

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



MONDAY, JUNE 11, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, June 11, 2018 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 May 14, 2018.
- 5.0 New Business:
 - 5.1 Consideration to Approve Preliminary Plat of **BUI PLACE**: Being all of a called 6.2149 acres recorded under County Clerk's File Number No. RP-2016-279476

of the official Public Records Real Property of Harris County, Texas, situated in the Joseph House Survey, Abstract No. 34, Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **CANNON'S PLACE**: 5.9922 acres (261021.59 square feet) located in the J. Pruitt Survey, A – 629 Harris County, Texas, City of Tomball.
- 5.3 Consideration to Approve Replat of **SRP GECAP TOMBALL MOB**: A subdivision of 3.135 acres of land being a Replat of a portion of Outlots 166, 170, 174 of Tom Ball Townsite as recorded in Volume 2, Page 65, Harris County Map Records located in the J.R. Pruitt Survey, A-629 & William Hurd Survey, A-378 City of Tomball, Texas.
- 5.4 Consideration to Approve Replat of **PECAN HOUSE SUBDIVISION**: Being 0.3979 (17,331.80 sq.ft) of an acre in the William Hurd Survey, A-371, Harris County, Texas, being a replat of a portion of OUTLOT 131, Tomball Townsite-Five Acre Outlot Tracts, a subdivision recorded in Volume 2, at Page 65, Map Records, Harris County, Texas, being all of that called 0.399 of an acre recorded in Harris County Clerk File No. RP-2017-466280, Official Public Records of Real Property, Harris County.
- 5.5 Consideration to Approve Preliminary Plat of **PIZZI SUBDIVISION**: Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number RP-2018-113418 of the Real Property Records of Harris County.
- 5.6 Consideration to Approve Replat of **ALEXANDER ESTATES**: A subdivision of 70.361 acres of land being a part of the Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a partial replat for the reason to create 164 lots and 12 reserves. Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R.
- 5.7 Consideration to Approve Replat of **GRAND JUNCTION SEC 1**: A subdivision of 12.7068 ac. / 553,508.58 sq. ft. situated in the Ralph Hubbard Survey Abstract No. 383 City of Tomball, Harris County, Texas.
- 5.8 Consideration to Approve **Zoning Case P18-072**: Request by Rene Rodriguez of LJA Engineering, Inc., on behalf of Tomball 39 Partners, LLP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District. The lots are legally described as Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632 and are generally located on the south side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street within the City of Tomball, Texas.

- Conduct Public Hearing on **Zoning Case P18-072**

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 June, 2018 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: June 11, 2018

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: June 11, 2018

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: June 11, 2018

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 14, 2018.

Background:

Origination:

Recommendation:

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

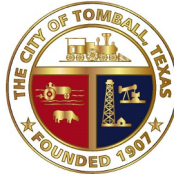
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Minutes 5.14.18

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

MONDAY, MAY 14, 2018



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:00 p.m. Other members present where:

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

Others present:

Craig Meyers – Community Development Director
Beth Jones – City Engineer
Amelia Lindley - Planner

- 2.0 No Public Comments were received.
- 3.0 No Reports or Announcements were received.
- 4.0 Motion was made by Commissioner Benson, second by Commission Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 09, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Replat of **BREAUX ACRES**: Being a 4.915 acre tract and being a replat of Outlot Number 31, of TOMBALL TOWNSITE, a subdivision situated in the RALPH HUBBARD, Survey, Abstract Number 383, of Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being out of and part of a called 4.915 acres as described in deed recorded in Clerk's File Number 20110511417 of the Real Property Records of Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **BREAUX ACRES**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Preliminary Plat of **CANNON'S PLACE**: 5.992 acres (261002 square feet) located in the J. Pruitt Survey, A – 629 Harris County, Texas, City of Tomball.

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **CANNON'S PLACE**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve **Zoning Case P18-055**: Request by Dorothy and Thomas Wanko to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.0803 acres of land legally described as Lot 18 Block 70 Tomball, Harris County, Texas, generally located on the west side of Chestnut Street and the north side of Mechanic Street, from the Single-Family 6 District to the Old Town & Mixed Use District.

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

Dorothy Wanko, Applicant, (16303 North Greenfield, Spring, Texas 77379) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:10 p.m.

Hearing no comments, the Public Hearing was closed at 6:10 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **Zoning Case P18-055**. Vote was as follows:

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

Motion carried, with 3 Votes Aye and 2 Vote Nay.

6.0 Motion was made by Commission Anderson, second by Commission Dunagin, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:13 p.m.

PASSED AND APPROVED this _____ day of _____ 2018.

Wesley Stolz
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Preliminary Plat of **BUI PLACE:** Being all of a called 6.2149 acres recorded under County Clerk’s File Number No. RP-2016-279476 of the official Public Records Real Property of Harris County, Texas, situated in the Joseph House Survey, Abstract No. 34, 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:

Bui Place Plat
Bui Place Comments

STATE OF TEXAS
COUNTY OF HARRIS

I, THUONG BUI, owner hereinafter referred to as Owners of the 6.2149 acres tract described in the above and foregoing map of BUI PLACE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

FURTHER, Owners certify and covenant that they have complied with, or will comply with, existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions

WITNESS MY HAND, this _____ day of August, 2017.

By: _____
Thuong Bui, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thuong Bui, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "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 August, 2017.

Notary Public in and for the State of Texas

My Commission expires:

SITE BENCHMARK
BRASS DISK IN CONCRETE ELEV.=

BRASS DISK IN CONCRETE, LOCATED AT THE
SOUTHWEST CORNER OF THE HEREIN DESCRIBED
PARCEL OF LAND.

BEING BASED ON:
RM#120210, ELEV.= 180.10' (2001' ADJ.)

LOCATED FROM THE INTERSECTION OF FM 2920 AND
SH 249, SOUTH ALONG SH 249, 0.5 MILES TO
MICHEL, EAST ALONG MICHEL, 0.15 MILES TO THE
BENCHMARK ON THE RIGHT.

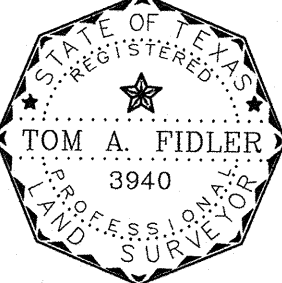
GENERAL NOTES:

- 1.) ALL CORNERS ARE SHOWN AS NOTED.
- 2.) ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 3.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 4.) 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 LINE, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- 5.) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 6.) THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLAT, ANY BUILDING LINES REQUIRED BY THE CITY OF TOMBALL CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
- 7.) ACCORDING TO THE FEMA FIRM PANEL NO. 48201C0230L, EFFECTIVE DATE OF JUNE 18, 2007, THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 8.) PUBLIC EASEMENT DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM, 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 THE PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.

I, Tom A. Fidler, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Tom A. Fidler
TOM A. FIDLER

Texas Registration No. 3940



I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2017, at _____ o'clock _____ m., and duly recorded on _____ 2017, at _____ o'clock _____ m., and at Film Code No. _____ of the Map Records of Harris County for said county.

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

Stan Stanart
County Clerk of
Harris County, Texas

By: _____
Deputy

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2017.

By: _____
Gretchen Fagan, Mayor

By: _____
Doris Spear, City Secretary

LEGAL DESCRIPTION

BEING 6.2149 ACRES IN THE JOSEPH HOUSE SURVEY, ABST. 34, HARRIS COUNTY, TEXAS, SAID 6.2149 ACRES BEING THE NORTHEASTERLY PORTION OF AN 18.6448 ACRE TRACT (CALLED 18.6739 ACRES) DESCRIBED IN QUIT CLAIM DEED DATED JUNE 16, 2003 AND RECORDED UNDER COUNTY CLERK'S FILE NO. W782794, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS, SAID 6.2149 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WEST BOUNDARY LINE OF A 40 ACRE TRACT IN THE AFOREMENTIONED SURVEY CONVEYED TO MAXINE I. SCHULTZ BY COUNTY CLERK FILE NO. 0958741, MARKING THE NORTHEAST CORNER OF A 5.9895 ACRE TRACT IN AFOREMENTIONED SURVEY CONVEYED TO SAMUEL NEAL MCCRAW BY COUNTY CLERK FILE NO. 20130056900;

THENCE, N89°27'27"W, A DISTANCE OF 319.97 FEET ALONG AN OLD FENCE LINE, BEING THE NORTH BOUNDARY LINE OF SAID SAMUEL NEAL MCCRAW 5.9895 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP IN THE EAST LINE OF AN INGRESS/EGRESS EASEMENT MARKING THE NORTHWEST CORNER OF SAID SAMUEL NEAL MCCRAW 5.9895 ACRE TRACT;

THENCE, N89°27'27", PASSING THE WEST LINE OF SAID INGRESS/EGRESS EASMENT AT 30.00 FEET, CONTINUING IN ALL, 46.24 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, N00°01'39"W, A DISTANCE OF 734.65 FEET TO A 1/2 IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 5.05 ACRE TRACT CONVEYED TO BOB HENRY DIEHL AND WIFE TERES EVANS DIEHL BY DEED RECORDED UNDER H.C.C.F. NO. K992472 AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, N88°48'53"E, ALONG THE SOUTH LINE OF SAID BOB HENRY TRACT, A DISTANCE OF 365.39 TO A 1/2 IRON ROD FOUND IN THE WEST LINE OF SAID MAXINE I. SCHULTZ 40 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, S00°05'42"E, ALONG THE WEST LINE OF SAID MAXINE I. SCHULTZ 40 ACRE TRACT, A DISTANCE OF 746.24 TO THE POINT OF BEGINNING AND CONTAINING 6.2149 ACRES (270,719 SQUARE FEET).

OWNER:
THUONG BUI
16702 DELLWOOD SPRINGS DRIVE,
HOUSTON, TEXAS 77095

PREPARED BY:
REPLAT SPECIALISTS
10301 NORTHWEST FREEWAY, SUITE 509
HOUSTON, TEXAS 77092
PHONE: (281) 855-8495 FAX: (832) 262-4563

BOB HENRY AND TERESA DIEHL
CALLED 5.05 ACRES
(H.C.C.F. NO. K992472)

X = 3028552.82
Y = 13960798.62

X = 3029188.08
Y = 139607776.81

N86°34'38"E 365.39'

25' BUILDING LINE
30' INGRESS/EGRESS EASEMENT
(H.C.C.F. NO. RP-2016-279476)

LOT ONE (1)
6.2149 ACRES (270,719 SQUARE FEET)

S02°19'57"E 746.68'

S88°18'18"W 46.24'

S88°18'18"W 319.97'

X = 3028583.17
Y = 13960053.57

SARAH S. JACOBSEN
AND TERRY M. JACOBSEN
CALLED 12.43 ACRES
(H.C.C.F. NO. 39140526117)

MODESTO MEDINA
AND KAROLYNA MEDINA
CALLED 6.00 ACRES
(H.C.C.F. NO. RP-2016-279476)

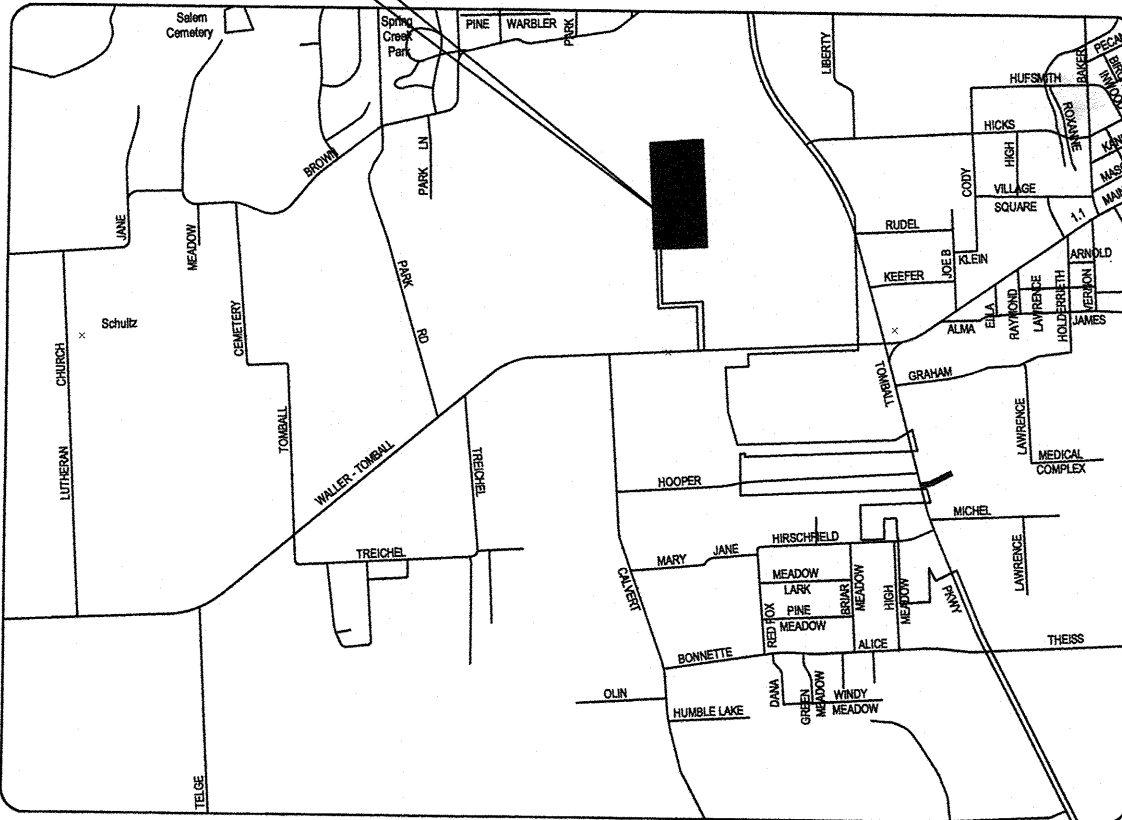
30' INGRESS/EGRESS EASEMENT
(H.C.C.F. NO. RP-2016-279476)

30' INGRESS/EGRESS EASEMENT
(H.C.C.F. NO. RP-2016-279476)

F.M. 2920
(120' R.O.W.)
(VOL. 1420, PG. 64 H.C.D.R.)

PROJECT
LOCATION

VICINITY MAP



1" = 2000'
KEYMAP NO: 288E

We, The City Manager and City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball, do hereby certify that this plat complies with the City of Tomball Ordinance.

By: _____
George Shackelford, City Manager

By: _____
Lori Lakatos, P.E. City Engineer

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Bui Place, in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2017.

By: _____
Barbara Tague, Chairman

By: _____
Darrell Roquemore, Vice Chairman

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

JOHN R. BLOUNT, P.E.
County Engineer

I, STAN STANART, County Clerk of Harris County and exofficio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____ 2016 by an order entered into the minutes of the court.

STAN STANART
County Clerk of Harris County, Texas

By: _____
Deputy

BUI PLACE
6.2149 ACRES (270,719 SQUARE FEET)

BEING ALL OF A CALLED 6.2149 ACRES RECORDED UNDER COUNTY CLERK'S FILE NUMBER NO. RP-2016-279476 OF THE OFFICIAL PUBLIC RECORDS REAL PROPERTY OF HARRIS COUNTY, TEXAS, SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, HARRIS COUNTY, TEXAS.

1 BLOCK 3 LOTS
MAY, 2018

CITY OF TOMBALL

Plat Name: Bui Place Plat Type: Preliminary

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

Plat within City Limits ☐ Within Extraterritorial Jurisdiction ☒

City Planning Commission Date: June 11, 2018

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 adjacent tract information.
- Remove unnecessary signature blocks.
- Add required City of Tomball notes.
- Update area accuracy.
- Add contours.
- Add existing improvements.
- Remove setbacks.
- Add survey markers.
- Correct typos.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Final Plat of **CANNON’S PLACE:** 5.9922 acres (261021.59 square feet) located in the J. Pruitt Survey, A – 629 Harris County, Texas, City of Tomball.

Background:

Origination:

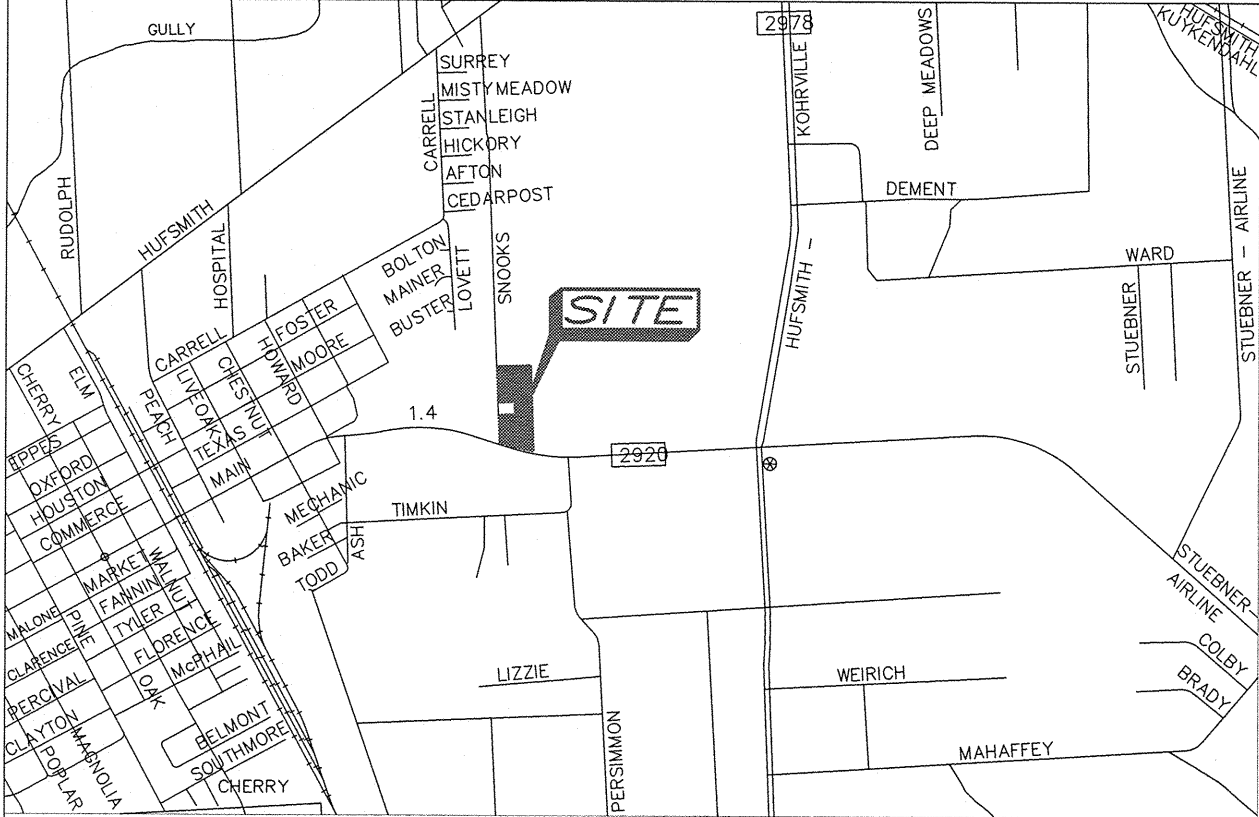
Recommendation:

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

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

ATTACHMENTS:

Cannon's Place Plat
Cannon's Place Comments



I, David E. King, Sr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

David E. King, Sr.
Registered Professional Land Surveyor
Texas Registration No. 4503



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- FOUND 5/8" I.R.
- SET 5/8" I.R. W/CAP

H.C.C.F. HARRIS COUNTY CLERK'S FILE No.:
R.R.H.C. ROAD RECORDS OF HARRIS COUNTY
D.R.H.C. DEED RECORDS OF HARRIS COUNTY
R.O.W. RIGHT OF WAY
I.R. IRON ROD
I.P. IRON PIPE

STATE OF TEXAS
COUNTY OF HARRIS

I, DON CANNON, owner acting through DON CANNON, President and Vice-president and by hereinafter referred to as Owner of the 5.9922 acre tract described in the above and foregoing plat of CANNON'S PLACE, do hereby make and establish said subdivision and development plat of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner certifies and covenants that he has complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

WITNESS my hand in the City of Tomball, this ____ day of _____, 2018.

By: _____
DON CANNON
President and Vice-President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DON CANNON known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgment 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 _____, 2018 _____

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

Lienholders Statement

We, Plains State Bank, and Milan Saunders, Trustee, owners and holders of a lien against the property shown on this plat, said lien being evidenced by instrument of record under the following Harris County Clerk's File Nos.: 20150045842, RP-2016-84149 and RP-2017-169854 do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Lienholders:

BY: _____
Milan Saunders
Trustee

STATE OF TEXAS
COUNTY OF HARRIS

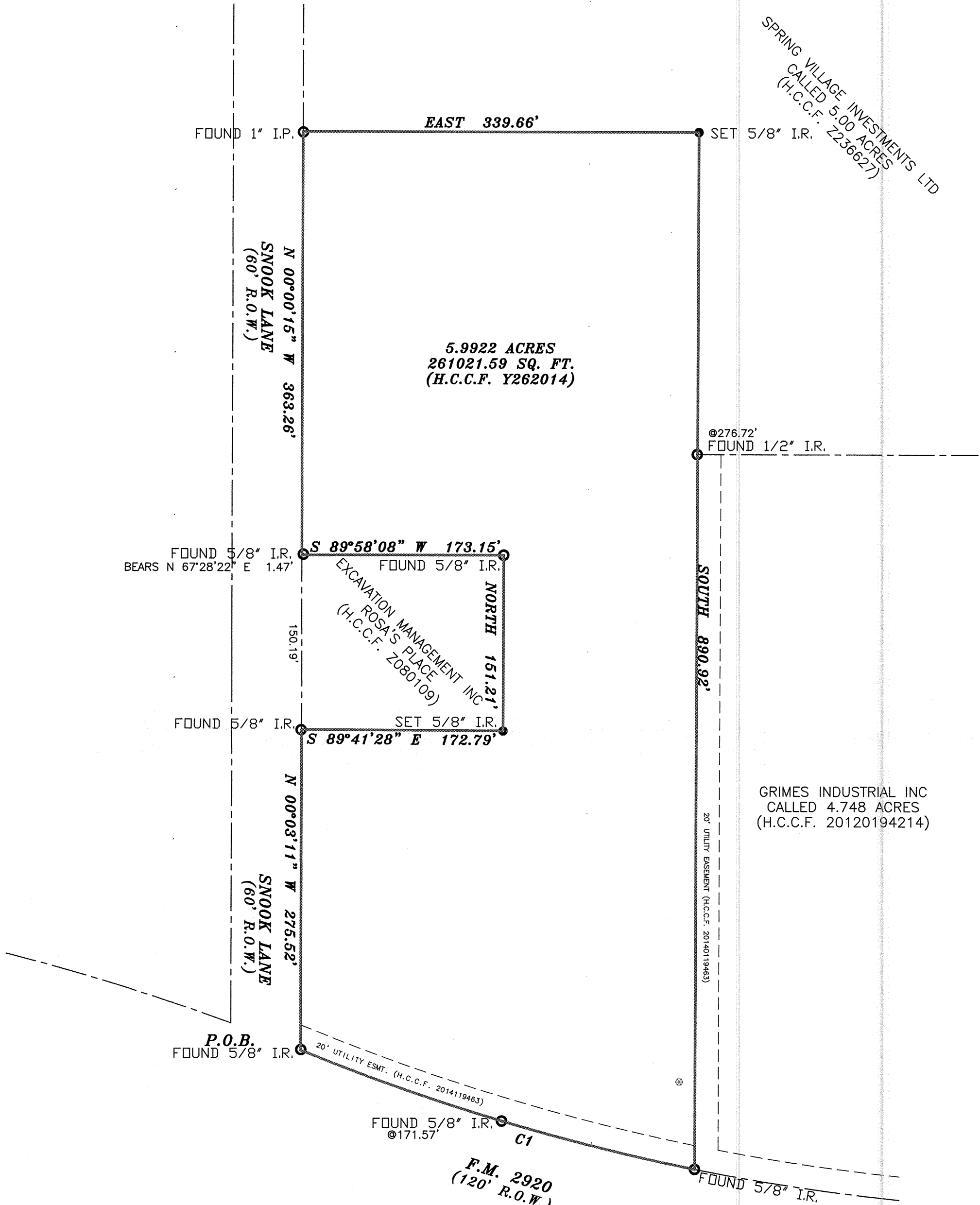
BEFORE ME, the undersigned authority, on this day personally appeared Milan Saunders, Trustee, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ____ day of _____, 2018 _____

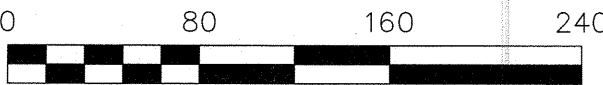
Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1849.87'	354.55'	354.01'	N 73°15'46" W	10°58'53"



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this Plat of CANNON'S PLACE in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 2018.

Barbara Tague, Chairman

Darrell Roquemore, Vice Chairman

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018, at _____ o'clock _____ M., and duly recorded on _____, 2018 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.

BY: _____ Stan Stanart
County Clerk
of Harris County, Texas

BY: _____ Deputy

GENERAL NOTES:

- 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 remove any valid covenants or restrictions.
- According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain
- 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 Plat was performed with the benefit of a City Planning Letter from Fidelity Title G.F. No. FAHCS18002306.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
- Unlocated pipeline easement as recorded in Vol. 952, Page 431 H.C.D.R. does not affect subject property.
- Unlocated pipeline easement as recorded in Vol. 1297, Page 314 H.C.D.R. does not affect subject property.
- A private pressure cemented water well cannot be constructed within 50 feet of the property line.
- A private non-pressure cemented water well cannot be constructed within 100 feet of the property line.

SURVEYOR:
KING'S LAND SURVEYING SOLUTIONS, LLC
DAVID KING, R.P.L.S. 4503
PHONE: 281-350-8003
EMAIL: info@kinglandsurveying.com
FIRM NUMBER 10152100

OWNER:
Don Cannon
909 East Main Street
TOMBALL, TX 77375

CANNON'S PLACE
5.9922 ACRES (261021.59 SQUARE FEET)
LOCATED IN THE
J. PRUITT SURVEY, A-629
HARRIS COUNTY, TEXAS
CITY OF TOMBALL
CONTAINING
1 BLOCK, 1 RESERVE
JUNE, 2018

CITY OF TOMBALL

Plat Name: Cannon's Place Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: June 11, 2018

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:

- Pay correct fees.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Replat of **SRP GECAP TOMBALL MOB:** A subdivision of 3.135 acres of land being a Replat of a portion of Outlots 166, 170, 174 of Tom Ball Townsite as recorded in Volume 2, Page 65, Harris County Map Records located in the J.R. Pruitt Survey, A-629 & William Hurd Survey, A-378 City of Tomball, 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:

SRP GECAP TOMBALL MOB Plat
SRP GECAP TOMBALL MOB Comments

LOT 1
BLOCK 1
PARK MANOR OF TOMBALL
FILM CODE NO. 437033, H.C.M.R.

TOMBALL RE, LLC
H.C.C.F. No. 20140083092

MICHEL ROAD
(CALLED 80 FEET WIDE)
H.C.C.F. NO. J619955 & 20090143820

THIS 0.1360 ACRE (5,934 SQ. FT.)
HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES.

THIS 0.0824 ACRE (3,590 SQ. FT.)
HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES.

REMAINDER OF A
CALLED 8.183 ACRES
RYM COMPANY, LTD.
H.C.C.F. NO. Y980591

LEGEND

FND FOUND
IR IRON ROD
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
F.C. NO. FILM CODE NUMBER
H.C.C.F. HARRIS COUNTY CLERK FILE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.M.R. HARRIS COUNTY MAP RECORDS

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 of 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.

Flood Information:
According to FEMA Firm Map Number 48201C0230L, Panel No. 480315, 0230 L,
(Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2%
Annual Chance Flood Plain.

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.

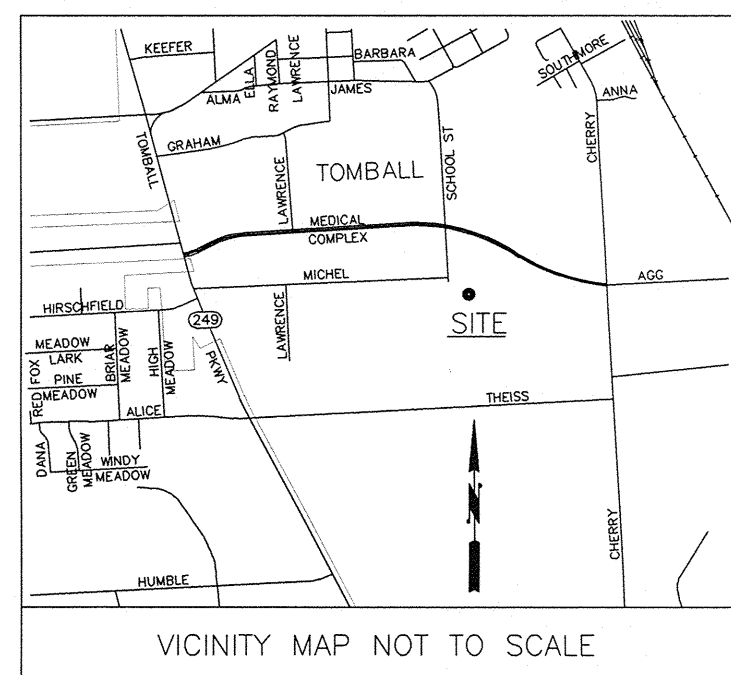
Note #4:
This plat does not attempt to amend or remove any valid covenants or restrictions.

A PORTION OF A
CALLED 29.723 ACRES
HARKINS & BARTLETT INVESTMENTS, LTD.
H.C.C.F. No. V834843

LOT 6
(COMMERCIAL USE ONLY)
TOMBALL MEDICAL PARK
REPLAT OF RESERVE "B" AND A
PORTION OF A 0.38 ACRE TRACT
F.C. NO. 571288 H.C.M.R.

RESERVE "C"
(FOR DETENTION & PURPOSES)
FINAL PLAT
TOMBALL MEDICAL PARK
F.C. NO. 495100 H.C.M.R.

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.



STATE OF TEXAS
COUNTY OF HARRIS

We, GECAP, LTD., acting by and through _____ Owners, hereinafter referred to
and RYM COMPANY, LTD., acting by and through _____

as owners of the 3.135 acre tract described in the above and foregoing plat of SRP GECAP
TOMBALL MOB, do hereby make and establish said subdivision of said property according to
all lines, dedications, restrictions and notations on said plat and hereby dedicate to the
use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and
public places shown thereon for the purposes and considerations therein expressed; and do
hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the
title to the land so dedicated.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') feet wide on
each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs
or other natural drainage courses located in said plat, as easements for drainage purposes,
giving the City of Tomball, Harris County, or any other governmental agency, the right to
enter upon said easement at any and all times for the purpose of construction and
maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all the property with 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, plantings, and other obstructions to the operation and maintenance of the
drainage facility and that such obutting property shall not be permitted to drain directly in
this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the GECAP, LTD., has caused these presents to be signed by
_____ day of _____ 2018. thereunto authorized, this

GECAP, LTD.

By: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared
_____ of GECAP, LTD., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____
2018.

Notary Public in and for the State of Texas

My Commission expires: _____

IN TESTIMONY WHEREOF, the RYM COMPANY, LTD., has caused these presents to be signed
by _____ day of _____ 2018. thereunto authorized, this

RYM COMPANY, LTD.

By: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared
_____ of RYM COMPANY, LTD.,
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.

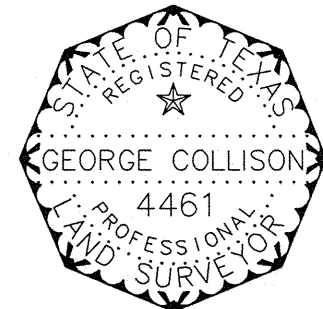
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____
2018.

Notary Public in and for the State of Texas

My Commission expires: _____

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

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461



This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas,
has approved this plat and subdivision of SRP GECAP TOMBALL MOB in conformance
with the laws of the State of Texas and the ordinance of the City of Tomball as shown
hereon and authorized the recording of this plat this ____ day of _____
2018.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within
instrument with its certificate of authentication was filed for registration in my office
on _____ 2018, at _____ o'clock ____ M., and duly
recorded on _____ 2018, at _____ o'clock ____ M., and at
Film Code No. _____ of the Map Records of Harris County for
said county.

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

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

SRP GECAP TOMBALL MOB

A SUBDIVISION OF 3.135 ACRES OF LAND
BEING A REPLAT OF A PORTION OF OUTLOTS 166, 170 & 174
OF TOM BALL TOWNSITE
AS RECORDED IN VOLUME 2, PAGE 65, HARRIS COUNTY MAP RECORDS
LOCATED IN THE
J.R. PRUITT SURVEY, A-629 & WILLIAM HURD SURVEY, A-378
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 ~ RESERVE 1 ~ BLOCK

OWNERS:

GECAP, LTD.
3845 CYPRESS CREEK PARKWAY,
SUITE 340
HOUSTON, TEXAS 77068

OWNERS:

RYM COMPANY, LTD.
12777 JONES ROAD, SUITE 100
HOUSTON, TEXAS 77070

ENGINEERS:

KIMLEY-HORN & ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
(281) 597-9300

SURVEYOR:

TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

PROJ. NO.: 2206-1601-P SCALE: 1" = 40' DATE: JUNE 4, 2018

CITY OF TOMBALL

Plat Name: SRP GECAP Tomball MOB Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: June 11, 2018

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 10' City of Tomball utility easement along School Street ROW.
- Provide Harris County tax certificate for property (0430440000177).
- Show Humble Oil and Refining Company easement as outlined in title report.
- Update area accuracy.
- Add survey marker on south east property corner.
- Pay correct fees.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Replat of **PECAN HOUSE SUBDIVISION:** Being 0.3979 (17,331.80 sq.ft) of an acre in the William Hurd Survey, A-371, Harris County, Texas, being a replat of a portion of OUTLOT 131, Tomball Townsite-Five Acre Outlot Tracts, a subdivision recorded in Volume 2, at Page 65, Map Records, Harris County, Texas, being all of that called 0.399 of an acre recorded in Harris County Clerk File No. RP-2017-466280, Official Public Records of Real Property, Harris County.

Background:

Origination:

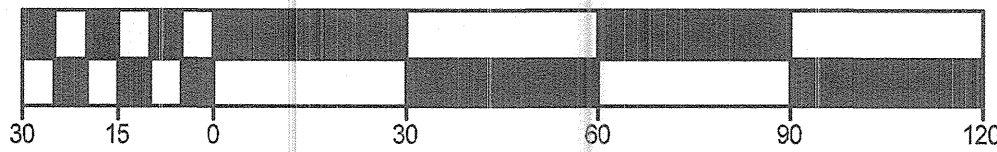
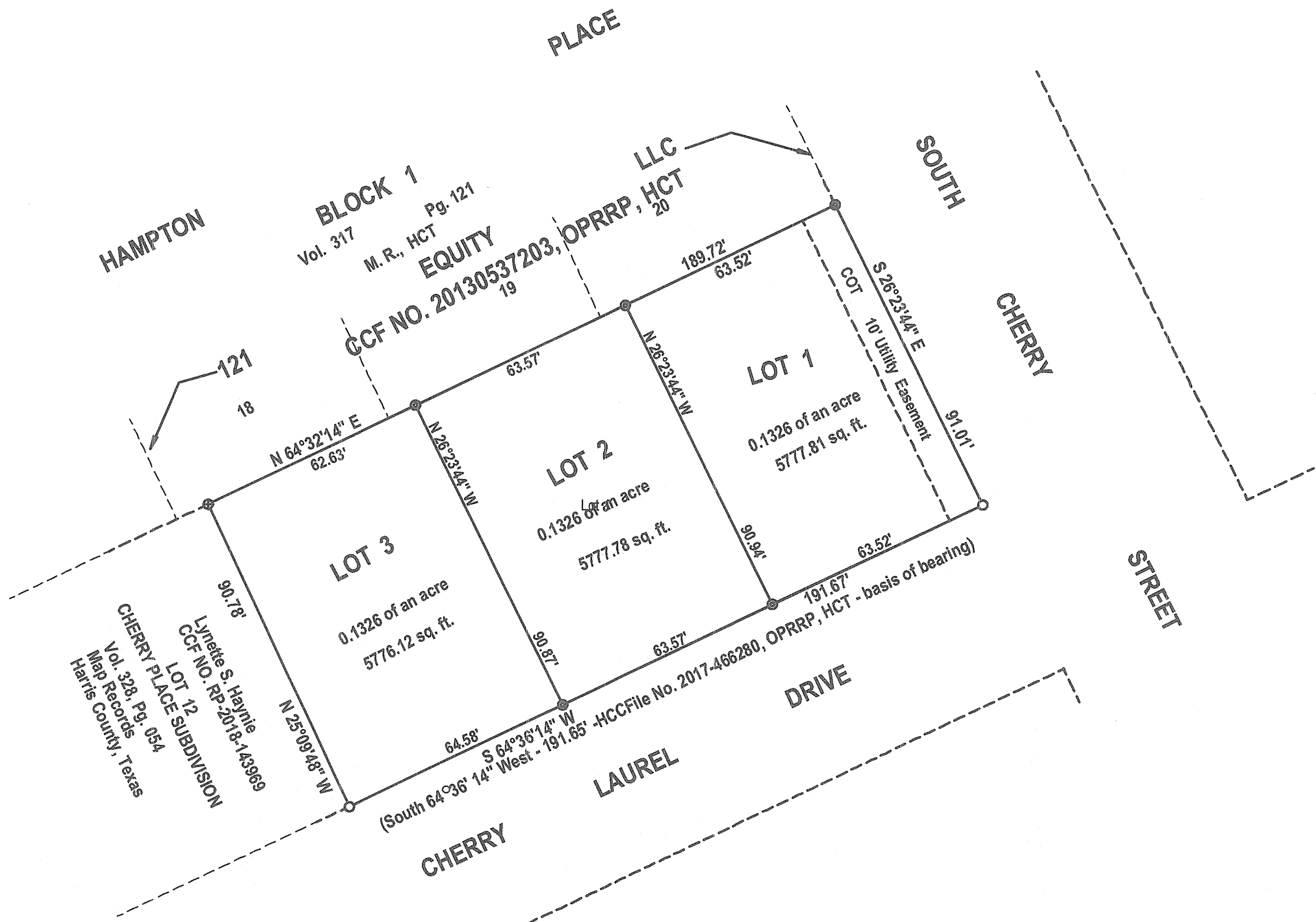
Recommendation:

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

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

ATTACHMENTS:

Pecan House Subdivision Plat
Pecan House Subdivision Comments



STATE OF TEXAS
COUNTY OF HARRIS

I, Fernando Gerardo Michel Jimenez owner of the 0.3979 of an acre in the above and foregoing Plat of PECAN HOUSE SUBDIVISION, 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 blind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, the owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all public easements shown hereon.

FURTHER, owners do hereby covenant and agree that all 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.

WITNESS my hand in the City of Tomball, Texas this _____ day of _____, 2018.

Fernando Gerardo Michel Jimenez

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME the undersigned authority on this day personally appeared Feranado Gerardo Michel Jimenez, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires _____

Refer to the City of Tomball Board of Adjustments Decision Case P17-0146 dated December 14, 2017, where a variance was granted on the width, length and size of lots.

I, Lynn R. Lovett, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners not found, 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 a recorded subdivision corner.

Lynn R. Lovett
RPLS 2418

PRELIMINARY
This document shall not be recorded for any purpose and shall not used or viewed or relied upon as a final survey document.

LOVETT LAND SURVEYING
216 Southmore Street
Tomball, Texas 77375
281-979-3068
Firm Reg. No. 10183200

DWG. NO. D - 104
JOB. NO. 910-18H
F. B. 569 Pgs. 22-25

I, Marinela Valadez, owner and holder of a lien against the property described in the plat known as PECAN HOUSE SUBDIVISION, said lien being evidenced by instrument of record in Harris County Clerk File No. BR-2017-466279, Official Public Records of Real Property, Harris County, Texas, do hereby in all things subordinate my interest in said property to the purposes and the effects of said plat and the dedications and restrictions shown therein by said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Marinela Valadez

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME the undersigned authority on this day personally appeared Marinela Valadez, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledge to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of PECAN HOUSE SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2018.

By _____

Barbara Tague
Chairman

By _____

Barrell Boquemore
Vice-Chairman

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the herein instrument with its certification of authentication was filed for registration in my office on _____, 2018 at _____ o'clock, _____ m, and duly recorded on _____, 2018 at _____ o'clock _____ m, and at Film Code _____ of the Map Records of said County.

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

Stan Stanart
County Clerk
of Harris County, Texas

By _____
Deputy

Refer to the City of Tomball Board of Adjustment Case P17-0146 dated December 14, 2017 where a variance was granted on the width, length and square footage of the lots.

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, parolling, maintaining and adding to or removing 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 or 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:

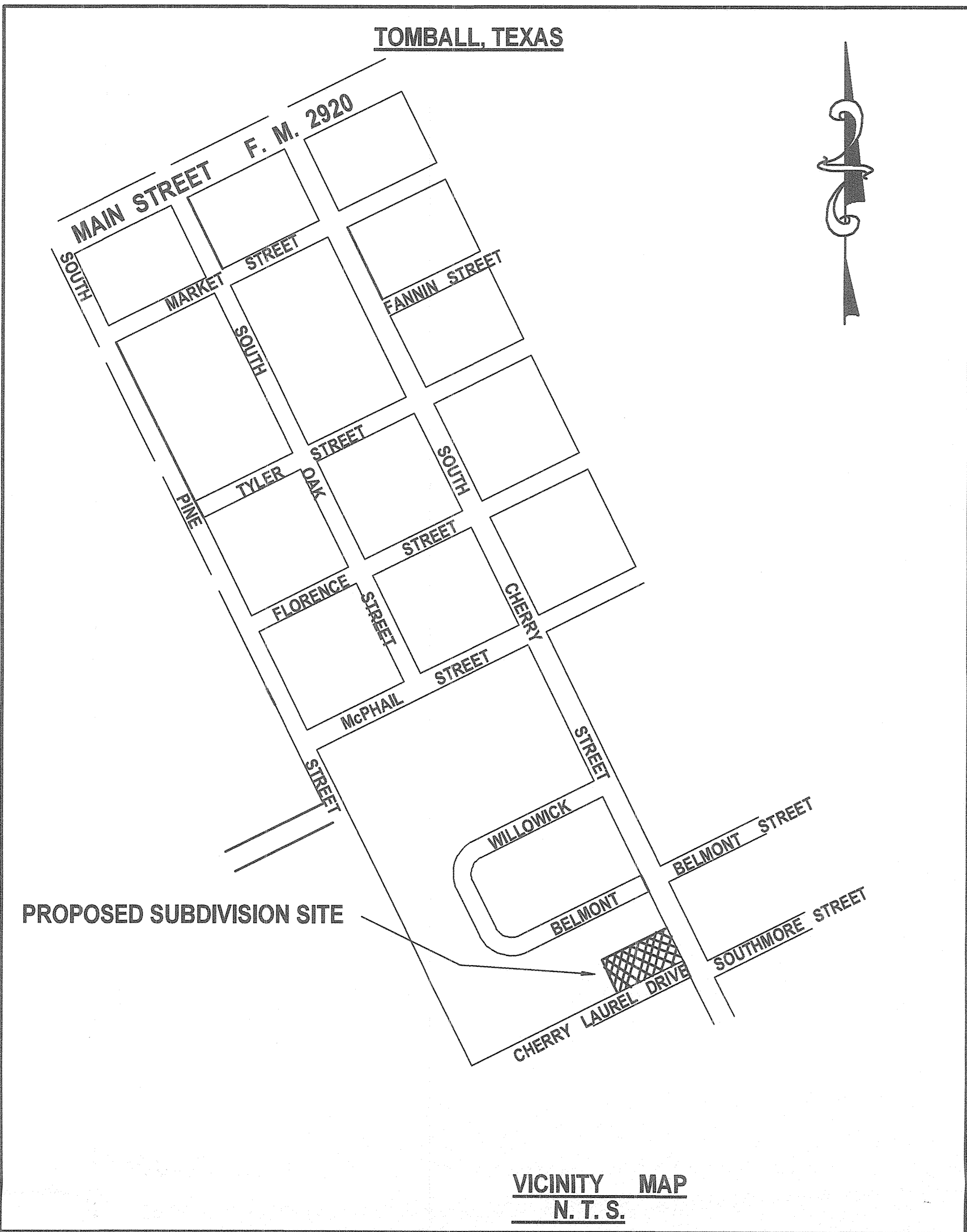
According to FEMA Firm Panel No. 48201C0230L (Effective Date 6/18/2007), this property is in Zone "X" and is outside the 1% Annual Chance Flood Plain, minimal risk area.

All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

All oil/gas wells with ownership and status of same 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 center line of high pressure gas lines.

This plat does not attempt to amend or remove any valid covenants or restrictions.



VICINITY MAP
N. T. S.

LEGEND
○ - 1/2" Steel Rod (fd)
● - 5/8" Steel Rod (fd)
● - 1" Iron Pipe (fd)
● - 5/8" Steel Rod (set)
COT - City of Tomball
CCF No. - County Clerk File No.
OPRRP, HCT - Official Public Records of Real Property, Harris County, Texas

PECAN HOUSE SUBDIVISION

Being 0.3979 (17,331.80 sq. ft.) of an acre in the William Hurd Survey, A-371, Harris County, Texas, being a replat of a portion of OUTLOT 131, TOMBALL TOWNSITE-FIVE ACRE OUTLOT TRACTS, a subdivision recorded in Volume 2, at Page 65, Map Records, Harris County, Texas, being all of that called 0.399 of an acre recorded in Harris County Clerk File No. RP-2017-466280, Official Public Records of Real Property, Harris County, Texas.

CITY OF TOMBALL

Plat Name: Pecan House Subdivision Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: June 11, 2018

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 adjacent tract information.
- Add ROW widths.
- Remove preliminary stamp.
- Add date.
- Add owner contact information.
- Provide tax certificates.
- Provide title report.
- Pay correct fees.
- Correct typos.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Preliminary Plat of **PIZZI SUBDIVISION**: Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk’s File Number RP-2018-113418 of the Real Property Records of Harris County.

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:

Pizzi Subdivision Plat
Pizzi Subdivision Comments

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Frank Paul Pizzi, Jr. and Linda J. Pizzi, acting individually, owners hereinafter referred to as owners of the 1.0553 acre tract described in the above and foregoing plat of PIZZI SUBDIVISION, 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 does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

WITNESS our hands in the City of Tomball, Texas, this _____ day of _____, 2018.

Frank Paul Pizzi, Jr.

Linda J. Pizzi

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Paul Pizzi, Jr., and Linda J. Pizzi 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of PIZZI SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this ____ day of _____, 2018.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

Harris County Clerk Certificate of Filing:

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in

my office on _____, 2018, at ____o'clock ____M., and duly

recorded on _____, 2018, 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.

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found 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.

Steven L. Crews
Texas Registration Number 4141

L.T. HERRMANN
AND
CAROLYN W. HERRMANN
CALLED 2.50 ACRE
CF NO. F263792
R.P.R.H.C.T.

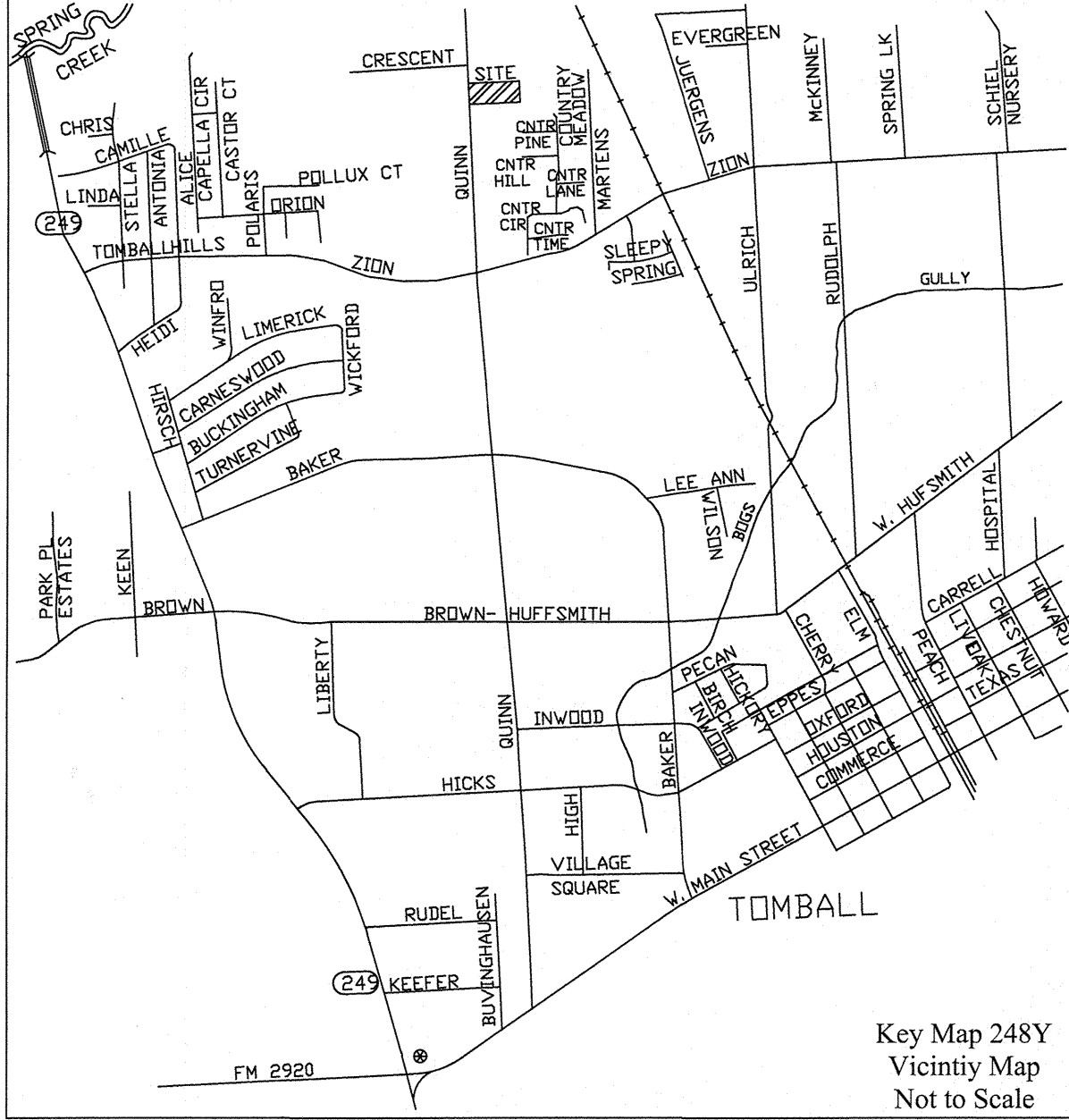
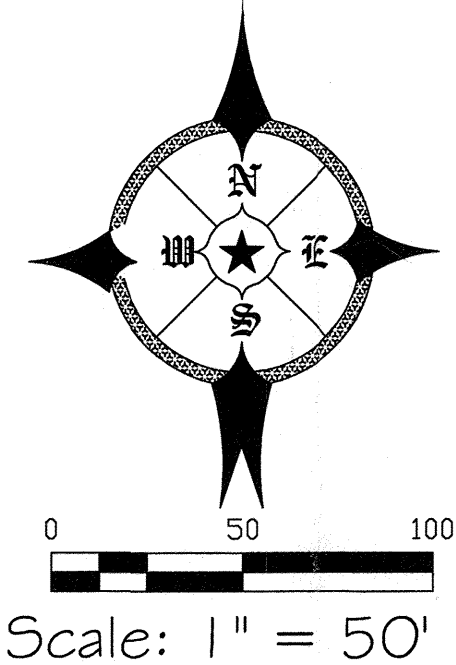
L.T. HERRMANN
AND
CAROLYN W. HERRMANN
CALLED 1.00 ACRE
CF NO. J779297
R.P.R.H.C.T.

ROBERT S. DEMAN
CALLED 10.09 ACRES
CF NO. 20130439409
R.P.R.H.C.T.

JEFFREY A. THRASHER
AND
MARCELLA THRASHER
CALLED 1.0523 ACRES
CF NO. T090929
R.P.R.H.C.T.

H.L. PAYNE
AND
PEARL ANN PAYNE
CALLED 1.5782 ACRES
CF NO. R250453
R.P.R.H.C.T.

JOHN MICHAEL ANDERSON
AND
VERNA M. ANDERSON
CALLED 1.0515 ACRES
CF NO. 20140217216
R.P.R.H.C.T.



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. 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 easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at 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.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

PRELIMINARY PLAT OF PIZZI SUBDIVISION

Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number RP-2018-113418 of the Real Property Records of Harris County, Texas.

1 Lot, 1 Block

Owners:
Frank Paul Pizzi, Jr.
Linda J. Pizzi
37622 Meadowwood Green
Magnolia, Texas 77355
713-725-0484

Surveyor:
C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935
survey@ccsurveying.com
www.ccsurveying.com

June 2018
Sheet 1 of 1
18-0246

CITY OF TOMBALL

Plat Name: Pizzi Subdivision Plat Type: Preliminary

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: June 11, 2018

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Community Development recommends approval of this plat without contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Replat of **ALEXANDER ESTATES:** A subdivision of 70.361 acres of land being a part of the Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a partial replat for the reason to create 164 lots and 12 reserves. Tomball Greens Unrestricted Reserve “C” as recorded in F.C. No. 440128, H.C.M.R.

Background:

Origination:

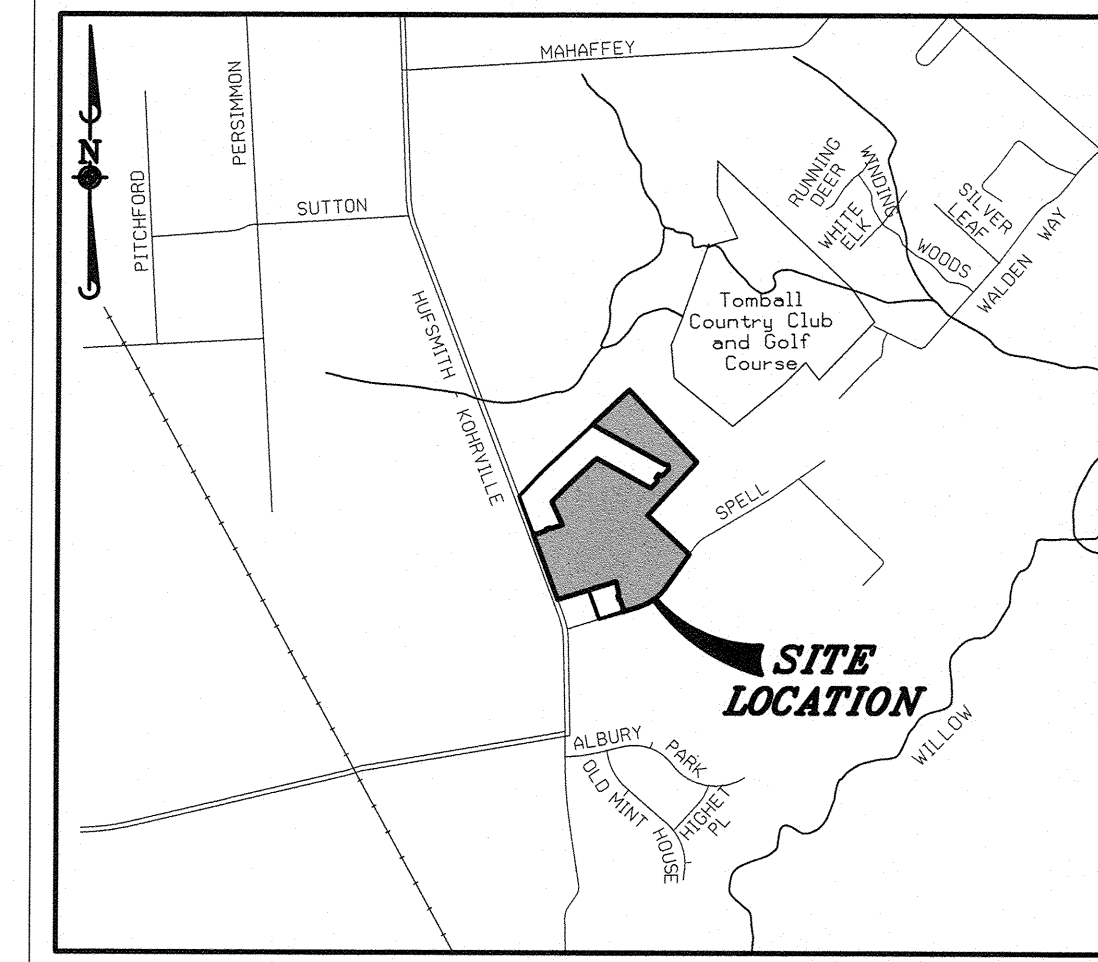
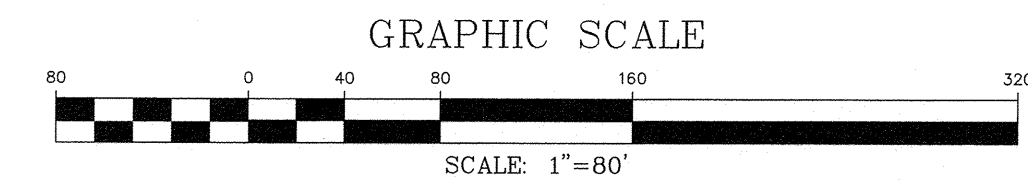
Recommendation:

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

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

ATTACHMENTS:

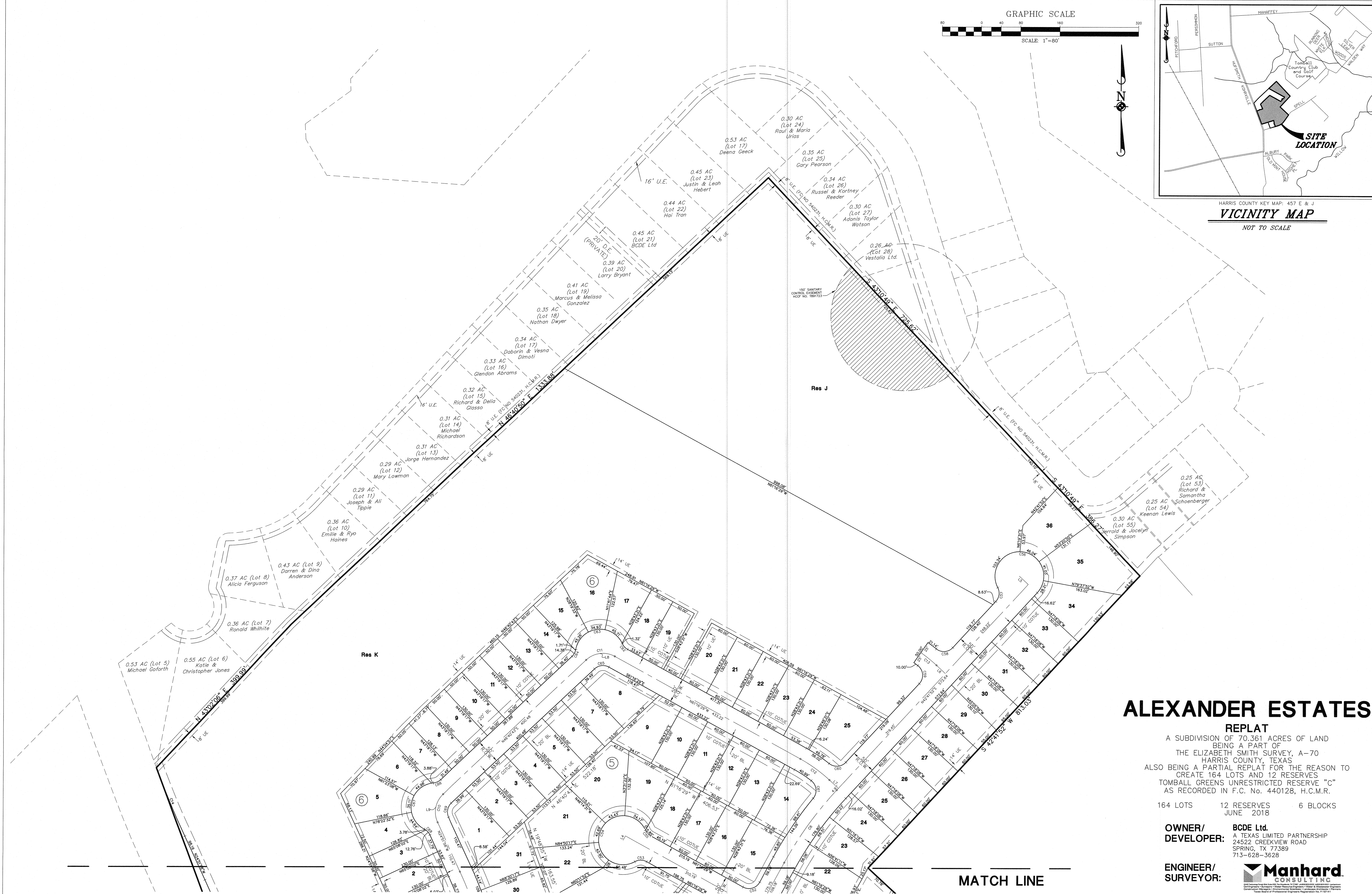
Alexander Estates Plat
Alexander Estates Comments



HARRIS COUNTY KEY MAP: 457 E & J

VICINITY MAP

NOT TO SCALE



ALEXANDER ESTATES

REPLAT

A SUBDIVISION OF 70.361 ACRES OF LAND
BEING A PART OF
THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT FOR THE REASON TO
CREATE 164 LOTS AND 12 RESERVES
TOMBALL GREENS UNRESTRICTED RESERVE "C"
AS RECORDED IN F.C. No. 440128, H.C.M.R.

164 LOTS 12 RESERVES 6 BLOCKS
JUNE 2018

**OWNER/
DEVELOPER:** BCDE Ltd.
A TEXAS LIMITED PARTNERSHIP
24522 CREEKVIEW ROAD
SPRING, TX 77389
713-628-3628

**ENGINEER/
SURVEYOR:** Manhard CONSULTING

MATCH LINE

BLOCK 1		
PARCEL TABLE		
LOT No.	SQUARE FOOTAGE	ACREAGE
1	7373.49	0.1693
2	6760.19	0.1552
3	6760.16	0.1552
4	6760.14	0.1552
5	6760.12	0.1552
6	6760.09	0.1552
7	6760.07	0.1552
8	6760.05	0.1552
9	6703.90	0.1539
10	7471.08	0.1715
11	13059.73	0.2998
12	8250.84	0.1894
13	6359.28	0.1460
14	6500.00	0.1492
15	6500.00	0.1492
16	6500.00	0.1492
17	6500.00	0.1492
18	6500.00	0.1492
19	6500.00	0.1492
20	6500.00	0.1492
21	6500.00	0.1492
22	7038.63	0.1616

BLOCK 2		
PARCEL TABLE		
LOT No.	SQUARE FOOTAGE	ACREAGE
1	6831.98	0.1568
2	6500.00	0.1492
3	6500.00	0.1492
4	6500.00	0.1492
5	6500.00	0.1492
6	6500.00	0.1492
7	7485.40	0.1718
8	8102.29	0.1860
9	6500.00	0.1492
10	6500.00	0.1492
11	6500.00	0.1492
12	6500.00	0.1492
13	6500.00	0.1492
14	6500.00	0.1492
15	6500.00	0.1492
16	6500.00	0.1492
17	8204.62	0.1884
18	9955.52	0.2285
19	7800.00	0.1791
20	7800.00	0.1791
21	8512.81	0.1954
22	14864.97	0.3413
23	9446.01	0.2169
24	7623.58	0.1750
25	7832.03	0.1798
26	8638.15	0.1983

BLOCK 3		
PARCEL TABLE		
LOT No.	SQUARE FOOTAGE	ACREAGE
1	10110.57	0.2321
2	8720.95	0.2002
3	10222.04	0.2347
4	11593.10	0.2661
5	13789.09	0.3166
6	10512.52	0.2413
7	10124.41	0.2324
8	9143.22	0.2099
9	9604.46	0.2205
10	9560.59	0.2195
11	10452.11	0.2399
12	10397.96	0.2387
13	9539.21	0.2190
14	8840.00	0.2029
15	9583.81	0.2200
16	10418.17	0.2392
17	8190.00	0.1880
18	8190.00	0.1880
19	8190.00	0.1880
20	9555.20	0.2194
21	9297.89	0.2135
22	8190.00	0.1880
23	9974.45	0.2290
24	12854.46	0.2951
25	12825.15	0.2944

BLOCK 4		
PARCEL TABLE		
LOT No.	SQUARE FOOTAGE	ACREAGE
1	7704.96	0.1769
2	8434.40	0.1936
3	8427.46	0.1935
4	8425.47	0.1934
5	8427.97	0.1935
6	8384.26	0.1925
7	7800.00	0.1791
8	7800.00	0.1791
9	7800.00	0.1791
10	7800.00	0.1791
11	8199.19	0.1882
12	15362.13	0.3527
13	11351.62	0.2606
14	7796.39	0.1790
15	7800.00	0.1791
16	7800.00	0.1791
17	7800.00	0.1791
18	8154.08	0.1872
19	8962.48	0.2058
20	9650.22	0.2215
21	9616.09	0.2208
22	8033.52	0.1844
23	7943.13	0.1823
24	8007.63	0.1838
25	7800.00	0.1791
26	7800.00	0.1791
27	7800.00	0.1791
28	7800.00	0.1791
29	7475.00	0.1716
30	8125.00	0.1865
31	7800.00	0.1791
32	7800.00	0.1791
33	7800.00	0.1791
34	11707.37	0.2688
35	17016.94	0.3907
36	11347.35	0.2605

BLOCK 5		
PARCEL TABLE		
LOT No.	SQUARE FOOTAGE	ACREAGE
1	10300.73	0.2365
2	6955.00	0.1597
3	6955.00	0.1597
4	6955.00	0.1597
5	6955.00	0.1597
6	6955.00	0.1597
7	6955.00	0.1597
8	10173.17	0.2335
9	9504.79	0.2182
10	7800.00	0.1791
11	7800.00	0.1791
12	7800.00	0.1791
13	7800.00	0.1791
14	10059.93	0.2309
15	9636.58	0.2212
16	7800.00	0.1791
17	7800.00	0.1791
18	7777.04	0.1785
19	9426.21	0.2164
20	12999.54	0.2984
21	13271.92	0.3047
22	10182.02	0.2337
23	11262.30	0.2585
24	10336.27	0.2373
25	7800.00	0.1791
26	8060.00	0.1850
27	9615.87	0.2208
28	7800.00	0.1791
29	7800.00	0.1791
30	8048.31	0.1848
31	9311.02	0.2138

BLOCK 6		
PARCEL TABLE		
LOT No.	SQUARE FOOTAGE	ACREAGE
1	7500.71	0.1722
2	6500.00	0.1492
3	6487.39	0.1489
4	6889.10	0.1582
5	10343.74	0.2375
6	6748.05	0.1549
7	6303.79	0.1447
8	6461.47	0.1483
9	6500.00	0.1492
10	6500.00	0.1492
11	6500.00	0.1492
12	6500.00	0.1492
13	6500.00	0.1492
14	6482.39	0.1488
15	7040.24	0.1616
16	11108.15	0.2550
17	7210.42	0.1655
18	6470.33	0.1485
19	6500.00	0.1492
20	7800.00	0.1791
21	7800.00	0.1791
22	7800.00	0.1791
23	7800.00	0.1791
24	7912.56	0.1816
25	11783.14	0.2705

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	579.03'	379.68'	037°34'11"	372.91'	S53°46'24"W	196.95
C2	50.00'	75.78'	086°50'15"	68.73'	S63°50'51"E	47.31
C3	400.00'	264.75'	037°55'22"	259.95'	S53°46'29"W	137.43
C4	50.00'	71.44'	081°51'35"	65.51'	S06°07'00"E	43.36
C5	400.00'	99.33'	0141°3'42"	99.08'	S54°09'38"E	49.92
C6	750.00'	182.90'	013°58'20"	182.44'	S35°42'42"W	91.90
C7	300.00'	230.43'	044°00'31"	224.81'	N50°43'47"E	121.23
C8	50.00'	78.54'	090°00'00"	70.71'	S62°15'58"E	50.00
C9	800.00'	106.11'	007°36'00"	106.04'	N21°03'58"W	53.14
C10	50.00'	62.43'	071°32'41"	58.46'	S10°54'23"W	36.02
C11	50.00'	62.87'	072°02'48"	58.81'	S82°42'07"W	36.36
C12	300.00'	73.16'	013°58'20"	72.98'	N54°17'18"W	36.76
C13	300.00'	40.96'	007°49'22"	40.93'	N51°12'49"W	20.51
C14	1950.00'	151.00'	004°26'13"	150.97'	N22°38'51"W	75.54
C15	2050.00'	158.75'	004°26'13"	158.71'	N22°38'51"W	79.41
C16	25.00'	39.27'	089°59'58"	35.36'	S65°25'44"E	25.00
C17	25.00'	39.27'	090°00'02"	35.36'	S24°34'16"W	25.00
C18	25.00'	39.27'	090°00'00"	35.36'	N65°25'43"W	25.00
C19	25.00'	39.27'	090°00'00"	35.36'	N24°34'17"E	25.00
C20	25.00'	38.08'	087°16'39"	34.51'	S64°04'03"E	23.84
C21	25.00'	38.08'	087°16'39"	34.51'	N31°12'36"E	23.84
C22	500.00'	26.08'	002°59'17"	26.07'	N65°21'17"E	13.04
C23	500.00'	26.08'	002°59'17"	26.07'	N73°47'17"E	13.04
C24	500.00'	41.60'	004°46'00"	41.59'	N67°11'17"E	20.81
C25	500.00'	41.60'	004°46'00"	41.59'	N71°57'17"E	20.81
C26	25.00'	40.65'	093°09'45"	36.32'	S63°50'51"E	26.42
C27	25.00'	39.37'	090°14'24"	35.43'	N24°27'05"E	25.10
C28	25.00'	16.09'	036°52'12"	15.81'	N01°59'37"W	8.33
C29	50.00'	140.13'	160°34'38"	98.57'	N63°50'51"W	292.16
C30	25.00'	16.09'	036°52'12"	15.81'	S541°7'56"W	8.33
C31	25.00'	37.89'	086°50'15"	34.37'	N63°50'51"W	23.66
C32	25.00'	39.61'	090°46'24"	35.59'	N61°52'46"W	25.34
C33	25.00'	39.31'	090°04'56"	35.36'	S27°41'34"W	25.04
C34	25.00'	39.23'	089°55'04"	35.33'	N62°18'26"W	24.96
C35	25.00'	39.69'	090°57'18"	35.65'	N27°15'23"E	25.42
C36	25.00'	2.80'	006°25'15"	2.80'	N75°56'39"E	1.40
C37	50.00'	223.90'	256°34'04"	78.50'	N49°07'46"W	-63.35
C38	25.00'	30.61'	070°08'50"	28.73'	S37°39'37"W	17.55
C39	25.00'	39.24'	088°56'17"	35.34'	S62°19'03"E	24.97
C40	25.00'	39.30'	090°03'43"	35.37'	N27°40'57"E	25.03
C41	25.00'	39.23'	089°55'04"	35.33'	N62°18'26"W	24.96
C42	25.00'	37.64'	086°16'13"	34.19'	N29°38'03"E	23.42
C43	25.00'	37.57'	086°06'05"	34.13'	N64°12'47"W	23.35
C44	25.00'	39.31'	090°05'04"	35.36'	S27°41'38"W	25.04
C45	25.00'	13.85'	031°44'54"	13.68'	S50°41'15"W	7.11
C46	50.00'	126.85'	145°21'23"	95.46'	S06°07'00"E	160.32
C47	25.00'	13.85'	031°44'54"	13.68'	S62°55'14"E	7.11
C48	25.00'	35.72'	081°51'35"	32.78'	S06°07'00"E	21.68
C49	25.00'	39.27'	090°00'00"	35.36'	S16°16'29"E	25.00
C50	25.00'	39.27'	090°00'00"	35.36'	N73°43'31"E	25.00
C51	25.00'	39.27'	090°00'00"	35.36'	S16°16'29"E	25.00
C52	25.00'	39.27'	090°00'00"	35.36'	S73°43'31"W	25.00
C53	25.00'	25.21'	057°46'09"	24.15'	N89°50'27"E	13.79
C54	50.00'	239.67'	274°38'20"	67.79'	S18°16'33"W	-46.11
C55	25.00'	16.09'	036°52'12"	15.81'	N42°50'23"W	8.33
C56	50.00'	218.63'	250°31'44"	81.65'	S82°34'00"E	-70.71
C57	25.00'	30.77'	070°31'44"	28.87'	N07°26'00"E	17.68
C58	25.00'	37.48'	085°54'14"	34.07'	N85°38'59"E	23.27
C59	25.00'	41.77'	095°44'21"	37.08'	N05°10'19"W	27.64
C60	25.00'	37.48'	085°54'14"	34.07'	N85°38'59"E	23.27
C61	25.00'	40.20'	092°07'30"	36.00'	S06°40'20"E	25.94
C62	25.00'	16.09'	036°52'12"	15.81'	S42°50'23"E	8.33
C63	50.00'	127.22'	145°47'12"	95.58'	N82°42'07"E	162.46
C64	25.00'	16.09'	036°52'12"	15.81'	N28°14'37"E	8.33
C65	25.00'	31.44'	072°02'48"	29.41'	N82°42'07"E	18.18
C66	25.00'	16.55'	037°55'22"	16.25'	N65°38'24"E	8.59
C67	50.00'	128.61'	147°22'34"	95.97'	N10°54'49"E	170.85
C68	25.00'	16.54'	037°54'31"	16.24'	N43°49'13"W	8.59
C69	25.00'	31.22'	071°32'41"	29.23'	N10°54'23"E	18.01
C70	25.00'	14.41'	033°00'50"	14.21'	S00°45'33"E	7.41
C71	50.00'	143.55'	164°28'57"	99.09'	S66°30'06"E	367.37
C72	25.00'	18.10'	041°29'06"	17.71'	N51°59'29"E	9.47
C73	25.00'	39.27'	090°00'00"	35.36'	N62°15'58"W	25.00
C74	25.00'	39.23'	089°55'04"	35.33'	S62°18'26"E	24.96
C75	25.00'	36.50'	083°39'02"	33.34'	N24°28'37"E	22.37

STATE OF TEXAS §
COUNTY OF HARRIS §

We, BCDE Ltd., a Texas Limited Partnership, by Eibsen and Associates, Inc. a Texas Corporation, its General Partner, acting by and through Douglas J. Eibsen, President, and Eibsen & Associates, Inc. acting by and through Douglas J. Eibsen, President, hereinafter referred to as Owner of the 70.3604 acre tract described in the above and foregoing map of Alexander Estates, 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 hereover, 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 purposes forever an unobstructed aerial easement, five (5) feet in width from a plane twenty (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 fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purposes 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 plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, BCDE Ltd, a Texas Limited Partnership, by Eibsen and Associates, Inc. a Texas Corporation, its General Partner, and Eibsen & Associates, Inc. has caused these presents to be signed by Douglas J. Eibsen, its President, thereto authorized this _____ day of _____, 2018.

BCDE Ltd.
a Texas Limited Partnership

By: Douglas J. Eibsen
President

Eibsen & Associates, Inc.

By: _____
Douglas J. Eibsen
President

I, Paul R. Bretherton, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018 at _____ o'clock ____M., and duly recorded on _____, 2018 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

Stan Stanart
County Clerk
Harris County, Texas

By: _____
Deputy

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Douglas J. Eibsen, President, BCDE Ltd, 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 and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 2018

Notary Public in and for the State of Texas

My Commission expires _____

ALEXANDER ESTATES
REPLAT

A SUBDIVISION OF 70.361 ACRES OF LAND
BEING A PART OF
THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT FOR THE REASON TO
CREATE 164 LOTS AND 12 RESERVES
TOMBALL GREENS UNRESTRICTED RESERVE "C"
AS RECORDED IN F.C. No. 440128, H.C.M.R.

164 LOTS 12 RESERVES 6 BLOCKS
JUNE 2018

**OWNER/
DEVELOPER:** **BCDE Ltd.**
A TEXAS LIMITED PARTNERSHIP
24522 CREEKVIEW ROAD
SPRING, TX 77389
713-628-3628

ENGINEER/
SURVEYOR:

CITY OF TOMBALL

Plat Name: Alexander Estates Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: June 11, 2018

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

- Add City of Tomball planning and zoning signature block.
- Show acres with four digits after the right of the decimal in legal description and reserve notes.
- Set survey markers.
- Show the existing City of Tomball utility easement listed in city planning letter. Harris County Clerk's file No. X558344, refiled under File No. X587363.
- Adjust City of Tomball utility easement configuration.
- Hufsmith-Kohrville ROW dedication needs to be included in this plat.
- Add adjacent property information.
- Remove building setback lines.
- Add street names.
- Remove redundant plat notes.
- Add reserve labels.
- Pay correct fees.
- Correct typos.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve Replat of **GRAND JUNCTION SEC 1:** A subdivision of 12.7068 ac. / 553,508.58 sq. ft. situated in the Ralph Hubbard Survey Abstract No. 383 City of Tomball, Harris County, Texas.

Background:

Origination:

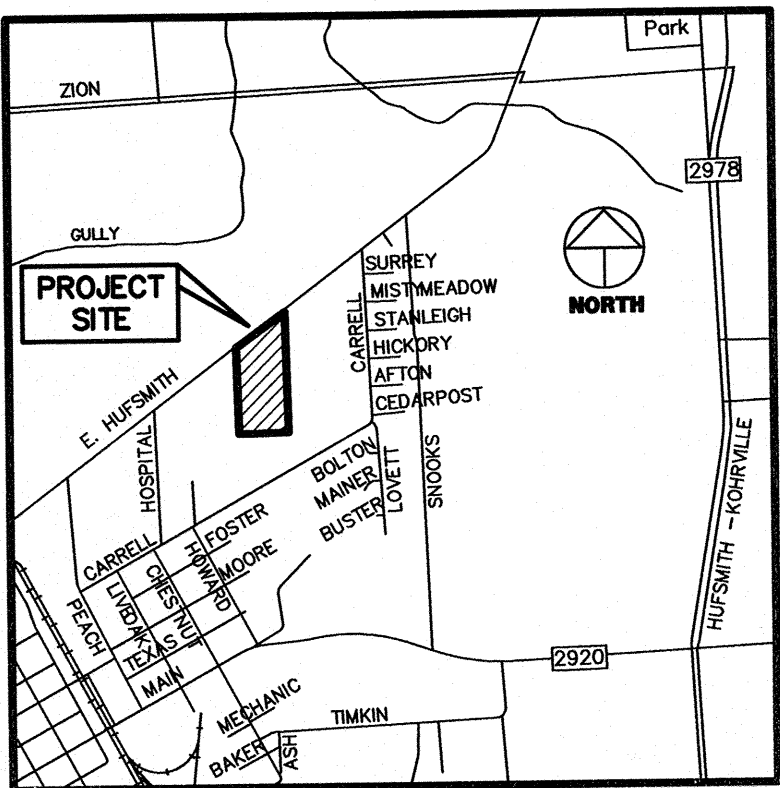
Recommendation:

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

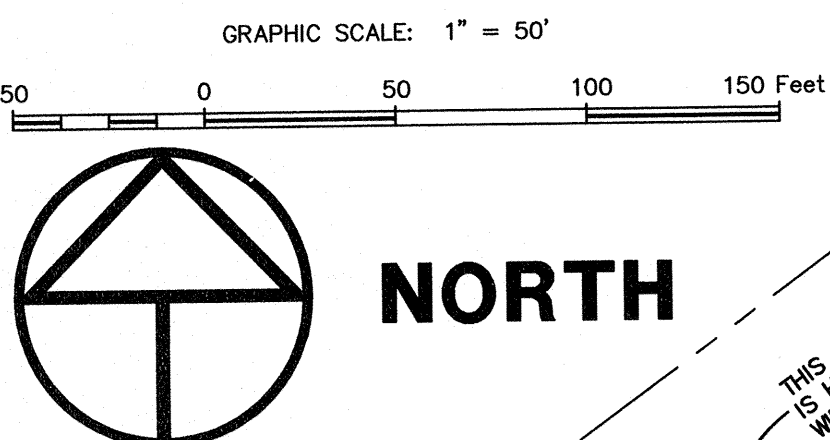
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Grand Junction Sec 1 Plat
Grand Junction Sec 1 Comments



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



RESTRICTED RESERVE "A"
1.6994 ACRES / 74,025.37 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

RESTRICTED RESERVE "B"
0.0040 ACRES / 174.00 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

RESTRICTED RESERVE "C"
0.5471 ACRE / 23,531.92 SQ. FT.
(DRAINAGE / OPEN SPACE / DETENTION)

LOT TABLE		
LOT	SQ. FT.	ACREAGE
BLOCK 1		
1	6,000.02	0.1377
2	6,000.17	0.1377
3	6,000.00	0.1377
4	6,870.05	0.1531
5	12,908.20	0.2963
6	10,189.20	0.2339
7	6,000.00	0.1377
8	6,000.00	0.1377
9	6,000.00	0.1377
10	6,000.00	0.1377
11	6,000.00	0.1377
12	6,000.00	0.1377
13	6,000.00	0.1377
14	6,000.00	0.1377
15	6,000.00	0.1377
16	6,000.00	0.1377
17	6,000.00	0.1377
18	8,312.40	0.1908
19	13,716.55	0.3149
20	7,539.01	0.1731
21	6,000.00	0.1377
22	6,000.00	0.1377
23	6,000.00	0.1377
24	8,517.37	0.1955
25	13,677.22	0.3140
26	7,379.66	0.1694
27	6,000.03	0.1377
28	6,000.00	0.1377
29	6,000.00	0.1377
30	6,000.00	0.1377
31	6,000.00	0.1377
32	6,000.00	0.1377
33	6,000.00	0.1377
34	6,000.00	0.1377
35	6,000.00	0.1377
36	6,028.21	0.1384
37	6,307.01	0.1448
BLOCK 2		
1	7,010.84	0.1609
2	6,003.37	0.1378
3	6,010.74	0.1380
4	6,000.00	0.1377
5	6,000.00	0.1377
6	6,000.00	0.1377
7	6,000.00	0.1377
8	6,000.00	0.1377
9	6,000.00	0.1377
10	7,067.29	0.1622
11	6,000.40	0.1378
12	6,000.11	0.1377

STATE OF TEXAS
COUNTY OF HARRIS

We, DAVID NOEL SMITH and SUSAN K. SMITH, Owners, hereinafter referred to as Owners (whether one or more) of the 12.7068 acre tract described in the above and foregoing map of GRAND JUNCTION SEC 1, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

WITNESS MY HAND in the City of Tomball, Harris County, Texas, this the _____ day of _____, 2018.

By: DAVID NOEL SMITH

By: SUSAN K. SMITH

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared DAVID NOEL SMITH and SUSAN K. SMITH, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the
State of Texas

My Commission Expires: _____

By: Barbara Tague
Chairman

By: Darrell Roquemore,
Vice Chairman

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2017, at _____

o'clock _____ M., and duly recorded on _____, 2017, at _____ o'clock _____ M., and at Film Code No. _____ of the Map Records of Harris County for said county.

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

Stan Stanart
County Clerk
of Harris County, Texas

By: Deputy



KEVIN M. REIDY
Registered Professional Land Surveyor
Texas Registration No. 6450

GRAND JUNCTION SEC 1

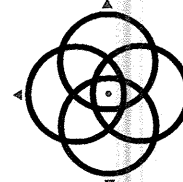
A SUBDIVISION OF
12.7068 AC. / 553,508.58 SQ. FT.
SITUATED IN THE
RALPH HUBBARD SURVEY
ABSTRACT NO. 383
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

2 BLOCKS 3 RESERVES 49 LOTS

MAY 15, 2018

Owners
DAVID NOEL SMITH and SUSAN K. SMITH
6801 LINKWAY ST.
SAN ANTONIO, TX 78240

Surveyor



WINDROSE
LAND SURVEYING & PLATTING
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED NOVEMBER 2, 2017, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2017, ALL KNOWN OIL/GAS PIPELINES, EASEMENTS HAVE BEEN SHOWN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE, ALL KNOWN OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- SUBJECT TO COVENANTS AS RECORDED IN FILM CODE NO. 400005, H.C.M.R.
- LOTS BACKING OR SIDING TOMBALL-HUFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET(S).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°13'28" W	74.24'
L2	N 77°08'37" E	20.07'
L3	N 43°32'11" E	6.50'
L4	S 46°23'46" E	6.50'
L5	N 43°35'54" E	6.50'
L6	S 43°36'27" W	14.14'
L7	S 43°36'27" W	14.14'
L8	S 46°23'33" E	14.14'
L9	S 46°23'33" E	14.14'
L10	N 36°13'28" W	2.39'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	250.00'	27°25'25"	119.66'	N 22°30'46" W	118.52'
C2	25.00'	87°36'52"	38.23'	S 52°36'29" E	34.61'
C3	325.00'	04°52'09"	27.62'	S 86°01'10" W	27.61'
C4	25.00'	22°30'42"	9.82'	N 77°11'53" E	9.76'
C5	50.00'	135°11'17"	117.97'	S 46°27'49" E	92.45'
C6	25.00'	22°30'42"	9.82'	S 09°52'28" W	9.76'
C7	25.00'	22°36'56"	9.87'	S 12°41'21" E	9.80'
C8	50.00'	135°12'06"	117.99'	S 43°36'14" W	92.46'
C9	25.00'	22°36'56"	9.87'	N 80°06'11" W	9.80'
C10	25.00'	22°35'25"	9.86'	S 77°17'39" W	9.79'
C11	50.00'	135°11'54"	117.98'	N 46°24'06" W	92.45'
C12	25.00'	22°35'25"	9.86'	N 09°54'09" E	9.79'
C13	200.00'	34°49'55"	121.59'	N 18°48'31" W	119.72'
C14	25.00'	83°29'22"	36.43'	N 40°21'08" E	33.29'
C15	275.00'	06°21'26"	30.51'	N 85°16'32" E	30.50'
C16	25.00'	90°09'53"	39.34'	S 46°27'49" E	35.41'
C17	25.00'	89°58'15"	39.28'	S 43°36'14" W	35.35'
C18	25.00'	90°01'05"	39.28'	N 46°24'06" W	35.41'
C19	225.00'	34°49'55"	126.79'	N 18°48'31" W	134.69'
C20	300.00'	11°18'38"	59.22'	N 82°47'56" E	59.13'
C21	50.00'	90°09'53"	39.34'	S 46°27'49" E	35.41'
C22	50.00'	89°58'15"	39.28'	S 43°36'14" W	35.35'
C23	50.00'	90°01'05"	39.28'	N 46°24'06" W	35.41'
C24	30.00'	90°00'00"	47.12'	N 81°13'28" W	42.43'
C25	30.00'	90°00'00"	47.12'	N 08°46'32" E	42.43'

ABBREVIATIONS

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

CITY OF TOMBALL

Plat Name: Grand Junction Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: June 11, 2017

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 adjacent property information.
- Provide updated title report and update plat note 3 with correct date.
- Provide tax certificates for property 0352820000071.
- Pay correct fees.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 11, 2018

Topic:

Consideration to Approve **Zoning Case P18-072:** Request by Rene Rodriguez of LJA Engineering, Inc., on behalf of Tomball 39 Partners, LLP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District. The lots are legally described as Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632 and are generally located on the south side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street within the City of Tomball, Texas.

- Conduct Public Hearing on **Zoning Case P18-072**

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
Property Owner Notification
P18-072 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 11, 2018
&
CITY COUNCIL
JUNE 18, 2018**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 11, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 18, 2018, 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 P18-072: Request by Rene Rodriguez of LJA Engineering, Inc., on behalf of Tomball 39 Partners, LLP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District. The lots are legally described as Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632 and are generally located on the south side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street within the City of Tomball, Texas.

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 Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

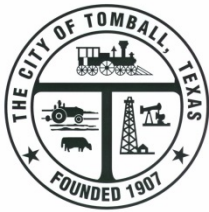
C E R T I F I C A T I O N

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 **7th** day of **June 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones

Elizabeth Jones
Administrative Assistant

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: P18-072

APPLICANT/OWNER: Rene Rodriguez of LJA Engineering, Inc., on behalf of Tomball 39 Partners, LLP

LOCATION: Generally located on the south side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District. The lots are legally described as Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632 and are within the City of Tomball, Texas.

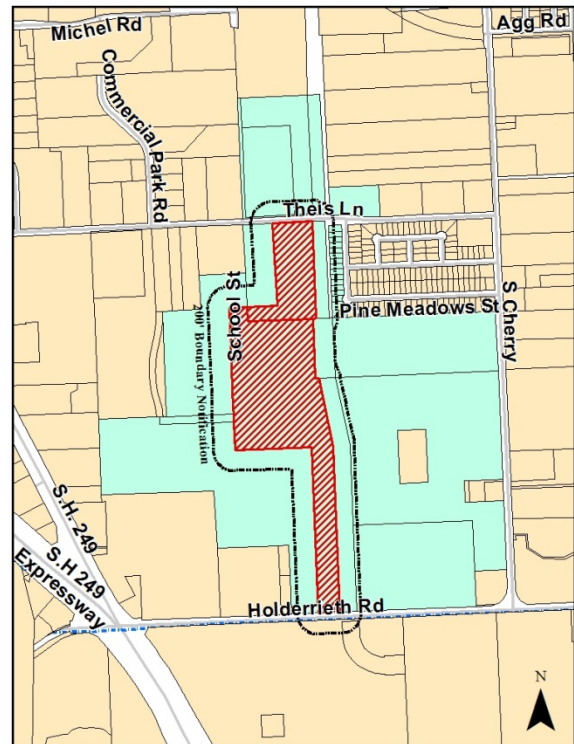
CONTACT: Amelia Lindley, Planner

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:**

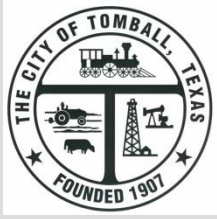
Monday, June 11, 2018, 6:00 PM

City Council Public Hearing:

***Monday, June 18, 2018, 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: June 11, 2018

City Council Public Hearing Date: June 18, 2018

Rezoning Case: P18-072

Property Owner(s): Tomball 39 Partners LLP

Applicant(s): Rene Rodriguez of LJA Engineering, Inc.

Legal Description: Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632

Location: South side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street (Exhibit "A")

Area: Approximately 39 acres

Comp Plan Designation: Medium Density Residential and Employment/Office (Exhibit "B")

Present Zoning and Use: Commercial District (3 acres) and Agricultural District (36 acres) (Exhibit "C") / Undeveloped land (Exhibit "D")

Request: Rezone approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District

Adjacent Zoning & Land Uses:

North: Agricultural District / Rural residential and undeveloped land

South: Outside City Limits / Rural residential and undeveloped land

West: Agricultural District / Undeveloped land

East: Agricultural, General Retail, Commercial and Single-Family 6 / M121 West Drainage Ditch, Single-family residential subdivision (Pine Meadows), undeveloped land

BACKGROUND

In April 2018, City Staff meet with representatives of the applicant to discuss the development of a single-family residential subdivision.

In June 2017, a rezoning request for Single-Family 6 District at the subject site, along with an additional 63 acres, was approved on First Reading; however, the applicant withdrew the application before the Second Reading.

ANALYSIS

The subject site is approximately 39 acres, most of which is zoned Agricultural with a small portion at the southern end on Holderrieth Road zoned Commercial. A majority of the surrounding property in the area is undeveloped. On the north side of Theis Lane, there are multiple commercial businesses and two large lot residences. The east side of the subject area is separated from Pine Meadows subdivision and undeveloped land by a City drainage ditch, M121 West. Property south of the subject site is outside of the City Limits and mostly undeveloped. West of the subject site is also undeveloped.

There are multiple zoning districts in the area including Agricultural, Commercial and Light Industrial on the north side of Theis Lane; Agricultural and Commercial to the west; Agricultural, General Retail, Commercial and Single-Family 6 to the east; property to the south is outside of the City Limits.

The Future Land Use Map designates most of the property as Medium Density Residential which typically includes lots ranging from 6,000 to 20,000 square feet, according to the City Comprehensive Plan. A small portion at the southern end of the subject site is designated Employment/Office.

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 that are permitted in the Single-Family 6 Zoning District appear to be appropriate with the immediate area. There is a similar residential development in the area as well as multiple commercial uses. The proposed subdivision will create a balance between employment and residential land uses in the area and the City as a whole.

B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

Adequate utilities are available to serve this property and the existing arterial streets adjacent to the property can accommodate traffic generated by a Single-Family 6 District development. A traffic impact analysis will be required at the time of development which will determine if offsite traffic enhancements are needed for the adjacent roadways. School Street, a collector road, will extend along the west side of the development and run north/south.

Tomball ISD has been notified of the proposed neighborhood and is able to accommodate the anticipated influx of students.

- 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 very little vacant property in the City that is zoned Single-Family 6. 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.**

The most recent development in the Single-Family 6 District is Pine Meadows, which was completed in 2015. As mentioned, there is not a lot of available land of this size zoned Single-Family 6.

- 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 a majority of the property Medium Density Residential, which is intended for lots ranging from 6,000 to 20,000 square feet. The Comprehensive Plan also outlines goals for the need for “a wide variety of housing products” and “higher density residential development adjacent to or in close proximity to high capacity roadways and multimodal facilities”. The development will also be located across the street from Theis Attaway Nature Center, which will encourage pedestrian linkages to public facilities, another goal of the Comprehensive Plan. The request appears to meet the goals of the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on May 24, 2018. The Notice of Public Hearing was published in the paper and a sign was placed on the property on May 30, 2018. 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 P18-072 for the following reasons:

1. The request will meet the goals of City’s Comprehensive Plan;

2. The request is generally in conformance with the Future Land Use Map;
3. The request is generally appropriate with the surrounding land uses;
4. The request is generally appropriate with the surrounding zoning districts.

EXHIBITS

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

Exhibit "A"
Aerial Photo

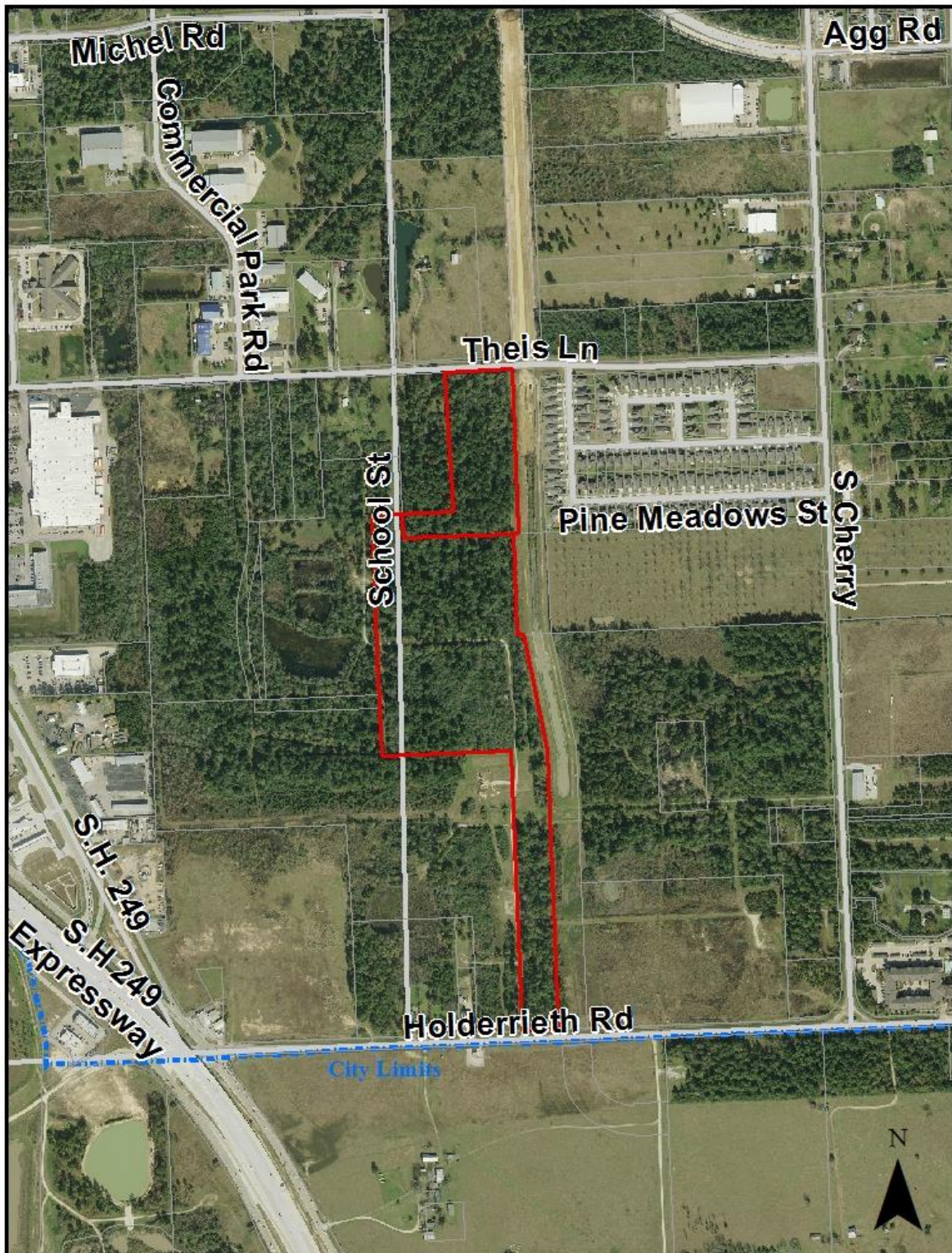


Exhibit "B"
Comprehensive Plan

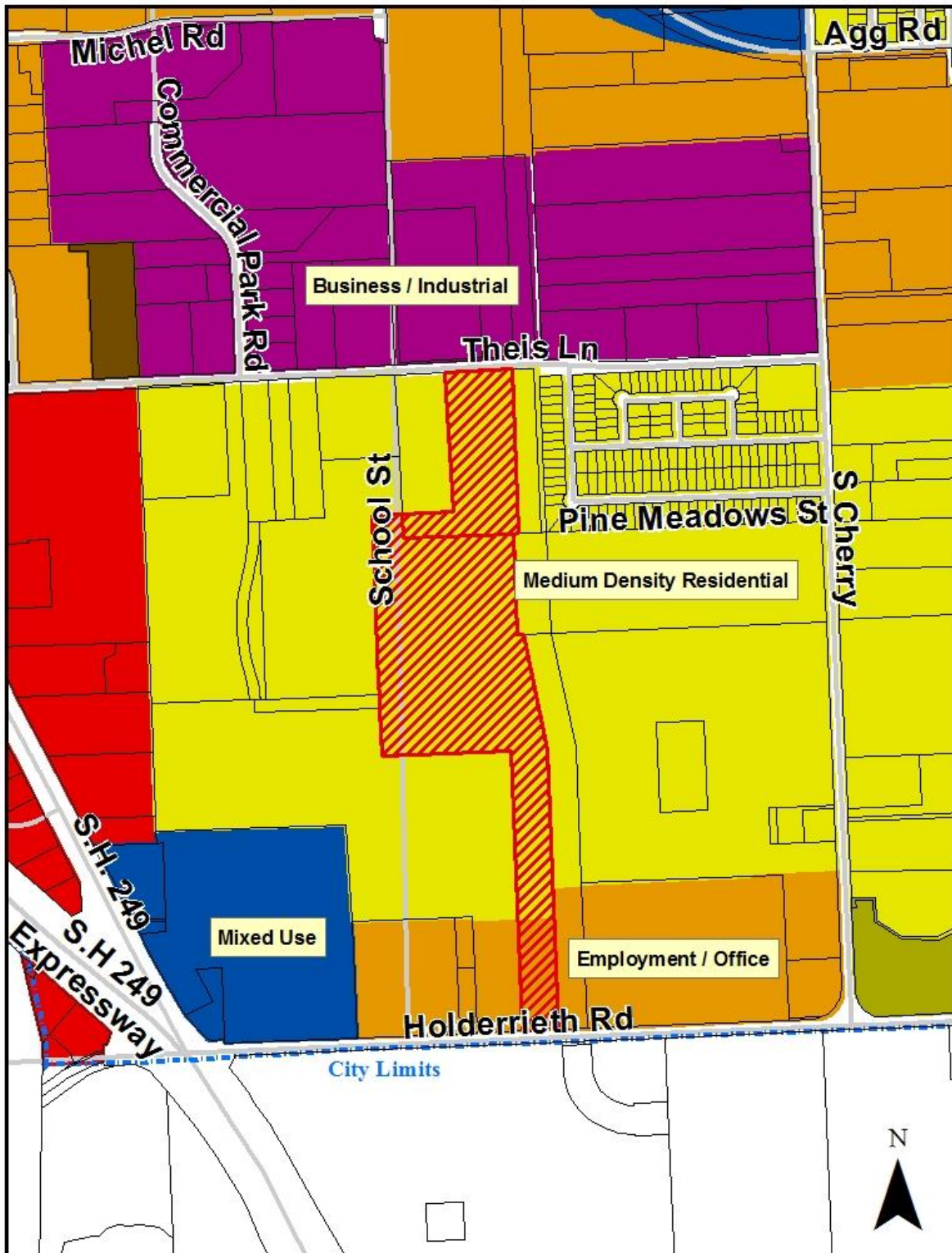
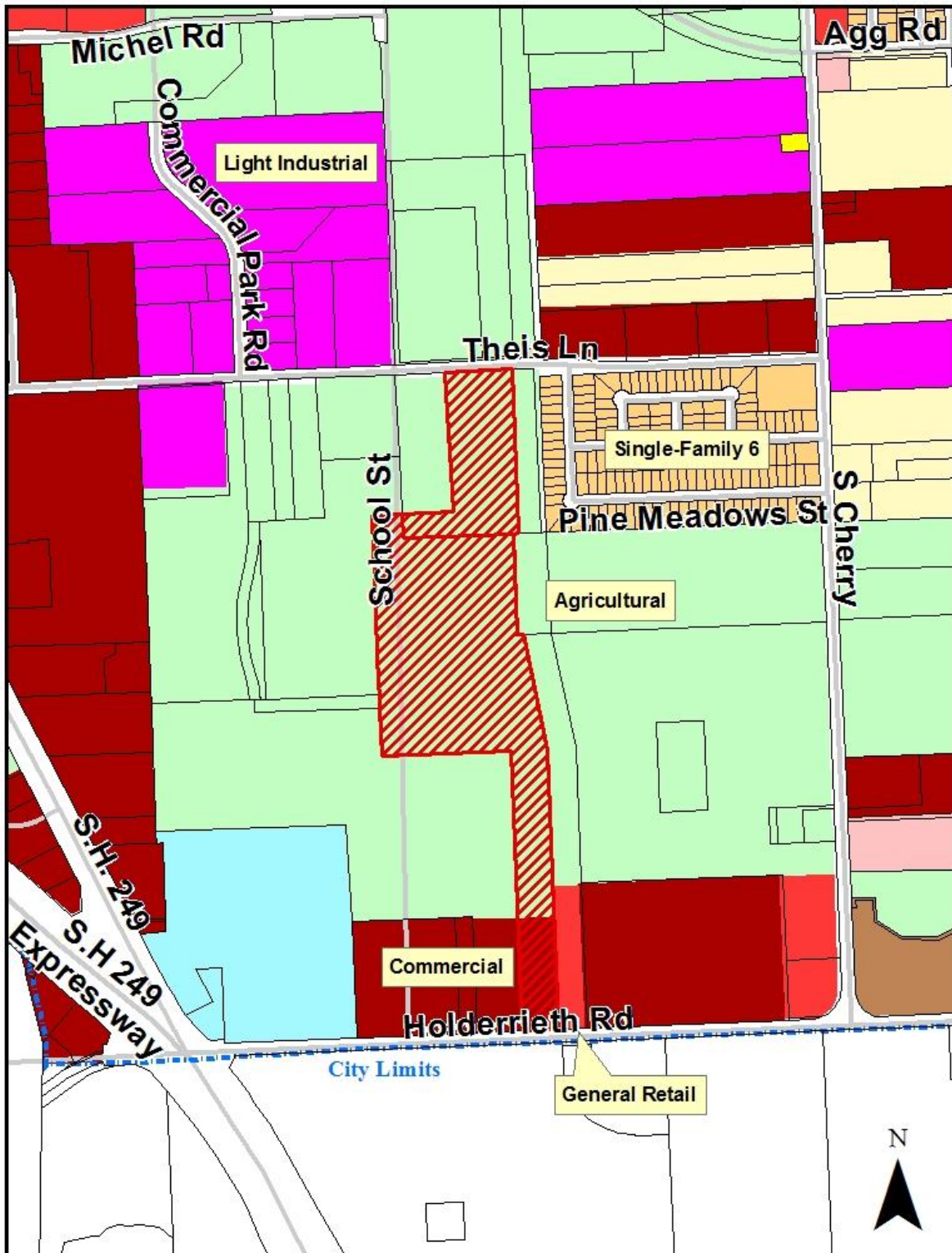


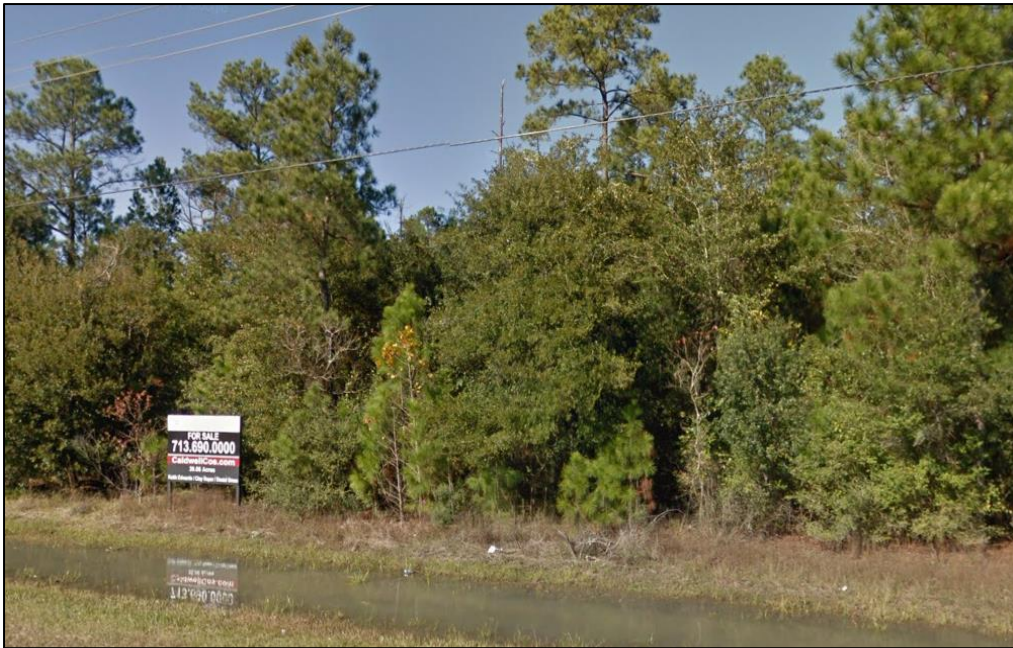
Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Subject Site View From Theis Lane



Subject Site View From Holderrieth Road

Exhibit "E" Application



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

May 2, 2018

Ms. Amelia Lindley
City Planner
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: Re-Zoning, Tomball, Texas
39 Acre Tract
LJA Job No. 2040-5201 (6.1)

Dear Ms. Lindley:

LJA Engineering, Inc. on behalf of Tomball 39 Partners, LLP, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 5 acres of land from the Commercial District to the Single-Family 6 District and approximately 34 acres from the Agricultural District to the Single-Family 6 District. The properties are legally described as Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22, of the C.N. Pillot Survey, Abstract 632, Harris County, Texas and generally located on the south side of Theiss Lane and the north side of Holderrieth Road between SH 249 and South Cherry Street.

If you have any questions or need any additional information pertaining to the re-zoning, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

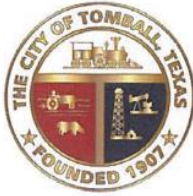
A handwritten signature in blue ink that reads "Rene R." with a stylized flourish.

Rene Rodriguez
Platting Manager

RR/ew

Enclosure(s)

O:\LAND\2040\2040-5201\Zoning Notification Letter.doc



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: Rene Rodriguez - LJA Engineering, Inc. Title: Platting Manager
Mailing Address: 2929 Briarpark, Suite 600 City: Houston State: Texas
Zip: 77042
Phone: (713) 953-5228 Fax: (713) 953-5026 Email: rerodriguez@lja.com

Owner

Name: Tomball 39 Partners, LLP Title: _____
Mailing Address: 14015 Park Dr, Suite 101 City: Tomball State: Texas
Zip: 77377
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

Name: Gary Mensik Title: Sr. Vice President
Mailing Address: 2929 Briarpark, Suite 600 City: Houston State: Texas
Zip: 77042
Phone: (713) 953-5249 Fax: (713) 953-5026 Email: gmensik@lja.com

Description of Proposed Project: 39.03 acres out of the Claude N. Pillot Survey, Abstract 632

Physical Location of Property: Approx. 2,000-ft from the NE intersection of SH 249 and Holderreith Rd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: 39.03 acres out of the Claude N. Pillot Survey, Abstract 632
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AG - Agricultural

Current Use of Property: Vacant

Proposed Zoning District: SF-6 Single Family 6 District

Proposed Use of Property: Single Family Residential

HCAD Identification Number: 044-058-000-0294 035-286-0C Acreage: 39.03

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.

☒	Rene Rodriguez	Digitally signed by Rene Rodriguez Date: 2018.04.18 16:34:04 -05'00'	April 18, 2018
	Signature of Applicant		Date
☒	DocuSigned by: <i>Cristina Melane</i>		4/30/2018
	Signature of Owner		Date

DESCRIPTION OF
39.03 ACRES

Being 39.03 acres (1,700,129 square feet) of land, all of a called 39.0554 acres, conveyed to Tomabll 39 Partners, LLP, by deed recorded under County Clerk's File Number (C.F.) 20120156753 Official Public Records Real Property of Harris County, Texas (O.P.R.R.P H.C.T), said 39.03 acre tract lying in the Claude N. Pilort Survey, Abstract No. 632 and being more particularly described by metes and bounds as follows with all bearings based on Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983;

BEGINNING at a found 1/2 -inch iron rod in the north line of Holderrieth Road, public R.O.W. varies, marking the southeast corner of the Residue of a called 42.954 acres, conveyed to Maritia, L.P., by deed recorded under C.F. X391496 O.P.R.R.P. H.C.T., also being the southwest corner of said 39.0554 acres and the herein described tract;

THENCE North 02°27'21" West (called North 02°26'46" West), along the east line of said Residue of a called 42.954 acres, a distance of 1556.16 feet (called 1556.03') to a found 1/2-inch iron rod, marking an external corner of said Residue, marking an internal corner of said 39.0554 acres and the herein described tract;

THENCE South 87°36'25" West (called South 87°36'36" West), along the north line of said Residue of a called 42.954 acres, a distance of 720.26 feet (called 720.22') to a found 5/8-inch iron rod, marking an internal corner of said Residue of a called 42.954 acres, also being the most northerly southwest corner of said 39.0554 acres and the herein described tract;

THENCE North 02°27'17" West (called North 02°27'07" West), along the east line of said Residue of a called 42.954 acres, a called 1.13 acres, conveyed to Keving Graham, by deed recorded under C.F. RP-2017-94165 O.P.R.R.P. H.C.T. and the Residue of a called 111.5632 acres, conveyed to said Kevin Eric Graham, by deed recorded under C.F. X648265 O.P.R.R.P. H.C.T., a distance of 1332.46 feet (called 1332.71') to a found 5/8-inch iron rod, marking the internal corner of said Residue of a called 111.5632 acres, also being an external corner of said 39.0554 acres and the herein described tract;

THENCE North 87°20'58" East, along the south line Residue of a called 111.5632 acres, a distance of 447.58 feet (called 448.17') to a found 1/2-inch iron rod, marking an external corner of said Residue of a called 111.5632 acres, also being an internal corner of said 39.0554 acres and the herein described tract;

THNECE North 03°29'02" West, along said east line of the Residue of a called 111.5632 acres, a distance of 775.50 feet to a found 5/8-inch iron rod with cap in the south R.O.W. line of Theis Lane, public R.O.W. varies, marking the northeast corner of said Residue of a called 111.5632 acres, also being the northwest corner of said 39.0554 acres and the herein described tract;

THENCE North 87°18'22" East, along said south R.O.W. line, a distance of 374.65 feet to a found 5/8-inch iron rod with cap, marking the northwest corner of a called 2.5094 acres, conveyed to the City of Tomball, by deed recorded under C.F. W565672 O.P.R.R.P. H.C.T., also being the northeast corner of said 39.0554 acres and the herein described tract;

THENCE South 02°32'12 East, along the west line of said 2.5094 acres, a distance of 910.63 feet to a found 5/8-inch iron rod with cap in the north line of a called 2.3281 acres, conveyed to the City of Tomball, by deed recorded under C.F. W549451, marking the southwest corner of said 2.5094 acres, also being an external corner of the herein described tract;

THENCE South 87°40'30" West, along the north line of said 2.3281 acres a distance of 28.91 feet to a found 3/4-inch iron pipe, marking the northwest corner of said 2.3281 acres, also being an internal corner of said 39.0554 acres and the herein described tract;

THENCE South 01°59'39" East, along the west line of said 2.3281 acres, a distance of 558.96 feet (called 559.19') to a found 1-inch iron pipe, marking the southwest corner of said 2.3281 acres, also being an internal corner of said 39.0554 acres and the herein described tract;

THENCE North 87°40'52" East a distance of 34.36 feet (called 34.02') to a found 5/8 inch iron rod with cap, marking the northwest corner of a called 7.5681 acres, conveyed to the City of Tomball, by deed recorded under C.F. W565672 O.P.R.R.P. H.C.T., marking an external corner of said 39.0554 acres and the herein described tract;

THENCE South 12°20'03 East, along the west line of said 7.5681 acres, a distance of 652.33 feet to a found 5/8-inch iron rod with cap, marking an angle point of said 7.5681 acres and said 39.0554 acres and the herein described tract;

THENCE South 02°28'46" East (called South 02°27'24" East), continuing along said east line, a distance of 1556.02 feet (called 1555.95') to a found 5/8-inch iron rod with cap in the said north R.O.W. line of said Holderrieth Road, marking the southwest corner of said 7.5681 acres, also being the southeast corner of said 39.0554 acres and herein described tract;

THENCE South 87°39'28" West, along said north R.O.W. line, a distance of 202.86 feet to the POINT OF BEGINNING and containing 39.03 acres (1,700,129 square feet) of land.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2017 Property Tax Statement
Web Statement**

Statement Date:	May 1, 2018
Account Number	
	044-058-000-0294

Additional city sales tax reduced your city ad
valorem tax by: \$7.61



TOMBALL 39 PARTNERS LLP
14015 PARK DR STE 101
TOMBALL TX 77377-6291

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	3,969	0.418010	\$16.59
Harris County Flood Control Dist	0	3,969	0.028310	\$1.12
Port of Houston Authority	0	3,969	0.012560	\$0.50
Harris County Hospital District	0	3,969	0.171100	\$6.79
Harris County Dept. of Education	0	3,969	0.005195	\$0.21
Lone Star College System	0	3,969	0.107800	\$4.28
City of Tomball	0	3,969	0.341455	\$13.55
Emergency Service Dist #8 (EMS)	0	3,969	0.100000	\$3.97

Property Description	
HOLDERRIETH RD 77375 TRS 4L 21 & 22 ABST 632 C N PILLOT 30.5279 AC	

Appraised Values	
Land - Market Value	1,329,795
Impr - Market Value	0
Total Market Value	1,329,795
Less Capped Mkt Value	1,325,826
Appraised Value	3,969

Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2017 Taxes Due By January 31, 2018:	\$47.01
Payments Applied To 2017 Taxes	\$47.01
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For May 2018	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2018	7%	\$0.00	\$0.00	\$0.00
By March 31, 2018	9%	\$0.00	\$0.00	\$0.00
By April 30, 2018	11%	\$0.00	\$0.00	\$0.00
By May 31, 2018	13%	\$0.00	\$0.00	\$0.00
By June 30, 2018	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2012 to 2017: Appraised Value 0%, Taxable Value 0%, Tax Rate 3%, Tax Bill 3%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

TOMBALL 39 PARTNERS LLP
14015 PARK DR STE 101
TOMBALL TX 77377-6291

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR & VOTER
REGISTRAR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0294
Amount Enclosed
\$ _____

Web Statement - Date Printed: 05-01-2018

Scan the QR code to pay
online or visit www.hctax.net



04405800002948 2017 0000000000 0000000000 0000000000 0000000000

2,263,579-1

TAX STATEMENT 2017 +

STATEMENT DATE: 05/01/2018

LEGAL: TRS 4L 21 & 22

ACCOUNT: 0440580000294

ABST 632 C N PILLOT

OWNER: TOMBALL 39 PARTNERS LLP

PIDN: 0440580000294

PARCEL ADDRESS: 0000000 HOLDERRIETH RD

ACRES: 30.5279

EXEMPTION CODES: AGTMR

AG LAND 61.056	APPRAISED VALUE 1,329,795				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	1,268,739	61,056	1.340000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
			TOTAL AMOUNT DUE	0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: TOMBALL 39 PARTNERS LLP

PIDN: 0440580000294

DELINQUENT DATE: 02/01/2018

ACCOUNT: 0440580000294 2017 +

TOMBALL 39 PARTNERS LLP
14015 PARK DR STE 101
TOMBALL, TX 77377-6291

IF PAID IN	AMOUNT DUE
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



TOMBALL 39 PARTNERS LLP
14015 PARK DR STE 101
TOMBALL TX 77377-6291

**2017 Property Tax Statement
Web Statement**

Statement Date:	May 1, 2018
Account Number	
035-286-000-0198	

Additional city sales tax reduced your city ad
valorem tax by: \$2.12

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	1,108	0.418010	\$4.63
Harris County Flood Control Dist	0	1,108	0.028310	\$0.31
Port of Houston Authority	0	1,108	0.012560	\$0.14
Harris County Hospital District	0	1,108	0.171100	\$1.90
Harris County Dept. of Education	0	1,108	0.005195	\$0.06
Lone Star College System	0	1,108	0.107800	\$1.19
City of Tomball	0	1,108	0.341455	\$3.78
Emergency Service Dist #8 (EMS)	0	1,108	0.100000	\$1.11

Property Description	
THEISS RD 77375 TRS 198 202 & 206 TOMBALL OUTLOTS 8.5265 AC	

Appraised Values	
Land - Market Value	557,122
Impr - Market Value	0
Total Market Value	557,122
Less Capped Mkt Value	556,014
Appraised Value	1,108

Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2017 Taxes Due By January 31, 2018:	\$13.12
Payments Applied To 2017 Taxes	\$13.12
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For May 2018	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2018	7%	\$0.00	\$0.00	\$0.00
By March 31, 2018	9%	\$0.00	\$0.00	\$0.00
By April 30, 2018	11%	\$0.00	\$0.00	\$0.00
By May 31, 2018	13%	\$0.00	\$0.00	\$0.00
By June 30, 2018	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2012 to 2017: Appraised Value 0%, Taxable Value 0%, Tax Rate 3%, Tax Bill 3%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



TOMBALL 39 PARTNERS LLP
14015 PARK DR STE 101
TOMBALL TX 77377-6291

PAYMENT COUPON

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR & VOTER
REGISTRAR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
035-286-000-0198
Amount Enclosed
\$ _____

Web Statement - Date Printed: 05-01-2018

Scan the QR code to pay
online or visit www.hctax.net



03528600001983 2017 0000000000 0000000000 0000000000 0000000000

2,263,578-1

TAX STATEMENT 2017 +

STATEMENT DATE: 05/01/2018

LEGAL: TRS 198 202 & 206

ACCOUNT: 0352860000198

TOMBALL OUTLOTS

OWNER: TOMBALL 39 PARTNERS LLP

PIDN: 0352860000198

PARCEL ADDRESS: 0000000 THEISS RD

ACRES: 8.5265

EXEMPTION CODES: AGTMB

AG LAND 1.108	APPRAISED VALUE 557,122				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	556,014	1.108	1.340000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
			TOTAL AMOUNT DUE	0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2018

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: TOMBALL 39 PARTNERS LLP

PIDN: 0352860000198

ACCOUNT: 0352860000198 2017 +

TOMBALL 39 PARTNERS LLP
14015 PARK DR STE 101
TOMBALL, TX 77377-6291

IF PAID IN	AMOUNT DUE
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00