

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



MONDAY, FEBRUARY 11, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, February 11, 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 January 14, 2019
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **CHERRY PINES SECTION 1: A** Subdivision of 28.6141 Acres of Land situated in the Claude N. Pillot Survey,

- 5.2 Consideration to Approve Final Plat of **REDEEMER CHURCH TOMBALL**: A Subdivision of 11.2924 Acres of Land located in the Joseph House Survey, A-34 in the City of Tomball, Texas, Being a Replat of Unrestricted Reserve "F" of Leslie's Park, A Subdivision Recorded in Film Code No. 400005, H.C.M.R.
- 5.3 Consideration to Approve Final Plat of **TOMBALL HEIGHTS**: A Subdivision of 9.2191 Acres, Being a Replat of Unrestricted Reserve "H" Final Plat of Leslie's Park, Recorded in Film Code No. 400005 H.C.M.R., Located in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas
- 6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of February, 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: February 11, 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: February 11, 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: February 11, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 14, 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:

1/14/19 Draft Minutes

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

MONDAY, JANUARY 14, 2019



6:00 P.M.

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

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

Others present:

Wesley Stolz – Assistant City Engineer
Amelia Lindley – City Planner

- 2.0 No Public Comments were received

- 3.0 Reports and Announcements

- Amelia Lindley, City Planner, announced the following:
 - There will be no zoning cases at the February Planning & Zoning Commission meeting
 - Zoning Case P18-162, rezoning request at Baker and Kane Street, was denied at City Council
 - Zoning Case P18-176, CUP request for office/warehouse at 419 East Hufsmith, was approved at City Council
 - Zoning Case P18-185, rezoning request at Holderrieth Boulevard and Barbara Street, was approved at City Council
- Wesley Stolz, Assistant City Engineer, and Amelia Lindley, City Planner, presented the 2018 Planning & Zoning Commission Summary

- 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 December 10, 2018.

Motion carried unanimously.

Draft

5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **IR CHERRY**: A subdivision of 1.9890 acres located in the Jesse Pruitt Survey, A-629, Harris County, Texas

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

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

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **TAKE 5 TOMBALL**: A subdivision of 0.440 acres in Deed to Ollie Lee Thomas Et Ux Recorded in Volume 2260, Page 179 of the Deed 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 contingences.

Motion carried unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 6:06 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Amelia Lindley
Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 11, 2019

Topic:
Consideration to Approve Final Plat of **CERRY PINES SECTION 1**: A Subdivision of 28.6141 Acres of Land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County Texas

Background:

Origination:

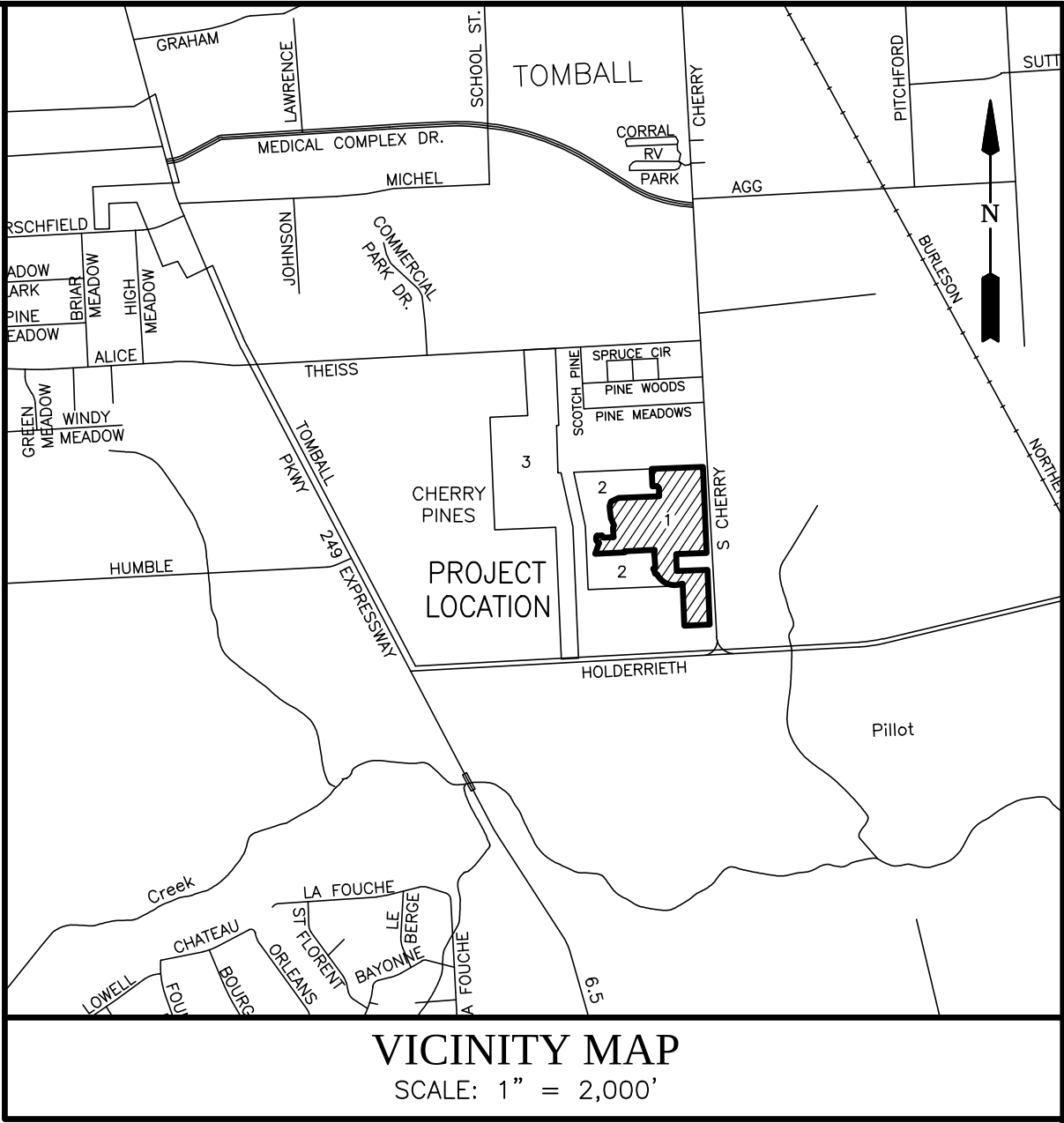
Recommendation:

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
Plat Comments



KEY MAP NO. 288Q

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 28.6141 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CHERRY PINES SECTION 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 DEFEED 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 DRAINAGEWAY 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.

IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE 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, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 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 AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

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 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

FINAL PLAT OF CHERRY PINES SECTION 1

A SUBDIVISION OF 28.6141 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

FEBRUARY 4, 2019 JOB NO. 2040-5210.310

95 LOTS 5 RESERVES (5.8844 ACRES) 5 BLOCKS

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

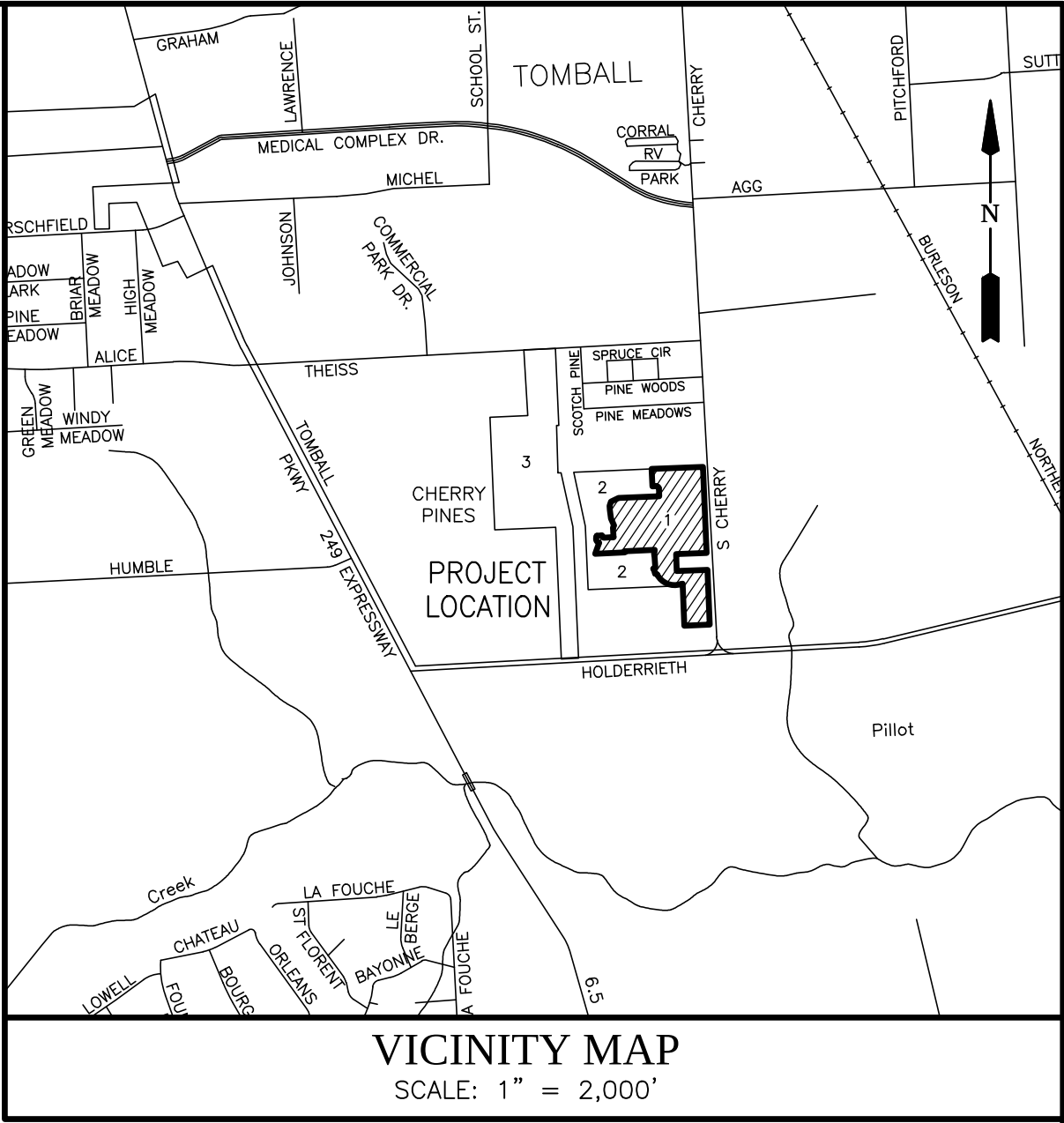
LEGEND

- B.L. INDICATES BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
U.E. INDICATES UTILITY EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER 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
(F) FOUND 5/8" IRON ROD STAMPED "LJA SURVEY"
R.O.W. INDICATES RIGHT-OF-WAY
C.O.T. INDICATES CITY OF TOMBALL

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.
- THIS TRACT LIES IN ZONE "AE", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR; ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, DATED JUNE 18, 2007, MAP NO. 48201C 0230L.
- BLANKET PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 932, PAGE 359 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- BLANKET PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 942, PAGE 517 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 05 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.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.4596	20,018.89	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.4171	18,167.22	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.7633	33,250.08	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.6983	73,979.55	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	2.5461	110,906.86	RESTRICTED TO OPEN SPACE
TOTAL	5.8844	255,322.60	



KEY MAP NO. 288Q



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°56'18" W	25.87'
L2	N 20°54'42" W	61.34'
L3	N 03°33'24" W	135.11'
L4	N 03°15'33" E	23.25'
L5	S 06°13'36" E	13.88'
L6	N 21°30'05" E	137.51'
L7	N 02°28'13" W	5.62'
L8	N 87°31'47" E	60.00'
L9	N 87°32'06" E	100.00'
L10	N 04°32'02" W	112.84'
L11	N 29°59'54" E	27.39'
L12	N 23°10'46" W	92.33'
L13	N 07°59'43" W	98.71'
L14	N 02°34'07" W	49.73'
L15	N 16°24'02" E	52.81'
L16	N 64°07'06" E	102.80'
L17	N 02°22'39" W	95.00'
L18	S 87°37'21" W	51.62'
L19	N 86°44'27" W	100.00'
L20	N 87°32'06" E	100.00'
L21	S 47°33'28" W	16.31'
L22	N 51°53'38" W	75.00'
L23	N 45°15'14" E	2.82'
L24	N 07°46'06" W	3.20'
L25	N 41°19'37" W	1.33'
L26	N 87°32'04" E	2.95'
L27	N 17°03'42" W	109.28'
L28	S 17°03'42" E	2.25'
L29	N 17°03'42" W	3.29'
L30	N 86°44'27" W	9.61'
L31	S 87°32'06" W	118.90'
L32	S 86°44'27" E	100.00'
L33	S 02°22'39" E	95.00'
L34	S 02°22'39" E	27.95'
L35	S 17°26'18" E	154.77'
L36	N 41°55'16" E	14.29'
L37	N 70°04'40" W	28.50'
L38	S 87°10'28" W	50.47'
L39	N 89°12'54" W	50.45'
L40	N 83°35'27" W	47.60'
L41	S 86°45'01" E	50.00'
L42	N 81°28'52" E	47.19'
L43	S 67°13'41" W	46.33'
L44	S 14°06'46" W	46.62'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	230.00'	79°00'18"	317.15'	292.61'	N 67°33'34" W
C2	25.00'	71°20'20"	31.13'	29.16'	N 63°43'35" W
C3	25.00'	85°08'07"	37.15'	33.82'	N 39°00'40" E
C4	330.00'	6°48'57"	39.26'	39.23'	N 00°08'55" W
C5	50.00'	92°21'58"	80.60'	72.16'	N 22°18'56" W
C6	25.00'	26°20'16"	11.49'	11.39'	N 10°41'55" E
C7	25.00'	89°59'40"	39.27'	35.35'	S 47°28'04" E
C8	370.00'	2°04'08"	13.36'	13.36'	N 86°30'02" E
C9	25.00'	90°00'00"	39.27'	35.36'	N 47°22'39" W
C10	55.00'	90°00'00"	86.39'	77.78'	N 47°22'39" W
C11	300.00'	95°38'12"	500.75'	444.61'	N 45°26'27" E
C12	400.00'	9°29'09"	66.22'	66.15'	S 88°30'58" W
C13	400.00'	3°45'42"	26.26'	26.26'	N 85°39'15" E
C14	55.00'	89°59'40"	86.39'	77.78'	S 47°28'04" E
C15	1000.00'	6°32'25"	114.15'	114.09'	N 00°53'34" E
C16	55.00'	89°08'12"	85.57'	77.19'	N 48°43'52" E
C17	2000.00'	11°04'05"	386.35'	385.74'	S 87°45'56" W
C18	300.00'	6°48'57"	35.69'	35.67'	S 00°08'55" E
C19	200.00'	103°30'19"	361.30'	314.14'	S 55°18'33" E
C20	400.00'	14°35'46"	101.90'	101.62'	S 80°14'11" W
C21	750.00'	3°46'12"	49.35'	49.34'	N 79°11'12" E
C22	25.00'	89°54'43"	39.23'	35.33'	N 47°25'18" W
C23	25.00'	90°00'00"	39.27'	35.36'	S 42°37'21" W
C24	330.00'	17°20'20"	99.86'	99.48'	S 06°17'31" W
C25	150.00'	47°28'30"	124.29'	120.76'	S 08°46'34" E
C26	50.00'	141°14'23"	123.25'	94.33'	S 38°06'22" W
C27	150.00'	47°28'30"	124.29'	120.76'	S 84°59'19" W
C28	330.00'	28°50'28"	166.11'	166.36'	S 75°40'18" W
C29	25.00'	86°49'58"	37.89'	34.36'	S 46°40'32" W
C30	270.00'	6°48'57"	32.12'	32.10'	S 00°08'55" E
C31	170.00'	103°30'19"	307.11'	267.02'	S 55°18'33" E
C32	430.00'	11°49'06"	88.70'	88.54'	N 78°50'51" E
C33	25.00'	87°13'20"	38.06'	34.49'	N 41°08'44" E
C34	25.00'	93°39'52"	40.87'	36.47'	N 49°17'52" W
C35	370.00'	6°29'24"	41.91'	41.89'	S 80°37'29" W
C36	25.00'	94°26'29"	41.21'	36.70'	S 30°09'32" W
C37	25.00'	42°50'00"	18.69'	18.26'	S 38°28'42" E
C38	50.00'	265°40'01"	231.84'	73.33'	S 72°56'18" W
C39	25.00'	42°50'00"	18.69'	18.26'	N 04°21'18" E
C40	25.00'	90°00'00"	39.27'	35.36'	N 62°03'42" W
C41	25.00'	90°00'00"	39.27'	35.36'	N 41°44'27" W
C42	370.00'	9°29'09"	61.26'	61.19'	S 88°30'58" W
C43	430.00'	3°45'42"	28.23'	28.23'	S 85°39'15" W
C44	25.00'	18°33'56"	8.10'	8.07'	S 78°15'08" W
C45	50.00'	134°53'52"	117.72'	92.35'	N 43°34'53" W
C46	370.00'	3°45'42"	24.29'	24.29'	N 85°39'15" E
C47	430.00'	9°29'09"	71.19'	71.11'	N 88°30'58" E
C48	270.00'	85°38'12"	450.68'	400.15'	N 45°26'27" E
C49	25.00'	90°00'00"	39.27'	35.36'	N 47°22'39" W
C50	25.00'	90°00'00"	39.27'	35.36'	S 42°37'21" W
C51	1030.00'	7°11'22"	129.25'	129.16'	S 01°13'02" W
C52	25.00'	22°11'16"	9.68'	9.62'	S 06°16'54" E
C53	50.00'	131°49'07"	115.03'	91.29'	S 48°32'01" W
C54	25.00'	20°46'29"	9.06'	9.02'	N 75°56'40" W
C55	1970.00'	9°51'35"	339.01'	338.59'	S 88°44'18" W
C56	25.00'	47°06'39"	20.56'	19.98'	S 60°15'11" W
C57	50.00'	265°18'43"	231.53'	73.54'	N 10°38'47" W
C58	25.00'	38°26'24"	16.77'	16.46'	S 77°12'37" E
C59	2030.00'	9°43'48"	344.73'	344.32'	N 88°26'04" E
C60	25.00'	89°08'12"	88.89'	35.09'	N 48°43'52" E
C61	970.00'	6°32'25"	110.73'	110.67'	N 00°53'34" E
C62	25.00'	31°16'37"	13.65'	13.48'	N 71°59'02" E
C63	50.00'	163°37'55"	142.80'	98.98'	N 41°50'19" E
C64	25.00'	42°21'18"	18.48'	18.06'	S 18°48'00" W
C65	25.00'	90°00'00"	39.27'	35.36'	S 47°22'39" E
C66	25.00'	90°05'17"	39.31'	35.38'	N 42°34'42" E

LOT	SQ. FT.
BLOCK 1	
LOT 1	6,250.00
LOT 2	6,875.00
LOT 3	6,875.00
LOT 4	6,250.00
LOT 5	6,250.00
LOT 6	6,250.00
LOT 7	6,250.00
LOT 8	6,177.32
LOT 9	11,369.77
LOT 10	12,765.45
LOT 11	6,709.06
LOT 12	8,283.88

LOT	SQ. FT.
BLOCK 2	
LOT 1	8,349.31
LOT 2	7,015.33
LOT 3	7,126.03
LOT 4	8,077.42
LOT 5	7,585.08
LOT 6	8,134.80
LOT 7	7,998.05
LOT 8	8,567.16
LOT 9	19,159.76
LOT 10	12,721.76
LOT 11	9,178.15
LOT 12	9,047.65
LOT 13	8,134.28
LOT 14	8,073.28
LOT 15	7,203.51
LOT 16	8,216.16

LOT	SQ. FT.
BLOCK 3	
LOT 1	8,561.58
LOT 2	7,234.76
LOT 3	6,709.84
LOT 4	6,542.08
LOT 5	6,374.32
LOT 6	6,206.56
LOT 7	6,038.81
LOT 8	6,566.98
LOT 9	6,409.35
LOT 10	6,781.64
LOT 11	6,262.50
LOT 12	6,262.22
LOT 13	8,508.51

LOT	SQ. FT.
BLOCK 4	
LOT 1	8,123.21
LOT 2	6,508.03
LOT 3	6,352.38
LOT 4	6,264.12
LOT 5	6,242.84
LOT 6	6,288.43
LOT 7	6,401.11
LOT 8	6,383.70
LOT 9	9,023.56
LOT 10	11,219.75
LOT 11	9,323.46
LOT 12	11,680.28
LOT 13	7,600.60
LOT 14	6,697.41
LOT 15	6,858.61
LOT 16	6,809.12
LOT 17	6,690.28
LOT 18	6,552.95
LOT 19	6,477.34
LOT 20	6,536.26
LOT 21	8,171.13
LOT 22	10,208.26
LOT 23	8,498.82
LOT 24	6,622.14
LOT 25	6,288.61
LOT 26	6,180.22
LOT 27	6,000.00
LOT 28	7,185.87
LOT 29	7,185.87
LOT 30	6,000.00
LOT 31	6,000.00
LOT 32	6,032.88
LOT 33	6,089.64
LOT 34	6,825.61
LOT 35	8,341.74
LOT 36	8,549.38
LOT 37	8,549.38
LOT 38	8,380.15
LOT 39	8,125.92
LOT 40	6,078.97
LOT 41	6,190.92
LOT 42	6,717.31
LOT 43	6,497.46
LOT 44	6,343.49
LOT 45	6,390.98
LOT 46	6,426.34
LOT 47	6,313.43
LOT 48	6,156.62
LOT 49	6,258.44
LOT 50	7,940.66

LOT	SQ. FT.
BLOCK 5	
LOT 1	9,307.45
LOT 2	11,775.31
LOT 3	11,000.51
LOT 4	7,662.35

FINAL PLAT OF CHERRY PINES SECTION 1

A SUBDIVISION OF 28.6141 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

FEBRUARY 4, 2019

JOB NO. 2040-5210.310

95 LOTS 5 RESERVES (5.8844 ACRES) 5 BLOCKS

OWNERS:

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
KYLE DAVIDSON, 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 Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: February 11, 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 FEMA boundaries and update note
- Locate missing easements noted in the title report
- Add City of Tomball utility easement along Cherry Street
- Update vicinity map
- Pay fees
- Fix typos

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 11, 2019

Topic:

Consideration to Approve Final Plat of **REDEEMER CHURCH TOMBALL**: A Subdivision of 11.2924 Acres of Land located in the Joseph House Survey, A-34 in the City of Tomball, Texas, Being a Replat of Unrestricted Reserve “F” of Leslie’s Park, A Subdivision Recorded in Film Code No. 400005, 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:

Redeemer Church
Plat Comments

STATE OF TEXAS
COUNTY OF HARRIS

WE, THE REDEEMER CHURCH ACTING BY AND THROUGH _____ BEING OFFICERS OF THE REDEEMER CHURCH, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 11.29 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF REDEEMER CHURCH TOMBALL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE REDEEMER CHURCH, ACTING BY AND THROUGH _____ AND ATTESTED BY _____ THIS _____ DAY OF _____ 20____.

THE REDEEMER CHURCH

BY: _____
NAME: _____
TITLE: _____

ATTEST: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ AND _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

(PRINT NAME)
MY COMMISSION EXPIRES: _____

I, CAROLYN J. QUINN, 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 (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 01/30/2019

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6033

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT OF REDEEMER CHURCH TOMBALL 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 DARRELLE ROQUEMORE
CHAIRMAN 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 _____ 20____ AT _____

O'CLOCK _____M., AND DULY RECORDED ON _____ 20____ AT _____ O'CLOCK _____M., AND AT _____

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

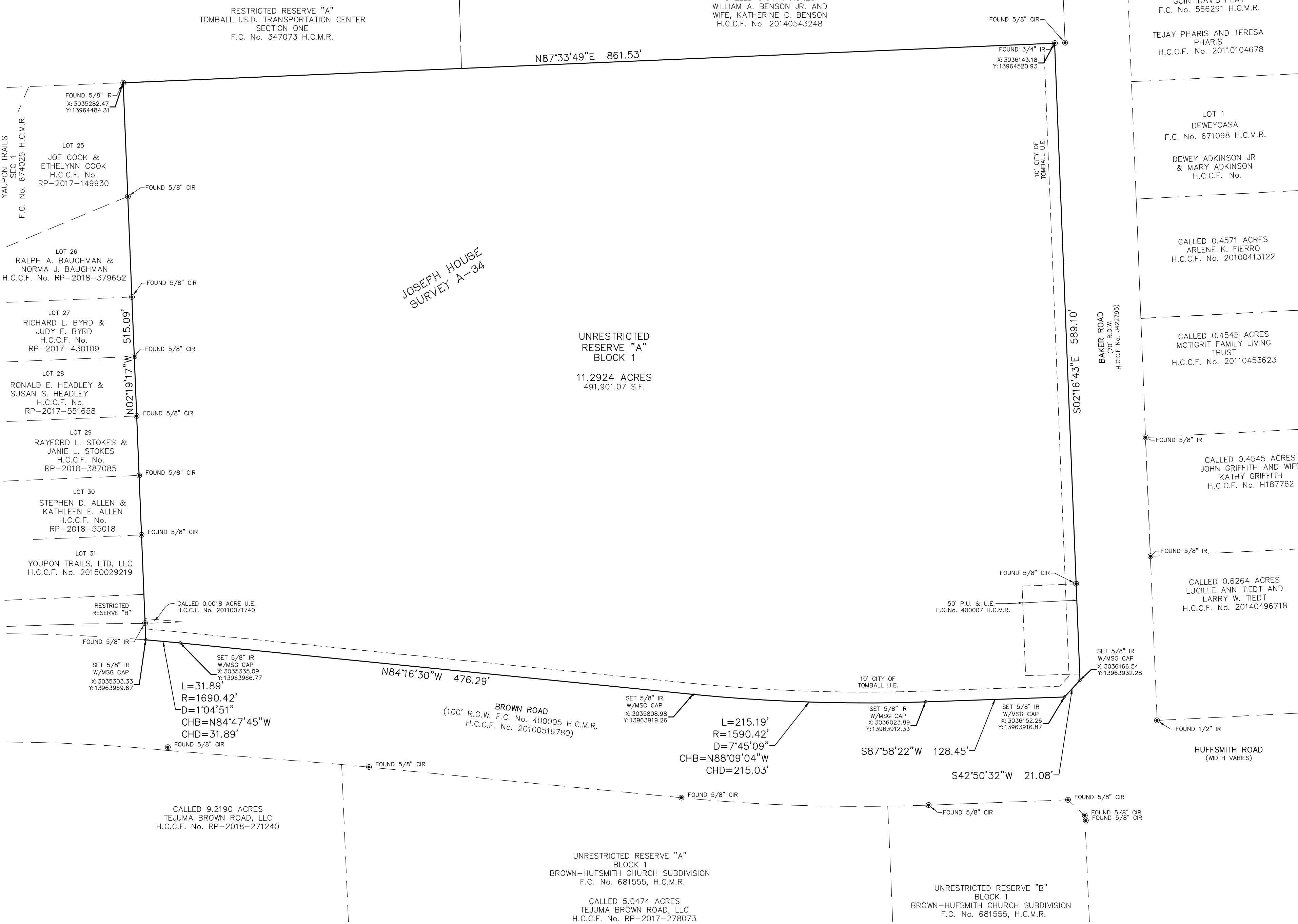
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
ESMT.	=	EASEMENT
F.C.	=	FILM CODE
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
No.	=	NUMBER
R	=	RADIUS
R.O.W.	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
U.E.	=	UTILITY EASEMENT
W.L.E.	=	WATER LINE EASEMENT
U.V.E.	=	UNOBSTRUCTED VISIBILITY EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
①	=	BLOCK NUMBER
●	=	FOUND 5/8" IRON ROD
●	=	(UNLESS OTHERWISE NOTED)
●	=	SET 5/8" IRON ROD WITH "MSG" CAP
●	=	(UNLESS OTHERWISE NOTED)



NOTES:

- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99994931066.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THIS TRACT OF LAND IS LOCATED WITHIN THE CITY OF TOMBALL AND IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OF TOMBALL CODE OF ORDINANCES.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS NO. 48201C0230L, REVISED DATE OF JUNE 18, 2007, AND 48201C0210L, REVISED DATE OF JUNE 18, 2007, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TRACT IS SUBJECT TO A GAS POOLING AGREEMENT RECORDED IN VOL. 572, PG.(S) 545, 555 AND 566 OF THE HARRIS COUNTY CONTRACT RECORDS AND H.C.C.F. NO.(S) D100854, D139698, D139699, D139700, D139701, D139702, D139703, D139704, D139705, D139706, D139707, D139708, D139709, D139710, D139711, D139712, D162316, AND D12318.
- TRACT IS SUBJECT TO UNLOCATED PIPELINE EASEMENTS RECORDED IN VOL. 942, PG. 518, VOL. 967, PG. 167, VOL. 1932, PG. 497 H.C.D.R. AND H.C.C.F. NO. H520286.

- 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.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM 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.

REDEEMER CHURCH TOMBALL

A SUBDIVISION OF
11.2924 ACRES OF LAND
LOCATED IN THE
JOSEPH HOUSE SURVEY, A-34
IN CITY OF TOMBALL,
HARRIS COUNTY, TEXAS
BEING A REPLAT OF
UNRESTRICTED RESERVE "F"
OF LESLIE'S PARK, A SUBDIVISION
RECORDED IN FILM CODE No. 400005, H.C.M.R.

1 BLOCK 1 RESERVE

DATE: JANUARY, 2019 SCALE: 1" = 60'

OWNER:
THE REDEEMER CHURCH

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

60' 30' 0 60' 120' 180'

GRAPHIC SCALE IN FEET
1" = 60'

SURVEYOR

MILLER
SURVEY★GROUP

www.millersurvey.com

1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

CITY OF TOMBALL

Plat Name: Redeemer Church Tomball Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: February 11, 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 the owner's address
- Update vicinity map
- Correct typos
- Remove City of Houston note

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 11, 2019

Topic:

Consideration to Approve Final Plat of **TOMBALL HEIGHTS**: A Subdivision of 9.2191 Acres, Being a Replat of Unrestricted Reserve “H” Final Plat of Leslie’s Park, Recorded in Film Code No. 400005 H.C.M.R., Located in the Joseph House Survey, Abstract No. 34, 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:

Tomball Heights
Plat Comments

STATE OF TEXAS
COUNTY OF HARRIS

WE, BROWN ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MITCHELL D. OXMAN, ITS PRESIDENT, BEING AN OFFICER OF TEJANA BROWN ROAD LLC, HEREINAFTER REFERRED TO AS OWNERS OF THE 9.2191 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TOMBALL HEIGHTS, 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 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 HAVE A NET DRAINAGE OPENING AREA OF A 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-INCH 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 RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTEMONY WHEREOF, BROWN ROAD, LLC, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY MITCHELL D. OXMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED ON THIS THE ____ DAY OF ____ 2019.

BROWN ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MITCHELL D. OXMAN
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHELL D. OXMAN, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINT NAME: _____

THIS IS TO CERTIFY THAT THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF TOMBALL HEIGHTS 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.

BARBARA TAGUE
CHAIRMAN

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.

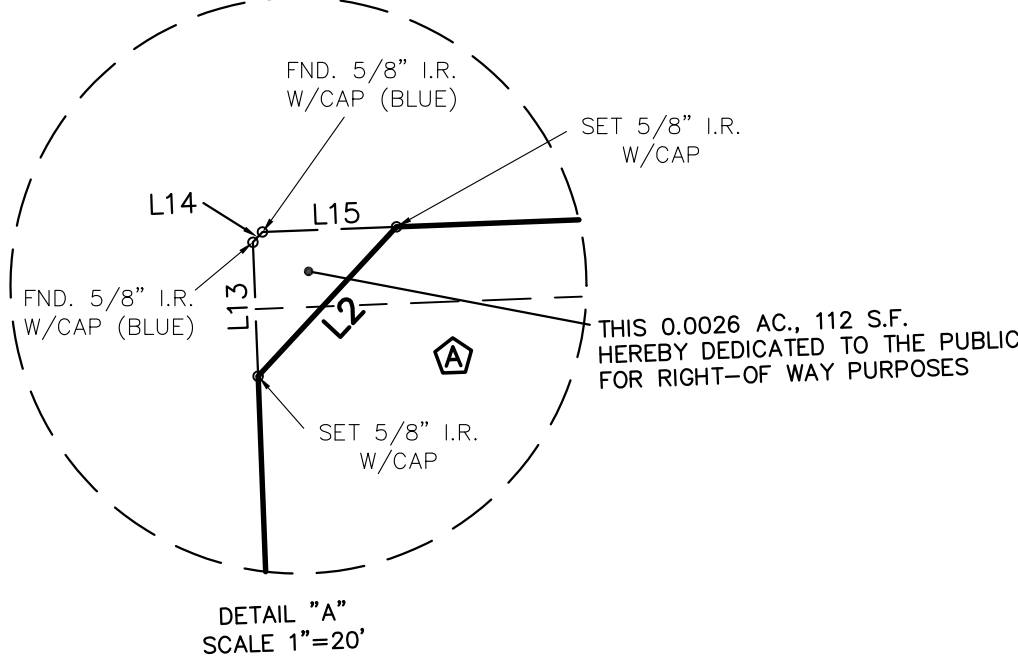
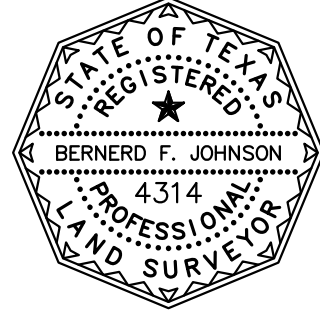
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE ____ DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

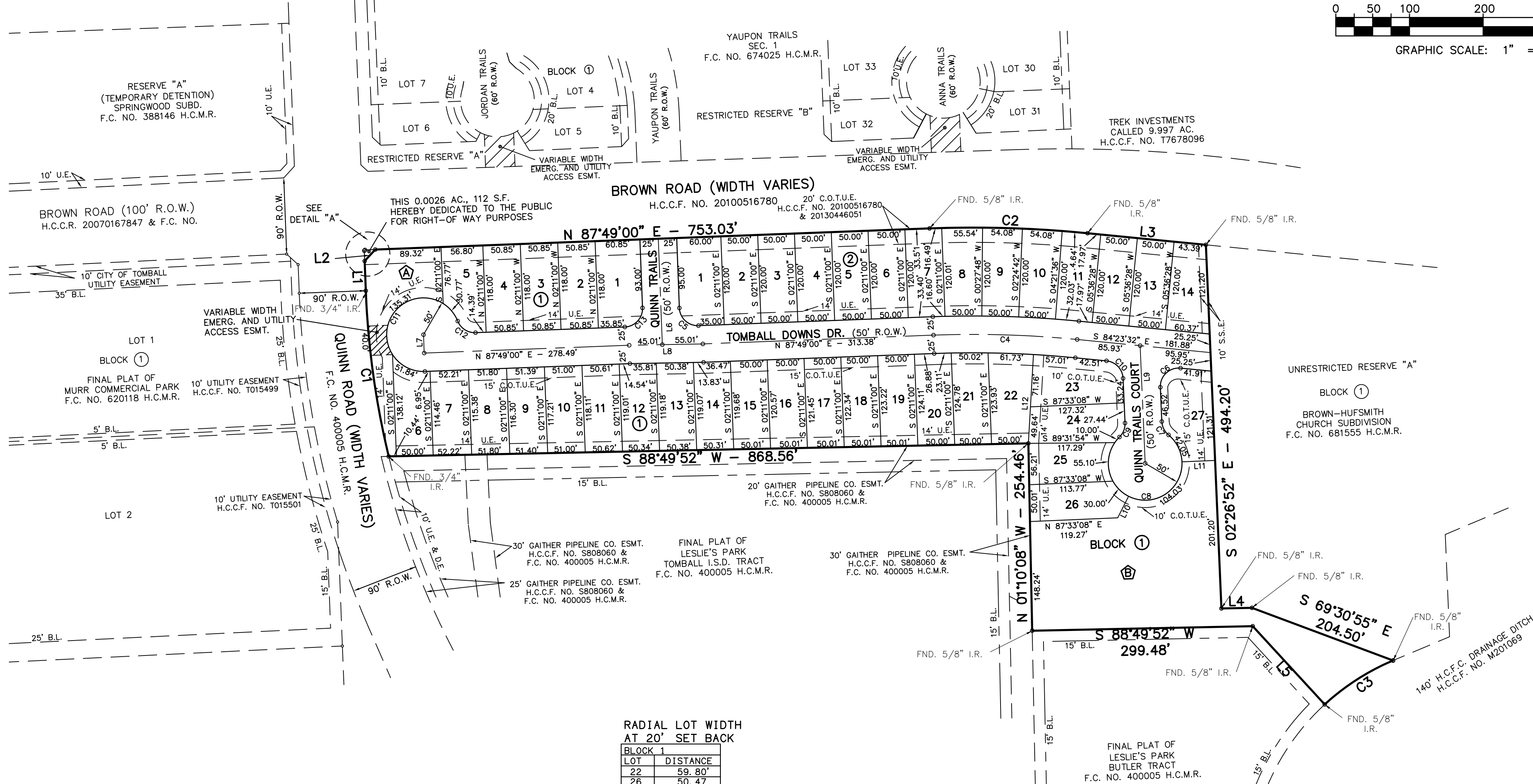
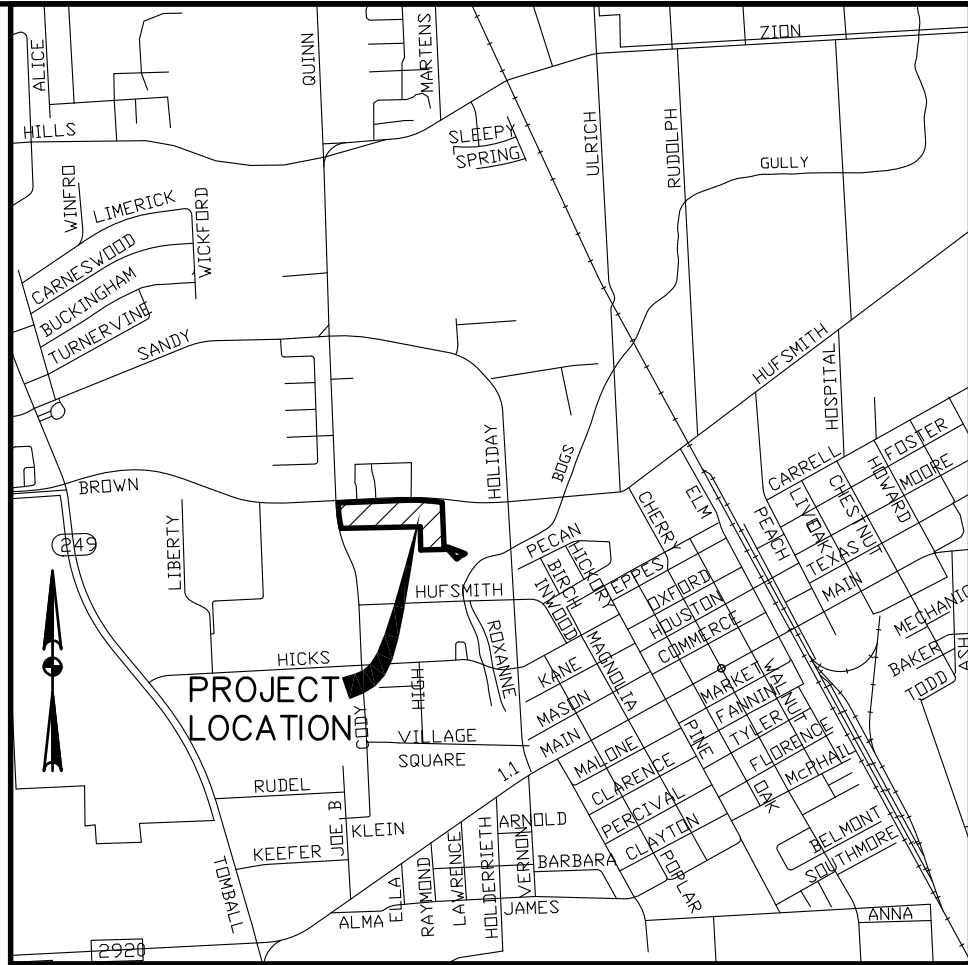
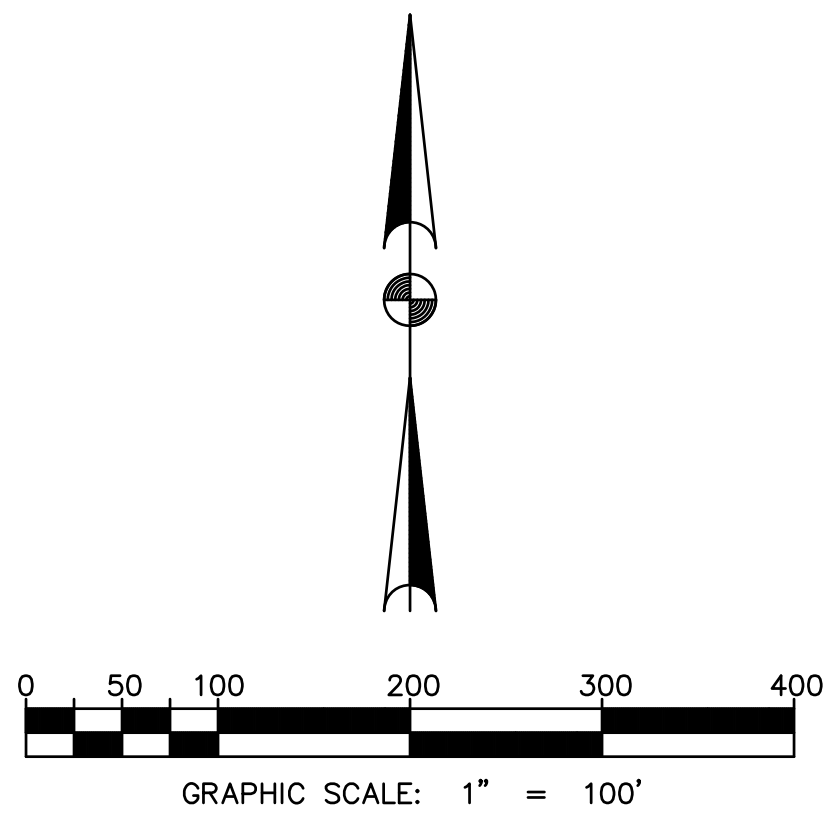
I, BERNERD F. JOHNSON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (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.

BERNERD F. JOHNSON R.P.L.S.
TEXAS REGISTRATION NO. 4314



LEGEND

I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
ESMT. - EASEMENT
FND. - FOUND
SQ. FT. - SQUARE FEET
N - NORTH
S - SOUTH
E - EAST
W - WEST
NO. - NUMBER
F.C. - FILM CODE
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.O.R.P. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY



RADIAL LOT WIDTH
AT 20' SET BACK

LOT	DISTANCE
22	59.80'
26	50.47'
BLOCK 2	
8	50.68'
9	50.68'
10	50.68'
11	50.43'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	1150.00'	11° 19' 54"	227.44'	N 07° 52' 32" W
C2	1590.42'	07° 44' 22"	214.83'	S 88° 15' 43" E
C3	320.00'	19° 50' 30"	110.82'	S 57° 15' 44" W
C4	1445.42'	07° 44' 22"	195.25'	S 88° 15' 43" E
C5	25.00'	90° 00' 00"	39.27'	S 47° 11' 00" E
C6	25.00'	98° 03' 20"	42.78'	S 46° 34' 48" W
C7	25.00'	48° 11' 23"	21.03'	S 28° 32' 34" E
C8	50.00'	278° 22' 48"	241.19'	S 87° 33' 08" W
C9	25.00'	48° 11' 23"	21.03'	N 21° 38' 49" E
C10	25.00'	81° 56' 40"	35.76'	N 43° 25' 12" W
C11	50.00'	250° 31' 44"	218.63'	N 33° 04' 52" E
C12	25.00'	70° 31' 44"	30.77'	S 58° 55' 08" E
C13	25.00'	90° 00' 00"	39.27'	N 42° 49' 00" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02° 12' 35" W	40.43'
L2	N 42° 48' 12" E	21.21'
L3	S 84° 23' 32" E	161.36'
L4	N 88° 49' 52" E	41.44'
L5	N 42° 37' 24" W	144.35'
L6	S 02° 11' 00" E	143.90'
L7	S 02° 11' 00" E	25.00'
L8	N 88° 57' 45" E	100.02'
L9	S 02° 26' 52" E	160.00'
L10	N 26° 45' 47" E	32.77'
L11	N 87° 33' 00" E	45.00'
L12	S 03° 18' 30" W	120.80'
L13	N 02° 12' 35" W	13.97'
L14	N 42° 41' 56" E	1.48'
L15	S 87° 49' 00" E	13.97'

RESERVE TABLE		
DESCRIPTION	RESERVE USE	AREA
RESTRICTED RESERVE "A"	RESTRICTED TO AMENITIES, LANDSCAPING, AND UTILITY USES	0.2863 AC., 12, 470.42 S.F.
RESTRICTED RESERVE "B"	RESTRICTED TO DETENTION, AMENITIES, LANDSCAPING AND UTILITY USES	1.2702 AC., 55, 329.06 S.F.
TOTAL AREA		1.5565 AC., 67, 799.48 S.F.

LOT TABLE BLOCK 1		
LOT	ACREAGE	SQUARE FEET
1	0.1618	7,046.17
2	0.1377	6,000.00
3	0.1377	6,000.00
4	0.1377	6,000.00
5	0.1377	6,000.00
6	0.1379	6,008.06
7	0.1377	6,000.00
8	0.1377	6,000.00
9	0.1377	6,000.00
10	0.1377	6,000.00
11	0.1377	6,000.00
12	0.1377	6,000.00
13	0.1377	6,000.00
14	0.1377	6,000.00
15	0.1379	6,008.12
16	0.1389	6,050.39
17	0.1399	6,094.66
18	0.1409	6,138.93
19	0.1419	6,183.20
20	0.1429	6,224.80
21	0.1429	6,224.80
22	0.1429	6,224.80
23	0.1429	6,224.80
24	0.1429	6,224.80
25	0.1429	6,224.80
26	0.1434	6,244.43
27	0.1806	7,864.76

LOT TABLE BLOCK 2		
LOT	ACREAGE	SQUARE FEET
1	0.1622	7,065.87
2	0.1377	6,000.00
3	0.1377	6,000.00
4	0.1377	6,000.00
5	0.1377	6,000.00
6	0.1377	6,000.00
7	0.1377	6,000.11
8	0.1459	6,332.60
9	0.1434	6,244.83
10	0.1434	6,244.83
11	0.1408	6,156.81
12	0.1377	6,000.00
13	0.1377	6,000.00
14	0.1429	6,225.26

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.(S). 48201C0210L & 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND IS NOT IN 100 YEAR FLOOD PLAIN.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM 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 IN FILM CODE NO. 400005 H.C.M.R.

TOMBALL HEIGHTS

A SUBDIVISION OF 9.2191 ACRES, BEING A REPLAT OF UNRESTRICTED RESERVE "H" FINAL PLAT OF LESLIE'S PARK, RECORDED IN FILM CODE NO. 400005 H.C.M.R., LOCATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

2 BLOCKS 41 LOTS 2 RESERVES

DATE: FEBRUARY, 2019 SCALE: 1" = 100'

OWNER:
BROWN ROAD LLC,
A TEXAS LIMITED LIABILITY COMPANY
25211 GROGANS MILL RD. #100, THE WOODLANDS, TX. 77380

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063
OFFICE: (713) 780-8871 FAX: (713) 780-7662
E-MAIL: dmasi@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

CITY OF TOMBALL

Plat Name: Tomball Heights Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: February 11, 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:

- Callout Brown Road ROW width
- Update floodplain note
- Add missing easements stated in the title report
- Correct typos

Community Development recommends approval of this plat with contingencies.