration to Approve Final Plat of **SHOPS AT TOMBALL PARKWAY:** A subdivision of a 1.9593 acre tract of land in the John M. Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas.
- 5.5 Consideration to Approve **Zoning Case P19-053:** Request by Harpreet Mangat to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.6 acres of land legally described as Tracts 6, 7, 8 and 10 and Lot 9, Block 1 Hirschfield Farms Section 1 U/R, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of SH 249 and Alice Road, from the Agricultural District to the Commercial District.

- Conduct Public Hearing on Zoning Case P19-053

6.0 Adjournment

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 9th day of May, 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: May 13, 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: May 13, 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: May 13, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 8, 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 4.8.19

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

MONDAY, APRIL 8, 2019



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:03 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Richard Anderson
Commissioner Will Benson

Commissioner Dane Dunagin – Excused Absence

Others present:

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

draft

- 2.0 No Public Comments were received

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

- P18-017 Timkin Rezoning & P19-018 Timkin Conditional Use Permit were denied by City Council
- P18-023 Old Town & Mixed Use Text Amendment was approved by City Council

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 11, 2019.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **BROKEN SPOKE RANCH**: A subdivision of 4.7390 acre tract, 206,430.24 square feet situated in the Joseph Miller League Survey, Abstract 50, City of Tomball Harris County, Texas.

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

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

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **HUTSON BLOCK ONE NORTH:** A Replat of Lots 1-8, portions of two alley-ways, and the North 30 feet of the Hoffman Homestead, in Block 1 of Revised Map of Tomball, an addition in the Wm. Hurd Survey (A-371), 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.

Commissioner Benson entered the meeting at 6:08 p.m.

- 5.3 Consideration to Approve **Zoning Case P19-026:** Request by Greg Charney to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.06 acres of land legally described as Lot 1 Block 3 Chestnut Business Park, within the City of Tomball, Harris County, Texas, generally located on the south side of Timkin Road, between Ash Street and Chestnut Business Park Drive, from the Single-Family 6 District to the General Retail District.

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

Greg Charney spoke on behalf of the request.

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

The following people spoke in opposition of the request:

- Phil O'Sullivan (16014 Birchwood, Tomball, TX)
- Alana Holiday (414 S. Chestnut Street, Tomball, TX)
- Mike Lawder (13415 Sea Island Drive, Houston, TX)
- Samuel Shannon (823 Lizzie Lane, Tomball, TX)
- Cassandra Blackshear (911 Timkin Road, Tomball, TX)
- Mary Scott (919 Timkin Road, Tomball, TX)

Hearing no additional comments, the public hearing was closed at 6:27 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P19-026**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Benson	<u>Nay</u>

Motion failed with NO votes AYE and FOUR votes NAY.

- 5.4 Consideration to Approve **Zoning Case P19-039**: Request by Pamela Casia to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.5 acres of land legally described as Tract 12E-2 & 12F-2 Abstract 378 W Hurd Survey, within the City of Tomball, Harris County, Texas, generally located on the south side of Michel Road, west of School Street, from the Agricultural District to the Commercial District.

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

Pamela Casia spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:39 p.m.

Hearing no comments, the public hearing was closed at 6:39 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P19-039**. Vote was as follows:

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

Motion carried with FOUR votes AYE and NO votes NAY.

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

Motion carried unanimously.

The meeting was adjourned at 6:40 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Amelia Lindley
City Planner/ Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 13, 2019

Topic:

Consideration to Approve Final Plat of **RALEIGH CREEK SECTION FIVE**: Being 43.1591 Acres of land, situated in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas, and also being a Replat of Reserve L and M of Raleigh Creek Section One, as recorded in Film Code No. 656125 H.C.M.R., and Reserve “K” and “N” of Raleigh Creek Section Four, as recorded in Film Code No. 682825 H.C.M.R.

Background:

Origination:

Recommendation:

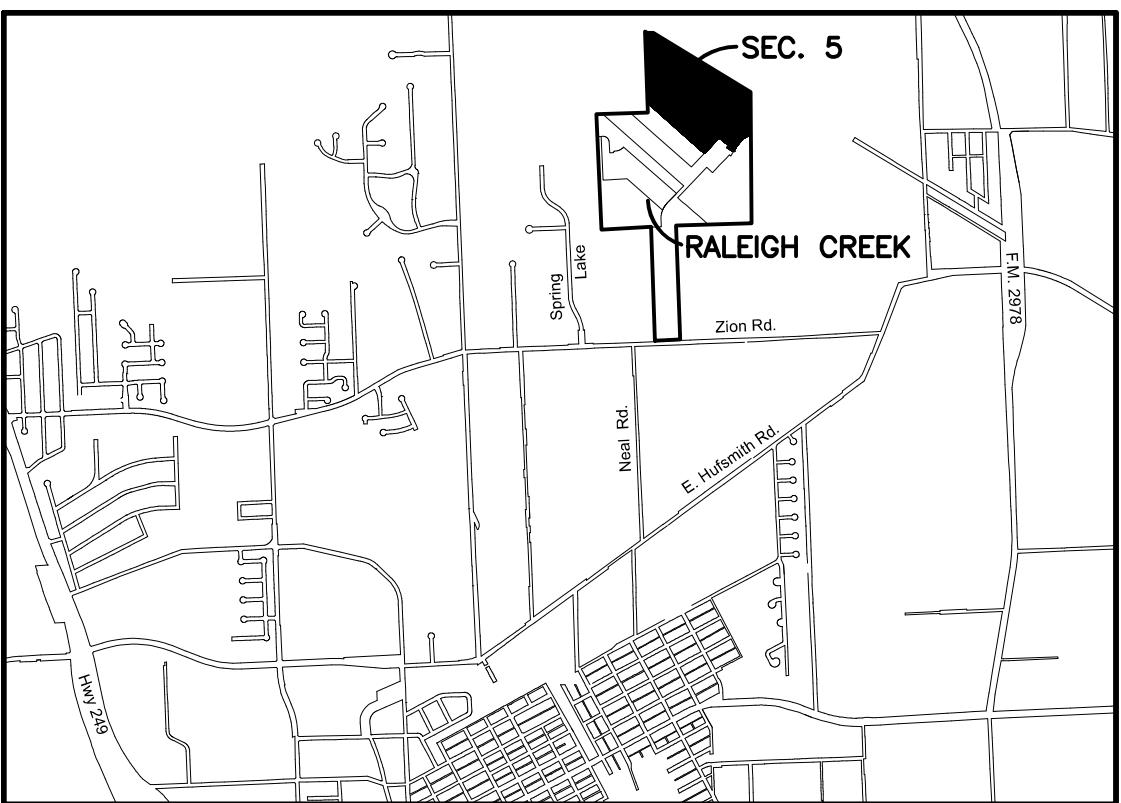
Party(ies) responsible for placing this item on agenda:

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

ATTACHMENTS:

Raleigh Creek Section 5 Plat
Raleigh Creek Section 5 Comments

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N48°15'03"W	11.34'	C1	25.00'	39.27'	90°00'00"	N03°24'59"W	35.36'
L2	N48°15'03"W	9.80'	C2	25.00'	39.27'	90°00'00"	N86°35'01"E	35.36'
L3	S48°15'03"E	12.57'	C3	25.00'	39.27'	90°00'00"	N86°35'01"E	35.36'
L4	S43°44'57"E	5.84'	C4	25.00'	39.27'	90°00'00"	S03°24'59"E	35.36'
L5	N49°59'35"W	55.68'	C5	25.00'	39.27'	90°00'00"	S86°35'01"W	35.36'
L6	N49°59'35"W	49.95'	C6	25.00'	39.27'	90°00'00"	N03°24'59"W	35.36'
L7	N49°59'35"W	55.68'	C7	1040.00'	104.09'	5°44'05"	N38°42'59"E	104.05'
L8	N41°35'01"E	42.32'	C8	25.00'	27.74'	63°34'58"	N67°38'25"E	26.34'
L9	S41°35'01"W	42.32'	C9	60.00'	287.73'	27°44'56"	N37°56'54"W	81.26'
L10	S58°23'22"E	20.00'	C10	25.00'	12.76'	29°14'59"	S19°17'48"W	12.62'
L11	S31°23'20"W	22.14'	C11	980.00'	131.06'	7°39'44"	S37°45'09"W	130.96'
L12	N41°35'01"E	15.45'	C12	1010.00'	175.80'	9°58'23"	N36°35'50"E	175.58'
L13	S41°35'01"W	15.45'	C13	25.00'	39.29'	90°02'43"	S86°33'40"W	35.37'
L14	N48°24'59"W	55.00'	C14	25.00'	39.94'	91°31'16"	N04°13'32"W	35.82'
L15	S48°24'59"E	95.00'	C15	670.00'	130.49'	11°09'32"	S35°57'32"W	130.28'
L16	S40°36'26"W	4.12'	C16	700.00'	136.33'	11°09'32"	N35°57'32"E	136.12'
L17	S72°18'12"W	16.80'	C17	730.00'	142.17'	11°09'32"	N35°57'32"E	141.95'
L18	S58°36'40"E	30.66'	C18	120.00'	186.38'	88°59'26"	S14°06'57"E	168.20'
			C19	150.00'	232.98'	88°59'26"	N14°06'57"W	210.26'
			C20	180.00'	279.57'	88°59'26"	N14°06'57"W	252.31'
			C21	470.00'	39.70'	3°44'32"	S48°07'19"W	30.69'
			C22	500.00'	32.66'	3°44'32"	N48°07'19"W	32.65'
			C23	530.00'	34.62'	3°44'32"	N48°07'19"W	34.61'
			C24	500.00'	13.78'	1°34'37"	N48°12'17"W	13.78'
			C25	530.00'	14.59'	1°34'37"	S49°12'17"E	14.59'
			C26	1030.00'	20.99'	1°10'03"	N39°34'06"E	20.99'



All bearings shown hereon are based on grid north of the U.S. State Plane Coordinate System, Texas South Central Zone, NAD 1983 Datum

GRAPHIC SCALE



BENCH MARK:

FLOODPLAIN REFERENCE MARK NUMBER 100340 IS A BRASS DISK STAMPED 100340 ON BRIDGE AT ZION AND BOGGS GULLY, LOCATED ON UP-STREAM CONCRETE WALK ON SOUTHWEST CORNER OF BRIDGE, WEST OF STREAM CENTERLINE. ELEVATION 169.27 FEET NAVD. 1988, 2001 ADJUSTED.

TOMBALL
GUN
CLUB
INC.
H.C.C.F.N.
U002476

Reserve N
10.1013 AC.
440,010.19 S.F.

Reserve L
10.3241 AC.
449,715.90 S.F.

RALEIGH CREEK
SECTION FOUR
F.C.# 682825 H.C.M.R.

FND 3/4" IR
W/"ATKINSON
5897" CAP

TOMBALL
GUN CLUB
INC.
H.C.C.F.N.
U002476

FND 1/2" IR

Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20

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 Nos. 48201C0065L & 48201C0230L (Effective Date 06/18/07), this property is in Zone "X", and is not in the 0.2% annual chance Flood Plain. (See General Note # 12)

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 covenants or restrictions.

Note #5:
The building Lines shown on this plat shall be in addition to, and shall not limit or replace, building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.

GENERAL NOTES

1. C.O.T.U.E. Indicates City of Tomball Utility Easement.
2. A.E. Indicates Aerial Easement.
3. U.E. Indicates Utility Easement.
4. I.R. Indicates Iron Rod.
5. FND. Indicates Found.
6. W.L.E. Indicates Water Line Easement.
7. H.C.C.F. No. Indicates Harris County Clerk's File Number.
8. V. & P. Indicates Volume and Page.
9. All 14 foot Utility Easements shown extend 7 feet on either side of a common lot line unless otherwise indicated.
10. H.C.M.R. Indicates Harris County Map Records.
11. Reserve "L, M & N" is hereby created as an Unrestricted Reserve..
12. No lots dedicated by this plat are within Zone "AE".

RALEIGH CREEK SECTION FIVE

BEING 43.1591 ACRES OF LAND, SITUATED IN THE JOSEPH MILLER SURVEY, ABSTRACT NUMBER 50, HARRIS COUNTY, TEXAS, AND ALSO BEING A REPLAT OF RESERVE L AND M OF RALEIGH CREEK SECTION ONE, AS RECORDED IN FILM CODE NO. 656125 H.C.M.R., AND RESERVE "K" AND "N" OF RALEIGH CREEK SECTION FOUR, AS RECORDED IN FILM CODE NO. 682825 H.C.M.R.

APRIL, 2019

3 Blocks

Owner:
L.S. Development, LLC
10423 Huffsmith Rd.
Tomball Texas, 77375
713-201-7573

43 Lots

Surveyor:
DPK Engineering
19575 Wied Road
Spring, Texas 77388
281-872-7600

3 Reserves

Engineer:
DPK Engineering LLC
32719 Windsor Terrace
Fulshear, Texas 77441
281-346-2616

SHEET 1 OF 2

WE, L S DEVELOPMENT, LLC., acting by and through JIM SPURLIN, President and ALISON SPURLIN, Secretary, being officers of L S DEVELOPMENT, LLC., hereinafter referred to as owners of the 43.1590 Acre Tract described in the above and foregoing plat of RALEIGH CREEK, SECTION FIVE, 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, easements, rights-of-way, rights, claims, demands, 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 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 or from a plane sixteen feet (16'-0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. & 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 an unobstructed aerial easement. 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 designed with aerial easements (U.E. & A.E.) as indicated and depicted herein, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net opening area of sufficient size to permit the free flow of water without backwater and in no instance have 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'-0") wide on each side of the center line of any and all bays, creeks, ravines, draws, sloughs, or other natural drainage courses located and depicted upon 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.

L S DEVELOPMENT, LLC.

IN TESTIMONY WHEREOF, L S DEVELOPMENT, LLC., has caused these presents to be signed by JIM SPURLIN, its President, thereunto authorized, attested by its Secretary, ALISON SPURLIN, and its common seal hereunto affixed this ____ day of _____, _____.

By: _____
JIM SPURLIN, President

By: _____
ALISON SPURLIN, Secretary

BEFORE ME, the undersigned authority, on this day personally appeared JIM SPURLIN, President of L S Development, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name _____

My Commission Expires: _____

BEFORE ME, the undersigned authority, on this day personally appeared ALISON SPURLIN, Secretary of L S Development, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My Commission Expires: _____

I, Diane Trautman, County Clerk of Harris County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock_____, and duly recorded on _____, 20____, at _____ o'clock_____, and under film code number _____ of the map records of Harris County for said County.

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

Diane Trautman
County Clerk of
Harris County, Texas

By: _____
Deputy

1. Neil M. Atkinson, mm registered under the laws of the State of Texas to practice the profession of Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods 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.

Neil M. Atkinson
Registered Professional Land Surveyor
Texas Registration No. 5897

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of RALEIGH CREEK, SECTION FIVE 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____.

By: _____ By: _____
Barbara Tague Darrell Roquemore
Chairman Vice Chairman

RALEIGH CREEK SECTION FIVE

BEING 43.1591 ACRES OF LAND, SITUATED IN THE JOSEPH MILLER SURVEY, ABSTRACT NUMBER 50, HARRIS COUNTY, TEXAS, AND ALSO BEING A REPLAT OF RESERVE L AND M OF RALEIGH CREEK SECTION ONE, AS RECORDED IN FILM CODE NO. 656125 H.C.M.R., AND RESERVE "K" AND "N" OF RALEIGH CREEK SECTION FOUR, AS RECORDED IN FILM CODE NO. 682825 H.C.M.R.

MAY, 2019

3 Blocks
Owner:
L.S. Development, LLC
10423 Huffsmith Rd.
Tomball Texas, 77375
713-201-7573

43 Lots
Surveyor:
Atkinson Engineers
19575 Wied Road
Spring, Texas 77388
281-872-7600

3 Reserves

Engineer:
DPK Engineering LLC
32719 Windsor Terrace
Fulshear, Texas 77441
281-346-2616

SHEET 2 OF 2

CITY OF TOMBALL

Plat Name: Raleigh Creek Section Five 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: May 13, 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:

- Update floodplain note
- Add City of Tomball gas note
- Add easements referenced in title report
- Update vicinity map
- Fix typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 13, 2019

Topic:

Consideration to Approve Final Plat of **RALEIGH CREEK SECTION SIX**: Being 20.4254 Acres of land, situated in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas, and also being a Replat of Reserve “L” and Reserve “N” of Raleigh Creek Section Five.

Background:

Origination:

Recommendation:

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

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

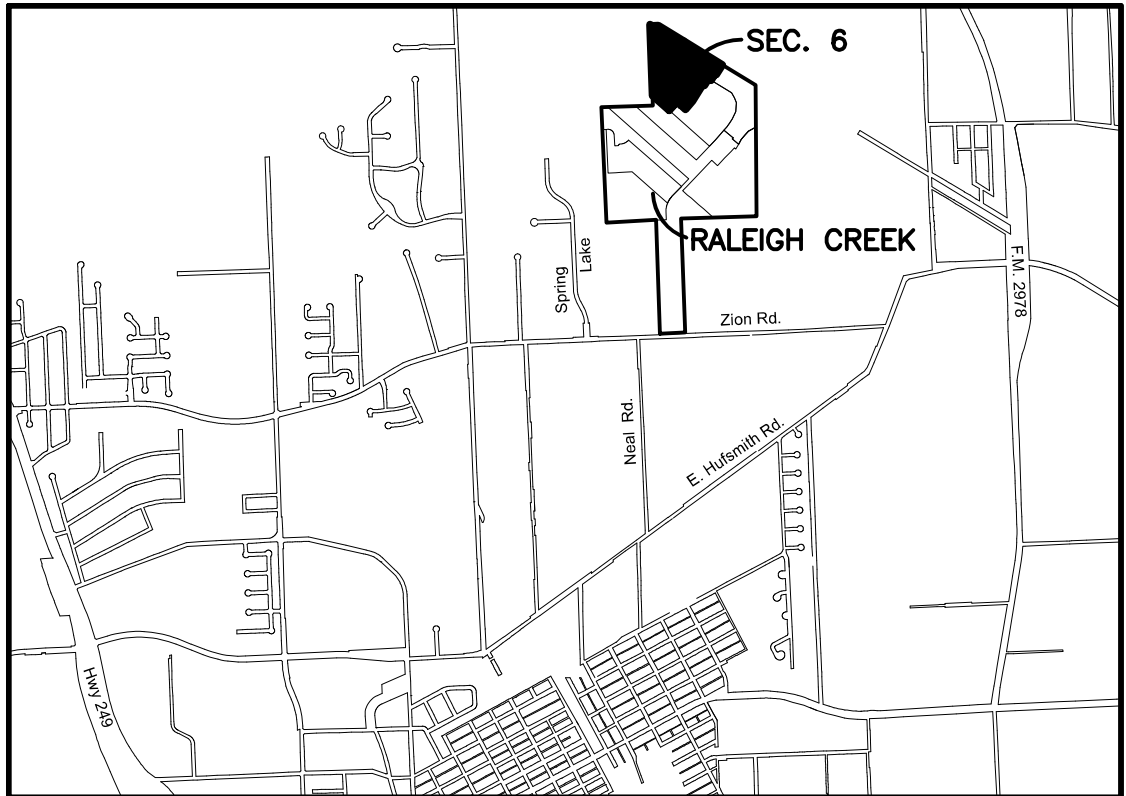
ATTACHMENTS:

Raleigh Creek Section 6 Plat
Raleigh Creek Section 6 Comments

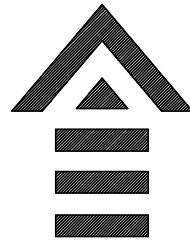
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S41°35'01"W	15.45'	C1	25.00'	39.27'	90°00'00"	N03°24'59"W	35.36'
L2	S41°35'01"W	60.00'	C2	25.00'	39.27'	90°00'00"	S86°35'01"W	35.36'
L3	S02°03'01"E	1.81'	C3	25.00'	39.27'	90°00'00"	S03°24'59"E	35.36'
L4	N87°56'59"E	26.00'	C4	170.00'	137.57'	46°21'58"	N25°14'00"W	133.85'
L5	S11°33'11"E	30.57'	C5	200.00'	161.85'	46°21'58"	N25°14'00"W	157.47'
L6	S04°26'33"W	25.04'	C6	230.00'	186.13'	46°21'58"	S25°14'00"E	181.09'
L7	S21°44'51"W	32.75'	C7	25.00'	30.56'	70°01'05"	N32°28'32"E	28.69'
L8	N58°36'40"W	30.66'	C8	60.00'	280.33'	267°41'55"	N65°50'53"W	86.54'
L9	N48°24'59"W	95.00'	C9	25.00'	7.70'	17°38'50"	S10°52'26"E	7.66'
L10	N41°35'01"E	15.45'						
L11	N48°24'59"W	60.00'						

BENCH MARK:

FLOODPLAIN REFERENCE MARK NUMBER 100340 IS A BRASS DISK STAMPED 100340 ON BRIDGE AT ZION AND BOGGS GULLY, LOCATED ON UP-STREAM CONCRETE WALK ON SOUTHWEST CORNER OF BRIDGE, WEST OF STREAM CENTERLINE. ELEVATION 169.27 FEET NAVD. 1988, 2001 ADJUSTED.

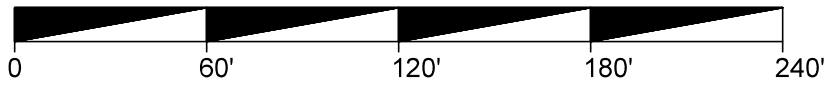


Scale: 1"= 3000'



All bearings shown hereon are based on grid north of the U.S. State Plane Coordinate System, Texas South Central Zone. NAD 1983 Datum

GRAPHIC SCALE



TOMBALL
GUN CLUB
INC.
H.C.C.F.N.
U002476

Reserve N
0.0551 AC.
2400.00 S.F.

TOMBALL
GUN CLUB
INC.
H.C.C.F.N.
U002476

Reserve S
11.0632 AC.
46,310.84 S.F.

Reserve L
10.3241 AC.
449,715.90 S.F.

Reserve M
9.5487 AC.
415,940.22 S.F.

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. 48201C0065L (Effective Date 06/18/07), this property is in Unshaded Zone "X", and is not in the 0.2% annual chance Flood Plain.(See General Note # 13)

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 covenants or restrictions.

Note #5:
The building Lines shown on this plat shall be in addition to, and shall not limit or replace, building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.

GENERAL NOTES

1. C.O.T.U.E. Indicates City of Tomball Utility Easement.
2. A.E. Indicates Aerial Easement.
3. U.E. Indicates Utility Easement.
4. I.R. Indicates Iron Rod.
5. FND. Indicates Found.
6. W.L.E. Indicates Water Line Easement.
7. H.C.C.F. No. Indicates Harris County Clerk's File Number.
8. V. & P. Indicates Volume and Page.
9. All 14 foot Utility Easements shown extend 7 feet on either side of a common lot line unless otherwise indicated.
10. H.C.M.R. Indicates Harris County Map Records.
11. Reserve "L" is hereby created as an Unrestricted Reserve.
12. Reserve "N & S" is hereby created as an Open Area / Drainage Reserve.
13. No lots dedicated by this plat are within Zone "AE".

RALEIGH CREEK SECTION SIX

BEING 20.4254 ACRES OF LAND, SITUATED IN THE JOSEPH MILLER SURVEY, ABSTRACT NUMBER 50, HARRIS COUNTY, TEXAS, AND ALSO BEING A REPLAT OF RESERVE "L" AND RESERVE "N" OF RALEIGH CREEK SECTION FIVE, AS RECORDED IN FILM CODE NO. _____ H.C.M.R.

1 Block

Owner:
L.S. Development, LLC
10423 Huffsmith Rd.
Spring, Texas, 77375
713-201-7573

MAY, 2019
30 Lots

Surveyor:
DPK Engineering
19575 Wied Road
Spring, Texas 77388
281-872-7600

3 Reserves

Engineer:
DPK Engineering LLC
32719 Windsor Terrace
Fulshear, Texas 77441
281-346-2616

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, L S DEVELOPMENT, LLC., acting by and through, JIM SPURLIN, President and ALISON SPURLIN, Secretary, being officers of L S DEVELOPMENT, LLC., hereinafter referred to as owners of the 43.1590 Acre Tract described in the above and foregoing plat of RALEIGH CREEK, SECTION FIVE, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20'-0") above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net opening area of sufficient size to permit the free flow of water without backwater and in no instance have 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'-0") wide on each side of the center line of any and all bayous, creeks, ravines, draws, sloughs, or other natural drainage courses located and depicted upon 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.

L S DEVELOPMENT, LLC.

IN TESTIMONY WHEREOF, L S DEVELOPMENT, LLC., has caused these presents to be signed by JIM SPURLIN, its President, thereunto authorized, attested by its Secretary, ALISON SPURLIN, and its common seal hereunto affixed this ____ day of _____, _____.

By:_____ By:_____
JIM SPURLIN, President ALISON SPURLIN, Secretary

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JIM SPURLIN,President of L S Development, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

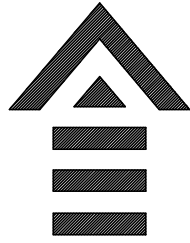
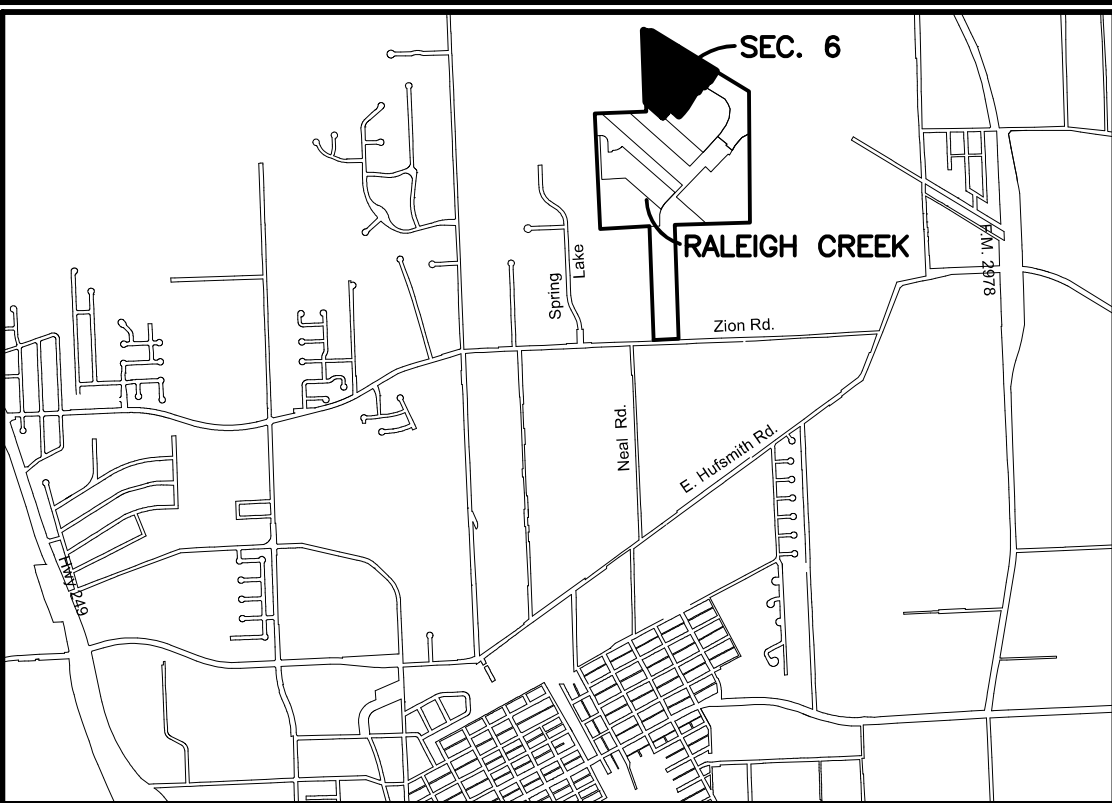
BEFORE ME, the undersigned authority, on this day personally appeared ALISON SPURLIN, Secretary of L S Development, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My Commission Expires: _____



All bearings shown hereon are based
on grid north of the U.S. State Plane
Coordinate System, Texas South
Central Zone, NAD 1983 Datum



BENCH MARK:

FLOODPLAIN REFERENCE MARK NUMBER 100340 IS A BRASS DISK STAMPED 100340 ON BRIDGE AT ZION AND BOGGS GULLY, LOCATED ON UP-STREAM CONCRETE WALK ON SOUTHWEST CORNER OF BRIDGE, WEST OF STREAM CENTERLINE. ELEVATION 169.27 FEET NAVD. 1988, 2001 ADJUSTED.

I, Neil M. Atkinson, am registered under the laws of the State of Texas to practice the profession of Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods 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.

Neil M. Atkinson
Registered Professional Land Surveyor
Texas Registration No. 5897

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of RALEIGH CREEK, SECTION SIX 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 _____, 20____.

By:_____ By:_____
Barbara Tague Darrell Roquemore
Chairman Vice Chairman

I, Diane Trautman, County Clerk of Harris County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock_____, and duly recorded on _____, 20____, at _____ o'clock_____, and under film code number _____ of the map records of Harris County for said County.

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

Diane Trautman
County Clerk of
Harris County, Texas

By:_____
Deputy

RALEIGH CREEK SECTION SIX

BEING 20.4254 ACRES OF LAND, SITUATED IN THE JOSEPH MILLER SURVEY, ABSTRACT NUMBER 50, HARRIS COUNTY, TEXAS, AND ALSO BEING A REPLAT OF RESERVE "L" AND RESERVE "N" OF RALEIGH CREEK SECTION FIVE, AS RECORDED IN FILM CODE NO. _____ H.C.M.R.

1 Block

Owner:
L.S. Development, LLC
10423 Huffsmith Rd.
Tomball Texas, 77375
713-201-7573

MAY, 2019

30 Lots

Surveyor:
Atkinson Engineers
19575 Wied Road
Spring, Texas 77388
281-872-7600

3 Reserves

Engineer:
DPK Engineering LLC
32719 Windsor Terrace
Fulshear, Texas 77441
281-346-2616

SHEET 2 OF 2

CITY OF TOMBALL

Plat Name: Raleigh Creek Section Six 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: May 13, 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:

- Update floodplain note
- Add City of Tomball gas note
- Add easements referenced in title report
- Correct lots 15, 16 and 17 dimensions
- Update vicinity map
- Fix typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 13, 2019

Topic:

Consideration to Approve Final Plat of **SANDOZ CORNER**: A Replat of Lots 17, 18, & 19 in Block 63 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 63 being situated in the Ralph Hubbard Survey (A-383).

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Sandoz Corner
Sandoz Corner Comments

STATE OF TEXAS
COUNTY OF HARRIS

I, Phillip Sandoz, hereinafter referred to as owner of the 0.2410 acre tract described in the above and foregoing plat of "SANDOZ CORNER", 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__.

Phillip Sandoz

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Phillip Sandoz, 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 "HUTSON BLOCK ONE NORTH", 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

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.

Richard A. Ramirez, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Richard A. Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument and have acknowledged to me that he has executed same for the purposes and consideration therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owners.

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

Notary Public in and for the State of Texas

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

"SANDOZ CORNER"

A replat of Lots 17, 18 & 19 in Block 63 of

REVISED MAP OF TOMBALL,

an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

Said Block 63 being situated in the Ralph Hubbard Survey (A-383).

Containing: 1 LOT / 1 BLOCK

DATE: May 4, 2019

OWNER:
Phillip Sandoz
30630 William Juergens Drive
Tomball, TX 77375

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

LEINHOLDER: Amcap Mortgage, LTD
Richard A. Ramirez
Trustee

CITY OF TOMBALL

Plat Name: Sandoz Corner 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: May 13, 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:

- Update lien holder signature block
- Submit updated title report
- Update vicinity map
- Correct typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 13, 2019

Topic:

Consideration to Approve Final Plat of **SHOPS AT TOMBALL PARKWAY**: A subdivision of a 1.9593 acre tract of land in the John M. Hooper Survey, Abstract No. 375, 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:

Shops at Tomball Plat
Shops at Tomball Comments

STATE OF TEXAS :
COUNTY OF HARRIS:

We, A-K Texas Venture Capital, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Manager, Owners in this section after referred to as owners of the 1.9593 acre tract described in the above and foregoing map of **SHOPS AT TOMBALL PARKWAY**, 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 on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial 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 center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, A-K Texas Venture Capital, L.P., a Texas limited partnership, has caused these presents to be signed by Steven D. Alvis, Manager, thereunto authorized, this ____ day of _____, 2019.

A-K Texas Venture Capital, L.P.
a Texas limited partnership

By: _____
Steven D. Alvis, Manager

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Steven D. Alvis, Manager of A-K Texas Venture Capital, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and on behalf of such entity.

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

Notary Public in and for the State of Texas

My Commission Expires _____, _____
Notary Public

I, Brian Nesvadba, 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 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 rods having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



This is to certify that the Planning and Zoning Commission of the City of Tomball has approved this plat and subdivision of **SHOPS AT TOMBALL PARKWAY** in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this ____ day of _____, 2019.

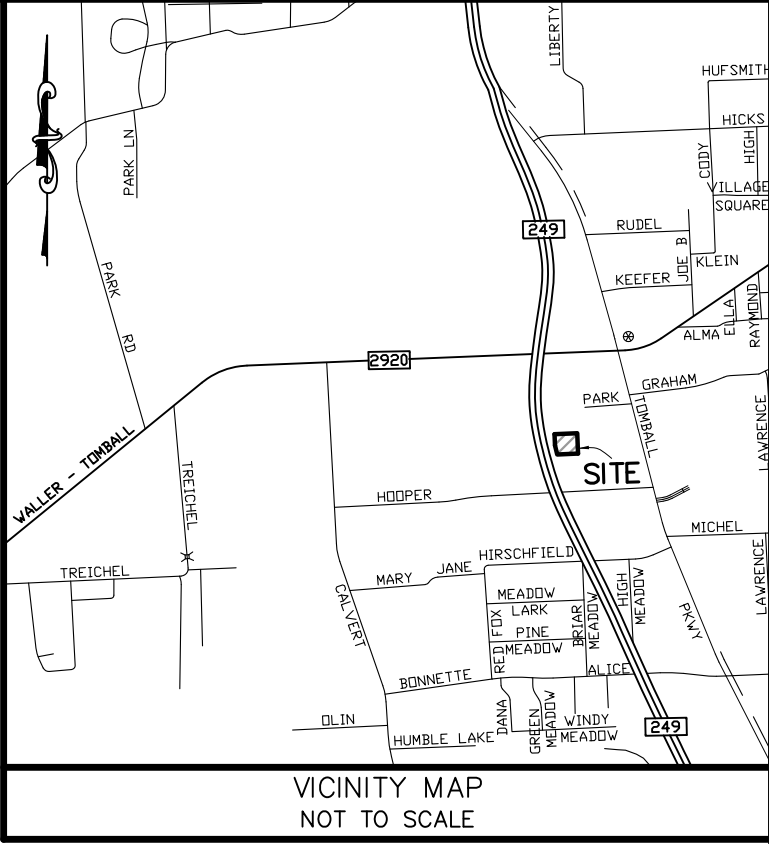
Barbara Teague
Chairman

Darrell Roquemore
Vice Chairman

I, Diane Trautman, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2019, by an order entered into the minutes of the court.

Diane Trautman
County Clerk
of Harris County, Texas

Deputy



SHOPS AT TOMBALL PARKWAY

**A SUBDIVISION OF A 1.9593 ACRE
TRACT OF LAND
IN THE JOHN M. HOOPER SURVEY,
ABSTRACT NO. 375,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS**
1 BLOCK 1 RESERVE

~ OWNER ~
A-K TEXAS VENTURE CAPITAL, L.C
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
FIRM REGISTRATION NO. 10119000
www.team-civil.com
JOB NO. 356-142
MAY 2, 2019

DRAWING INFO: Z:\job\356-142\dwg\356-142_P1.dwg MAY 03, 2019 1:27 PM

DESCRIPTION:

A FIELD NOTE DESCRIPTION of 1.9593 acres (85,348 square feet) of land in the John M. Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas; said 1.9593 acre tract being that same tract of land conveyed to A-K Texas Venture Capital, L.C., as recorded in Harris County Clerk's File No. S402913; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found for an angle point in the south line of Reserve "F2", Tomball Park One, according to the map or plat recorded in Film Code No. 628280 of the Harris County Map Records;

THENCE, South 87° 22' 45" West — 560.00 feet with the south line of said Reserve "F2" and with the north line of a tract of land conveyed to Houston Lighting & Power, as recorded in Harris County Clerk's File No. D462827 to a 5/8-inch iron rod found for the southwest corner of said Reserve "F2" and for the southeast corner and POINT OF BEGINNING of this tract;

THENCE, South 87° 22' 45" West — 285.58 feet with the north line of said Houston Lighting & Power tract to a TXDOT disk found in the east right-of-way line of State Highway 249 Bypass (width varies) for the southwest corner of this tract;

THENCE, in a northerly direction with the east right-of-way line of said State Highway 249 Bypass and with a curve to the right having a radius of 3,259.04 feet, a central angle of 02° 15' 31", a length of 128.47 feet and a chord bearing North 13° 43' 58" West — 128.46 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." found for an angle point of this tract;

THENCE, North 02° 16' 11" West — 153.12 feet with the east right-of-way line of said State Highway 249 Bypass to a 5/8-inch iron rod stamped "T.E.A.M." found for the northwest corner of this tract;

THENCE, North 87° 25' 32" East — 311.73 feet with the south line of said Reserve "F2" to a bent 5/8-inch iron rod found for the northeast corner of tract;

THENCE, South 02° 08' 32" East— 278.93 feet with the west line of said Reserve "F2" to the POINT OF BEGINNING and containing 1.9593 acres (85,348 square feet) of land.

Δ=2°15'31"
R=3,259.04'
L=128.47'
CH=N 13°43'58" W — 128.46'

STATE HIGHWAY 249 BYPASS
(WIDTH VARIES)
(H.C.C.F. NO. T204070)
(H.C.C.F. NO. W262365)

20' CITY OF TOMBALL
UTILITY EASEMENT
(FILM CODE NO. 628280; H.C.M.R.)

FND 5/8" IR W/CAP
"T.E.A.M."
X= 3,032,658.19
Y= 13,958,597.34

FND 5/8" IR W/CAP
"T.E.A.M."

N 02°16'11" W — 153.12'

20' CITY OF TOMBALL
UTILITY EASEMENT

20' CITY OF TOMBALL
UTILITY EASEMENT

FND TX DOT DISK
X= 3,032,694.75
Y= 13,958,319.54

R=3,259.04'
L=79.21'

R=3,259.04'
L=349.99'
(FILM CODE NO. 623027; H.C.M.R.)

FND 3/4" IR
FND 3/4" IR

MEDICAL COMPLEX DRIVE (80' R.O.W.)

UNRESTRICTED
RESERVE "A"
1.9593 ACRES
(85,347.55 SQ.FT.)

HOUSTON LIGHTNING & POWER COMPANY
(H.C.C.F. NO. D462827)

LOT 1

PARTIAL REPLAT OF
TOMBALL PARKWAY SUBDIVISION
(FILM CODE NO. 623027; H.C.M.R.)

JOHN M. HOOPER SURVEY
ABSTRACT NO. 375

LOT F1

PETE TERPSTRA
(H.C.C.F. NO. N872859)

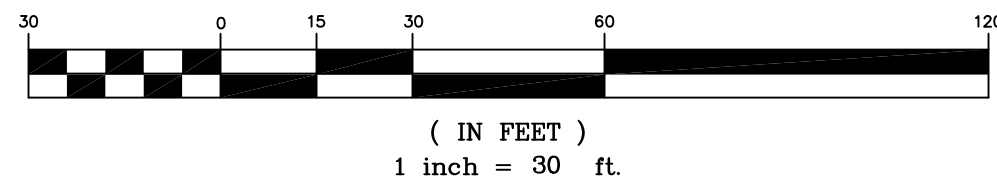
TOMBALL PARK ONE
(FILM CODE NO. 628280; H.C.M.R.)

LOT 2

LEGEND

B.L. — BUILDING LINE
FND — FOUND
H.C.C.F. — HARRIS COUNTY CLERK'S 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
W/ — WITH

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

SHOPS AT
TOMBALL PARKWAY

A SUBDIVISION OF A 1.9593 ACRE
TRACT OF LAND
IN THE JOHN M. HOOPER SURVEY,
ABSTRACT NO. 375,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

~ OWNER ~
A-K TEXAS VENTURE CAPITAL, L.C
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535
FIRM REGISTRATION NO. 10119000
www.team-civil.com
JOB NO. 356-142

MAY 2, 2019

SHEET 2 OF 2

CITY OF TOMBALL

Plat Name: Shops at Tomball Parkway 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: May 13, 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 easements referenced in title report
- Add City of Tomball gas note
- Update vicinity map

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 13, 2019

Topic:

Consideration to Approve **Zoning Case P19-053**: Request by Harpreet Mangat to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.6 acres of land legally described as Tracts 6, 7, 8 and 10 and Lot 9, Block 1 Hirschfield Farms Section 1 U/R, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of SH 249 and Alice Road, from the Agricultural District to the Commercial District.

- Conduct Public Hearing on Zoning Case P19-053

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Notice of Public Hearing
P19-053 Property Owner Notification
P19-053 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
MAY 13, 2019
&
CITY COUNCIL
MAY 20, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, May 13, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, May 20, 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 P19-053: Request by Harpreet Mangat to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.6 acres of land legally described as Tracts 6, 7, 8 and 10 and Lot 9, Block 1 Hirschfield Farms Section 1 U/R, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of SH 249 and Alice Road, from the Agricultural District to the Commercial District.

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

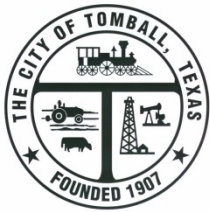
C E R T I F I C A T I O N

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 **9th** day of **May 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: P19-053

APPLICANT/OWNER: Harpreet Mangat

LOCATION: Generally located at the northeast corner of SH 249 and Alice Road

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.6 acres of land legally described as Tracts 6, 7, 8 and 10 and Lot 9, Block 1 Hirschfield Farms Section 1 U/R, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Commercial District.

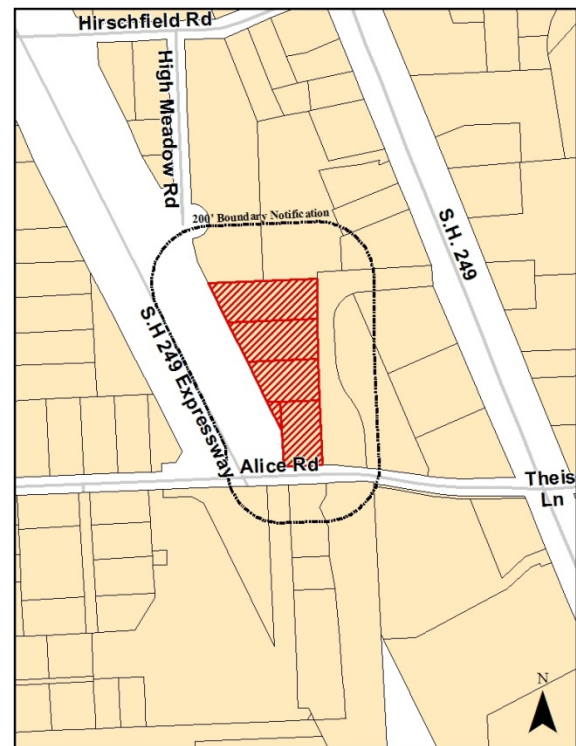
CONTACT: Amelia Lindley, Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

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

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

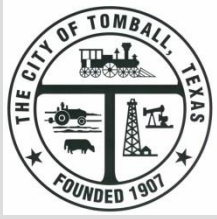


**Planning & Zoning Commission
Public Hearing:
Monday, May 13, 2019, 6:00 PM**

**City Council Public Hearing:
*Monday, May 20, 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: May 13, 2019

City Council Public Hearing Date: May 20, 2019

Rezoning Case: P19-053
Property Owner(s): Harpreet Mangat and Hardial Mangat
Applicant(s): Harpreet Mangat
Legal Description: Tracts 6, 7, 8 and 10 and Lot 9, Block 1 Hirschfield Farms Section 1 U/R
Location: Northeast corner of SH 249 and Alice Road (Exhibit "A")
Area: 3.6 acres (total site is 10.15 acres)
Comp Plan Designation: Commercial (Exhibit "B")
Present Zoning and Use: Agricultural District (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Rezone from the Agricultural District to the Commercial District

Adjacent Zoning & Land Uses:

North: General Retail and Planned Development Districts / Breaux Machine Works and undeveloped (approved CUP for *mobile food court*)

South: Not Zoned / Alice Road and Harris County Flood Control channel

West: Not Zoned / SH 249

East: General Retail District / Harris County Flood Control channel

BACKGROUND

City Staff met with the applicant in March 2019 to discuss the development of the subject site.

ANALYSIS

The 3.6 acre subject site is currently zoned Agricultural District. The proposed rezoning is for the Commercial District. Properties in the immediate area are zoned General Retail and Planned Development to the north and General Retail to the east. Properties to the south and west are publicly owned by the Texas Department of Transportation (SH 249) or Harris County Flood Control (drainage channel).

The uses in the area include a machine shop (Breaux Machine Works), a State Highway, a flood control drainage channel, undeveloped property and a few general retail stores.

The Comprehensive Plan Future Land Use Map designates the property as Commercial which is intended for retail sales and service activities such as "shopping centers, convenience stores, auto

dealers, department stores, grocery and drug stores, entertainment facilities, food and beverage purveyors, salons, and small repair shops”.

The purpose of the Commercial Zoning District is to “provide a location for commercial and service-related establishments”. The Commercial Zoning District is an appropriate zoning district for the Commercial area.

ZONING CONSIDERATIONS

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

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

The uses permitted in the Commercial District appear to be appropriate for the area. The immediate area consists of SH 249, a Harris County Flood Control Ditch, Alice Road, a machine shop and a few retail businesses. With the direct access to SH 249 and Alice Road, a minor arterial, the property is best suited for a Commercial development.

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 be extended to the property and the existing streets adjacent to the property can accommodate traffic generated by a Commercial District development. According to Section 50-77 of the Tomball Code of Ordinances, the Commercial District should have “convenient access to thoroughfares and collector streets”. The subject site has direct access to both SH 249 and Alice Road.

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 Commercial 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 Commercial District in the City.

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 Commercial. The Commercial Zoning District is an appropriate district for the Commercial designated area. According to the Comprehensive Plan, the Commercial area is expected to have a steady stream of traffic throughout the day and into the evening and is an area for retail sales and service activities. According to Section 50-77 of the Tomball Code of Ordinances, the Commercial District “is intended to provide a location for commercial and service-related establishments”. The request appears to be consistent with the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on April 26, 2019. The Notice of Public Hearing was published in the paper on May 1, 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 P19-053 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

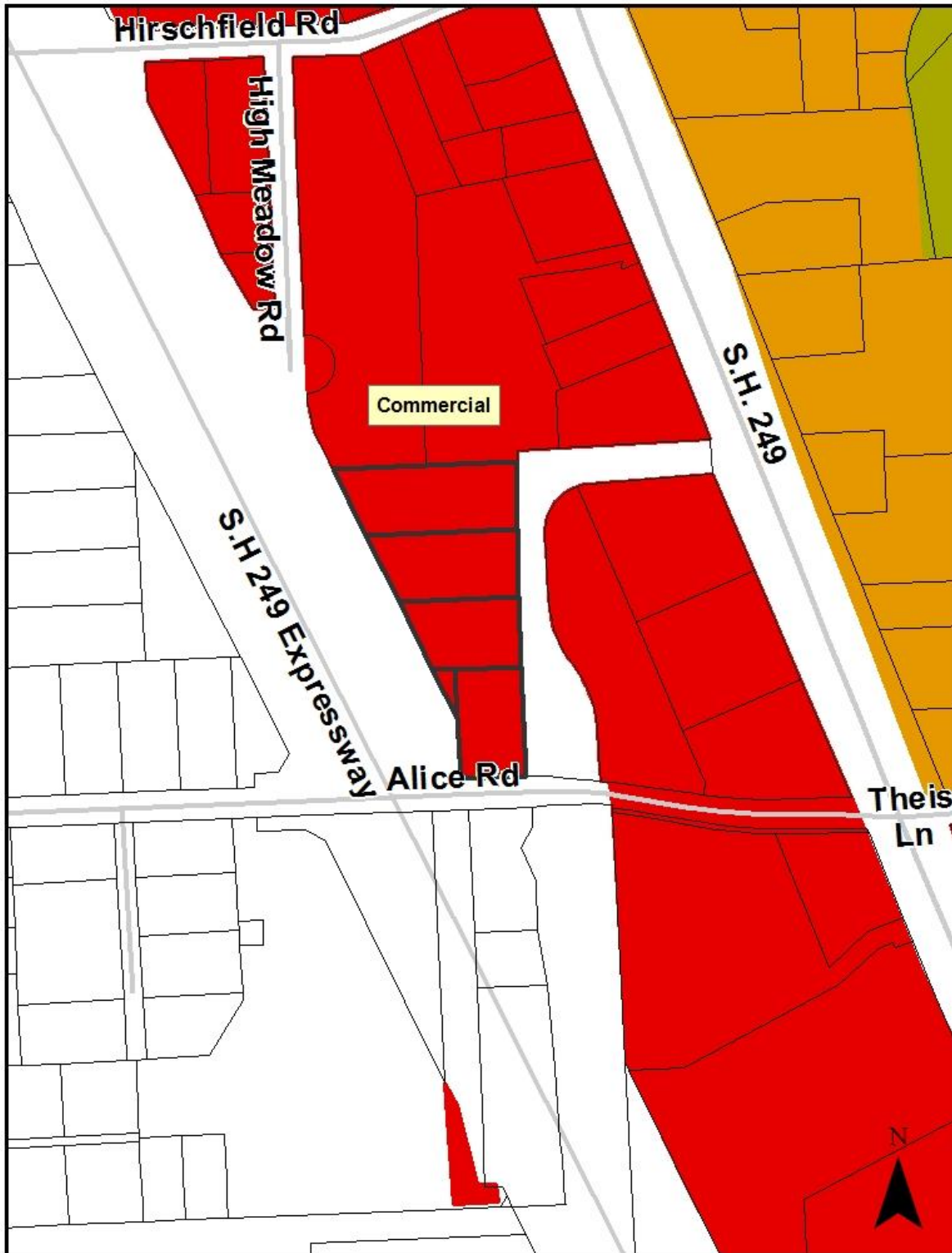
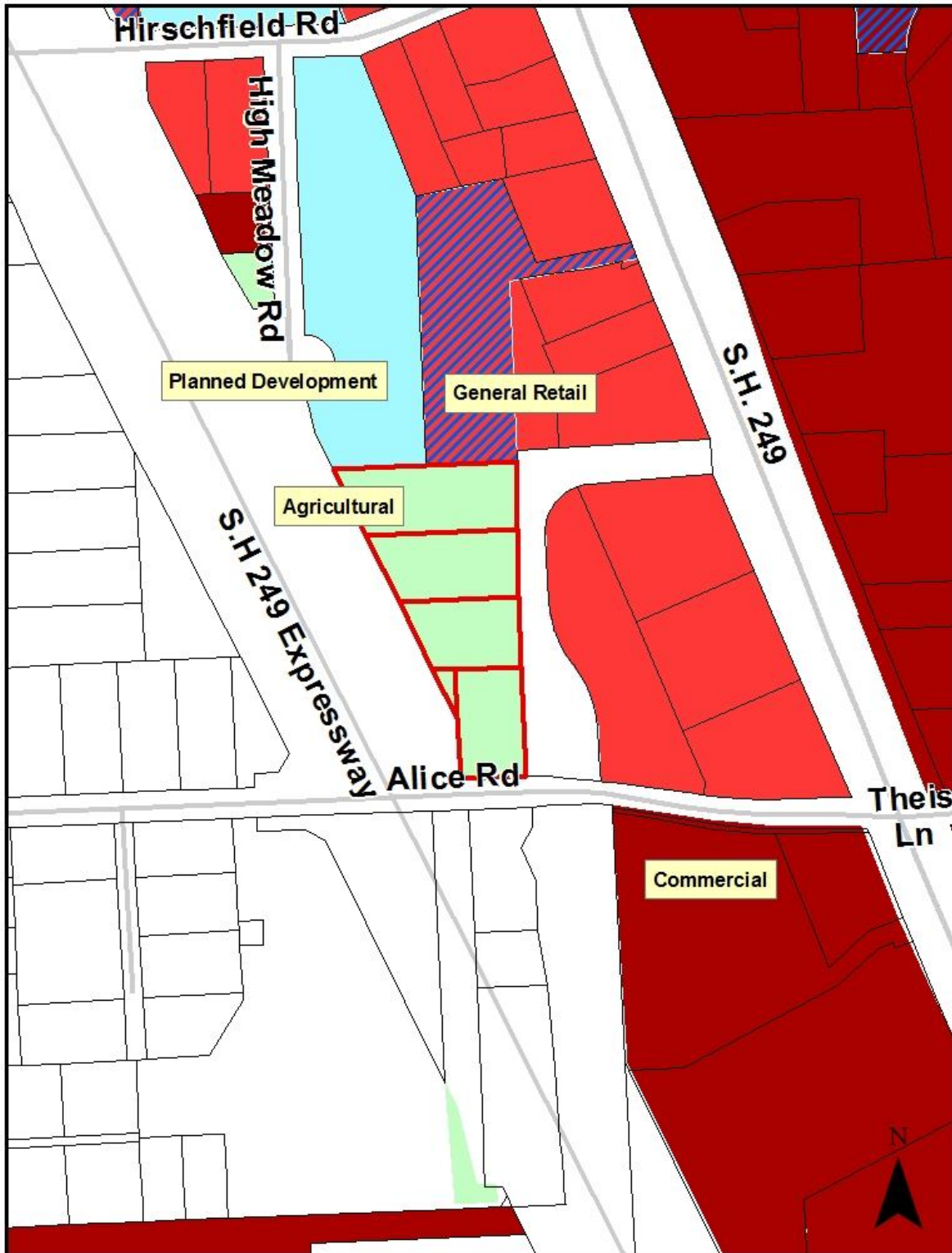


Exhibit "C"
Zoning Map

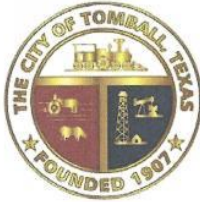


**Exhibit “D”
Site Photos**



Exhibit "E"
Application

Revised 5/19/15



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: HARPREET MANGAT Title: OWNER
Mailing Address: 16433 SMITH ST City: HOUSTON State: TX
Zip: 77040
Phone: (832) 472-2990 Fax: (713) 937-9354 Email: hmangat@hotmail.com

Owner

Name: HARPREET MANGAT Title: OWNERS
Mailing Address: 16433 SMITH ST City: HOUSTON State: TX
Zip: 77040
Phone: (832) 472-2990 Fax: (713) 937-9354 Email: hmangat@hotmail.com
281-300-3799

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: RETAIL / OFFICE / RESTAURANT COMPLEX

Physical Location of Property: NORTHEAST CORNER OF HWY 249 BYPASS / ALICE RD

[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: HIRSCHFIELD FARMS SEC 1 U/R BLK 1, LOTS 6, 7, 8, 9, 10

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AGRICULTURE

Current Use of Property: UNDEVELOPED

Proposed Zoning District: COMMERCIAL

Proposed Use of Property: RETAIL / OFFICE / RESTAURANT COMPLEX

104-771-000-0006 104-771-000-0009
104-771-000-0007 104-771-000-0010
HCAD Identification Number: 104-771-000-0008 **Acreage:** 3.6255

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 Harold L. Wright MD 3/29/19
Signature of Applicant Date

X Harold L. Wright MD 3/29/19
Signature of Owner Date

Harold L. Wright 3/29/19

Harpreet S. Mangat MD
Hardial S. Mangat
16433 Smith Street
Houston, TX 77040

March 29, 2019

City of Tomball
401 Market St
Tomball, TX 77375

Ref:- Request to change zoning of tract of land along NE corner of Hwy 249 Bypass/Alice RD

Sir/Madam;

We own the tract of land along NE corner of Hwy 249 Bypass/Alice RD known by Legal Description as Hirschfield Farms Sec 1 U/R Blk 1, Lots 6, 7, 8, 9 and 10. Also known by HCAD numbers 104-771-000-0006, 104-771-000-0007, 104-771-000-0008, 104-771-000-0009, and 104-771-000-0010.

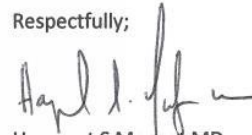
We are looking to develop this land into a high-end mixed-use development consisting of Retail Center, Office Complex, and Restaurant(s).

We understand that the City of Tomball currently has this land zoned as Agricultural. We kindly request the City of Tomball to change the zoning designation to Commercial as this land fronts a major freeway and city street. Additionally, lands adjacent and nearby to our tract have both commercial and retail developments in place.

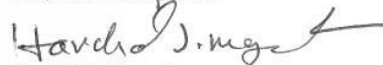
We strongly feel our project will be a beautiful addition to the City of Tomball.

Thank you.

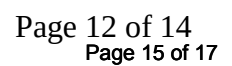
Respectfully;



Harpreet S Mangat MD



Hardial S. Mangat



Thomas Land Surveying
Surveying • Planning • Project Management

May 31, 2007

0.6547 Acre

Fieldnotes for 0.6547 acre of land out of Lot 9 and Lot 10, Block 1 of Hirschfield Farms, Section 1, an unrecorded subdivision in the J.M. Hooper Survey, Abstract No. 375, in Harris County, Texas, being comprised of the residue of that certain 1.500 acre tract of land conveyed to Edward H. Pampell, and Wife, Lavern Pampell, as described in deed recorded under County Clerk's File No. G700335 of the Real Property Records of Harris County and the residue of that certain 0.7509 acre tract of land conveyed to R.K. McGaughy, Trustee, as described in deed recorded under County Clerk's File No. N670793 of the said Real Property Records, said 0.6547 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set in the Northeasterly line of State Highway No. 249 (Bypass), right-of-way varies at this point, at its intersection with the North line of said Lot 10, marking the most Westerly or Northwest corner of the herein described tract, said point being in the South line of adjacent Lot 8 of said Block 1, and that certain 4.2416 acre tract of land conveyed to Hardial Mangat, as described in deed recorded under County Clerk's File No. P056901 of the said Real Property Records, said point also being the most Northerly Northeast corner of that certain 1.446 acre tract of land conveyed to the State of Texas, as described in deed recorded under County Clerk's File No. R882069 of the said Real Property Records;

Thence, North 87°23'00" East with the South line of said Lot 8 and the said 4.2416 acre tract, and with the North line of said Lot 10 and the said 1.500 acre tract, at 46.74 feet passing a 1/2 inch steel rod found marking the Northeast corner of said Lot 10 and the said 1.500 acre tract, and Northwest corner of said Lot 9 and the said 0.7509 acre tract, and continuing with the North line of said Lot 9 and the said 0.7509 acre tract in all, a total distance of 189.63 feet to a 1/2 inch steel rod found in the East line of the said J.M. Hooper Survey marking the Northeast corner of said Lot 9, the said 0.7509 acre tract, and the herein described tract, said point being the Southeast corner of the said 4.2416 acre tract, said point also being in the West line of the Sam Lewis Survey, Abstract No. 1704 and that certain 9.697 acre tract of land conveyed to the Harris County Flood Control District (H.C.F.C.D.), and described as Parcel "D" in deed recorded under County Clerk's File No. L951535 of the said Real Property Records;

Thence, South 02°00'57" East, 199.82 feet with the West line of the said Sam Lewis Survey and the said 9.697 acre tract, and with the East line of the said J.M. Hooper Survey, said Lot 9, and the said 0.7509 acre tract to a 3/4 inch steel rod set in the Northerly line of Alice Road (right-of-way varies) for the Southeast corner of the herein described tract, said point being the Northeast corner of that certain 0.154 acre tract of land conveyed to the State of Texas, as described in deed recorded under County Clerk's File No. S034599 of the said Real Property Records;

Thence, South 87°42'38" West, 70.49 feet with the North line of said Alice Road and the said 0.154 acre tract to a 5/8 inch steel rod set at a cut-back for said State Highway No. 249 (Bypass);

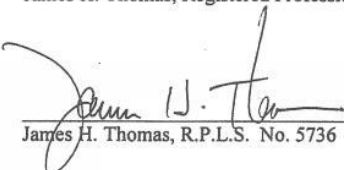
Thence, North 59°15'17" West, 50.30 feet with the Northeasterly line of the said 0.154 acre tract and with the said cut-back line to a 5/8 inch steel rod set in the Northeasterly line of said State Highway No. 249 (Bypass);

14340 Torrey Chase Blvd., Suite 270 • Houston, Texas 77014
(281) 440-7730 • Fax (281) 440-7737
www.thomaslandsurveying.com

0.6547 Acre
May 31, 2007
Page 2

Thence, North 26°13'13" West (basis bearing) with the Northeasterly line of said State Highway No. 249 (Bypass) and the said 0.154 acre tract, at 73.94 feet passing a 5/8 inch steel rod set in the West line of said Lot 9 and the said 0.7509 acre tract, and the East line of said Lot 10 and the said 1.500 acre tract, said point being the Northwest corner of the said 0.154 acre tract and the most Easterly Northeast corner of the aforesaid 1.446 acre tract, and continuing with the Northeasterly line of the said 1.446 acre tract in all, a total distance of 187.42 feet to the PLACE OF BEGINNING and containing 0.6547 acre or 28,518 square feet of land, more or less.

This description is based on the land title survey and plat (Job No. 07-15196A) made under the direction of James H. Thomas, Registered Professional Land Surveyor on May 31, 2007.


James H. Thomas, R.P.L.S. No. 5736

