

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



MONDAY, MARCH 12, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, March 12, 2018 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas, 77355, 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 February 12, 2018.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **GOMEZ SUBDIVISION**: Being a 1.5545 acre tract and being a replat of a portion of Outlot Number 245, of

TOMBALL TOWNSITE, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, 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 a part of a called 5.0000 acres as described in deed recorded in Clerk's File Number RP-2017-539878 of Real Property Records of Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **TAMIROWOOD COMPLEX**: A subdivision of 1.9828 acre tract of land being out and a part of Outlots 127 and 129 five acres Tomball Townsite according to the plat or map as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas William Hurd Survey, Abstract 371 City of Tomball, Harris County, Texas.

6.0 Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8th day of March, 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: March 12, 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: March 12, 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: March 12, 2018

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 12, 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 2.12.18

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

MONDAY, FEBRUARY 12, 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 were:

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

Others present:

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

draft

- 2.0 No Public Comments were received.

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

- City Council approved Zoning Case P17-0137 and P17-0166 (Rezoning and CUP of Abandoned Animal Rescue)
- City Council approved Zoning Case P17-0145 (Dumpster enclosure text amendment)
- City Council tabled Zoning Case P17-0115 (Rezoning by Reserve at Spring Lakes)
- The City of Tomball Comprehensive Plan stakeholder meetings were conducted on February 6th and 7th with approximately 70 people participating. The Comprehensive Plan Open House will tentatively be held on March 22nd.

- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 8, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **NERY CASA:** A Subdivision of land

containing 1.000 Acres (43,560 Square Feet) of land in the Jesse Pruitt Survey, A-629, Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **NERY CASA**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **VASQUEZ AT PERCIVAL**: Being a Replat of lots 36 & 37, Block 100, Revised Map of Tomball as recorded in Volume 4, Page 25, of the Plat Records of Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **VASQUEZ AT PERCIVAL**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve **Zoning Case P18-004**: Request by Ahmad Adnan Aslam to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 11 & 12 Block 6 Main Street - Tomball, Harris County, Texas, generally located at the southeast corner of Barbara Street and Lawrence Street, from the Single-Family 6 District to the Old Town & Mixed Use District.

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

Ahmad Aslam, Applicant, (911 Barbara Street, Tomball, Texas 77375) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:11 p.m.

Hearing no comments, the Public Hearing was closed at 6:11 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P18-004**. Vote was as follows:

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

Commissioner Dunagin Aye

Motion carried, with 4 Votes Aye and 1 Vote Nay.

- 5.4 Consideration to Approve **Zoning Case P18-008**: Request by Daniel & Rebecca Morgan to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1 acre of land legally described as Lots 7, 8, 9 & 10 Block 8 Main Street Addition and Tract 11A, 11B, 12A & 12B Block 8, Part of Lots 11 & 12 Main Street Tomball, Harris County, Texas, generally located on the east side of Raymond Street, between Barbara Street and Alma Street, from the Single-Family 6 District to the Old Town & Mixed Use District.

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

Dan Morgan, Applicant, (27506 Dobbin Hufsmith, Magnolia, Texas 77354) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:16 p.m.

Hearing no comments, the Public Hearing was closed at 6:16 p.m.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **Zoning Case P18-008**. Vote was as follows:

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

Motion carried, with 4 Votes Aye and 1 Vote Nay.

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

Motion carried unanimously.

The meeting was adjourned at 6:19 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: March 12, 2018

Topic:

Consideration to Approve Final Plat of **GOMEZ SUBDIVISION:** Being a 1.5545 acre tract and being a replat of a portion of Outlot Number 245, of TOMBALL TOWNSITE, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, 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 a part of a called 5.0000 acres as described in deed recorded in Clerk’s File Number RP-2017-539878 of Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Gomez Subdivision Plat
Gomez Subdivision Comments

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Apolinar Gomez and Alejandro Gomez, acting individually, owners hereinafter referred to as owners of the 1.55545 acre tract described in the above and foregoing plat of GOMEZ 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 _____, 20____.

Apolinar Gomez

Alejandro Gomez

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Apolinar Gomez, and Alejandro Gomez 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 _____, 20____.

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 GOMEZ 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 _____, 20____.

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 _____, 20____, at ____o'clock __.M., and duly

recorded on _____, 20____, at ____o'clock __.M., and at

Film Code Number_____ of the Map Records of Harris County for said County.

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

Stan Stanart
County Clerk
of Harris County, Texas

By:_____
Deputy

AGG ROAD ASSOCIATES, L.P.
CALLED 1.4681 ACRES
CF NO. 20060034202
R.P.R.H.C.T.

AGG ROAD ASSOCIATES, L.P.
CALLED 4.9202 ACRES
CF NO. 20070025885
R.P.R.H.C.T.

I, Dwain Carnes, owner and holder of a lien against the property described in the plat known as GOMEZ SUBDIVISION, said lien being evidenced by instruments of record in Clerk's File Numbers RP-2017-539878 and RP-2017-539879 of the R.P.R.H.C.T. of 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 herein to 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.

Dwain Carnes

STATE OF TEXAS

COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

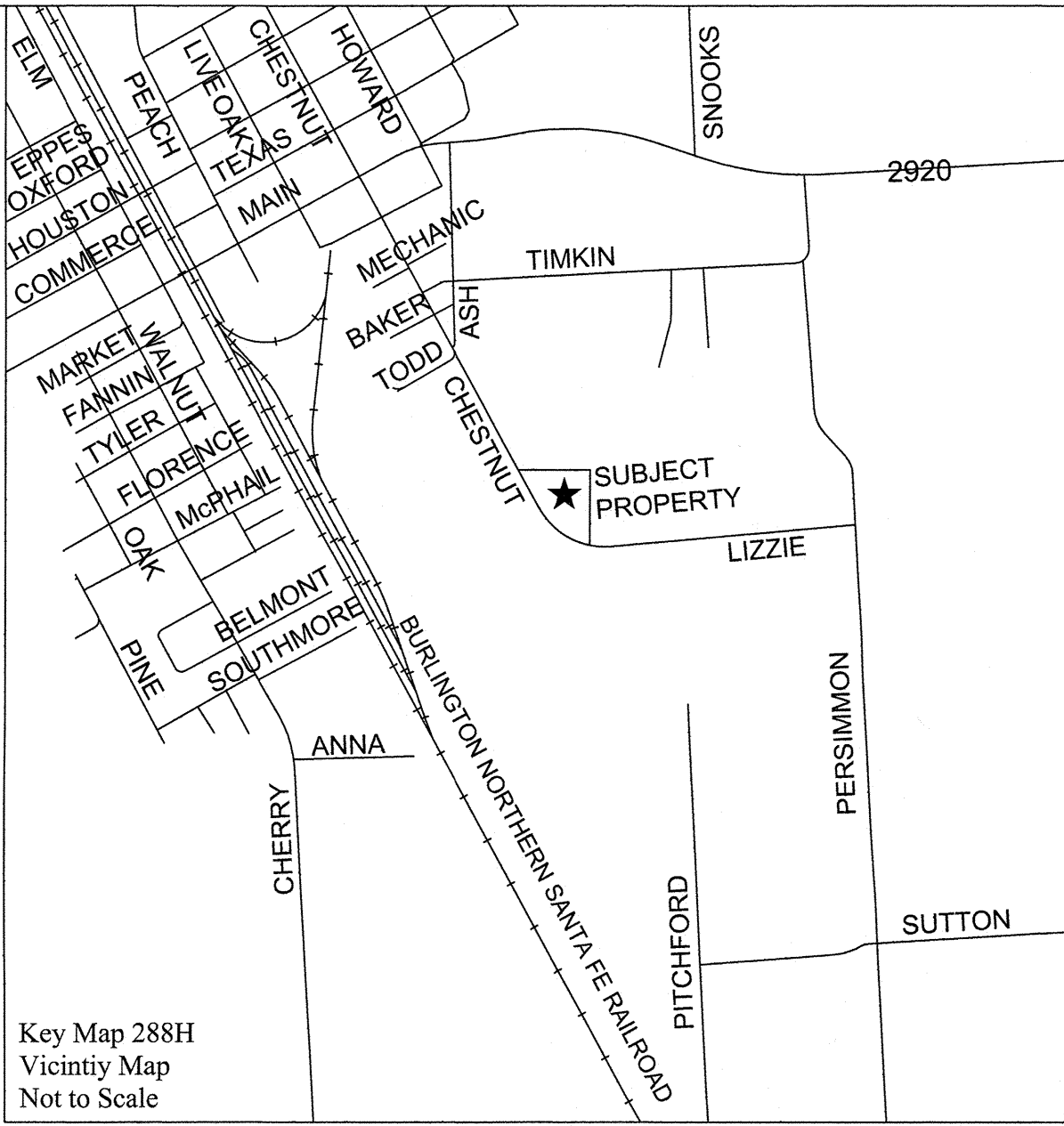
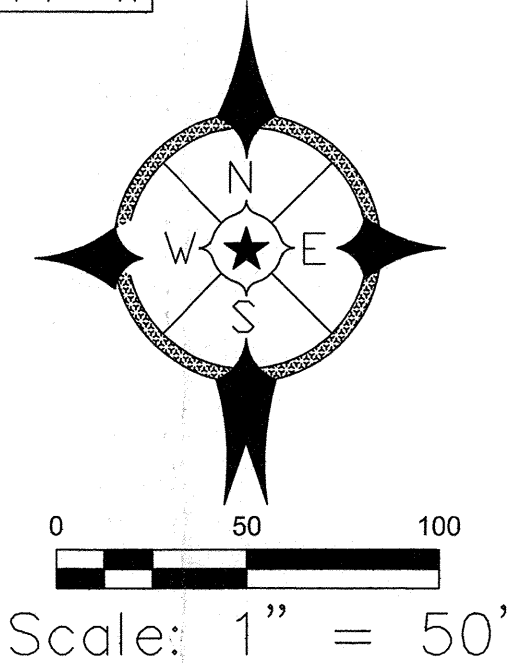
My Commission expires:_____

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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	41°05'44"	470.01'	337.12'	176.18'	329.94'	N 46°05'14" W

LINE	BEARING	DISTANCE
L1	N 25°32'19" W	139.55'



Notes:
Flood Information:
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.
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

GOMEZ SUBDIVISION

Being a 1.5545 acre tract and being a replat of a portion of Outlot Number 245, of TOMBALL TOWNSITE, a subdivision situated in the Jesse Pruitt Survy, Abstract Number 629, 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 5.0000 acres as described in deed recorded in Clerk's File Number RP-2017-539878 of the Real Property Records of Harris County, Texas.

1 Lot, 1 Block

Owners:
Apolinar Gomez
Alejandro Gomez
11519 Dovedale Ct.
Houston, TX 77067

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

March 2018
Sheet 1 of 1
18-0028

CITY OF TOMBALL

Plat Name: Gomez 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: March 12, 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:

- Provide Harris County tax certificate.
- Add landowner information for adjacent properties.
- Add additional lien holder signature block.
- Correct typos.

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: March 12, 2018

Topic:

Consideration to Approve Final Plat of **TAMIROWOOD COMPLEX**: A subdivision of 1.9828 acre tract of land being out and a part of Outlots 127 and 129 five acres Tomball Townsite according to the plat or map as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas William Hurd Survey, Abstract 371 City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Tamirowood Complex
Tamirowood Complex Comments

STATE OF TEXAS

COUNTY OF HARRIS

We, Tamirowood, LLC, a Texas limited liability company, acting by and through _____, (Title) being _____ officers of Tamirowood, LLC, a Texas limited liability company, owners in this section after referred to as owners of the 1.9828 acre tract described in these above and foregoing plat of TAMIROWOOD COMPLEX, 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 therein for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, the Tamirowood, LLC, a Texas limited liability company has caused these presents to be signed by _____, its Director, thereunto authorized, attested by its Treasurer, _____, and its common seal hereunto affixed this _____ day of _____, 2018.

Tamirowood, LLC, a Texas limited liability company

By: _____

Print Name: _____
Director

Attest: _____

Print Name: _____
Treasurer

STATE OF TEXAS

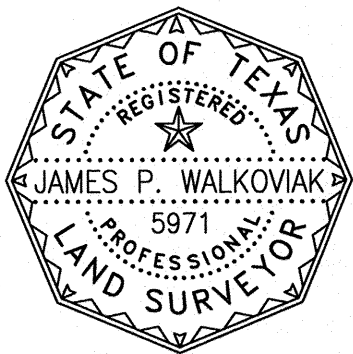
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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
Print Name: _____
My Commission expires: _____

I, James P. Walkoviak, 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.



James P. Walkoviak
Texas Registration No. 5971

This is to certify that the planning and zoning commission of the city has approved this plat and subdivision of TAMIROWOOD COMPLEX in conformance with the laws of the state and he ordinances of the city as shown hereon an 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 _____, 20____, at _____ o'clock _____ M., and duly recorded on _____, 20____, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

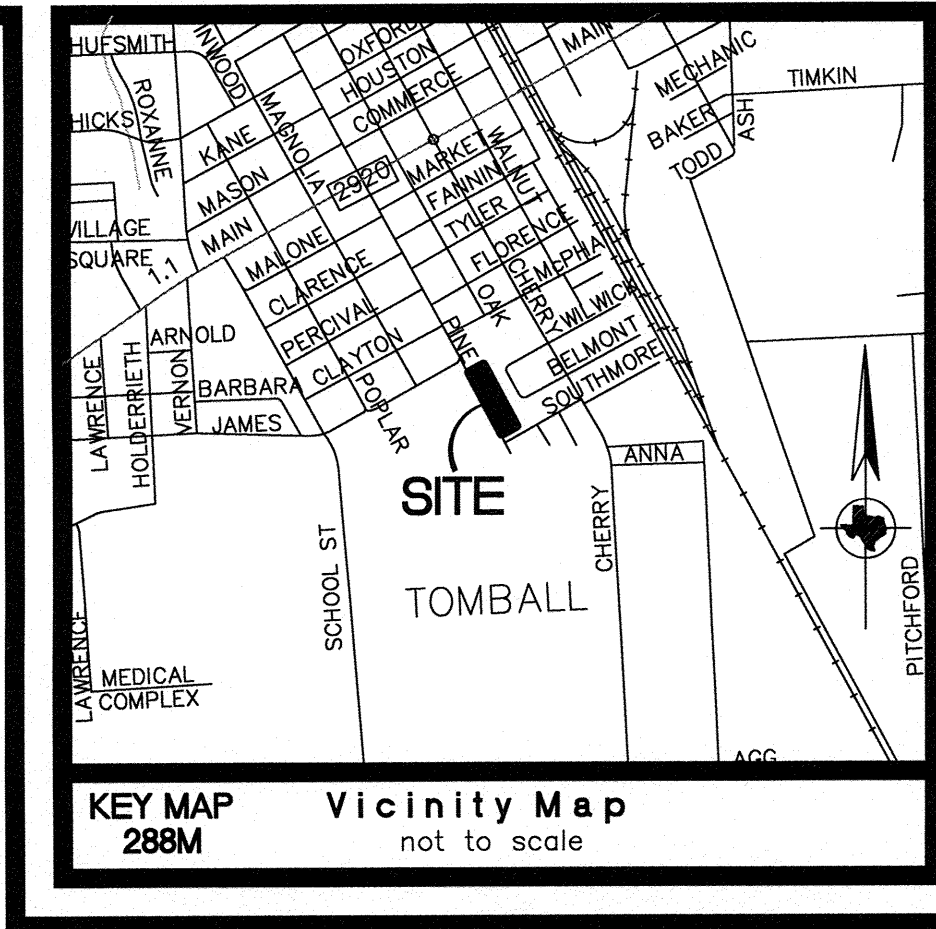
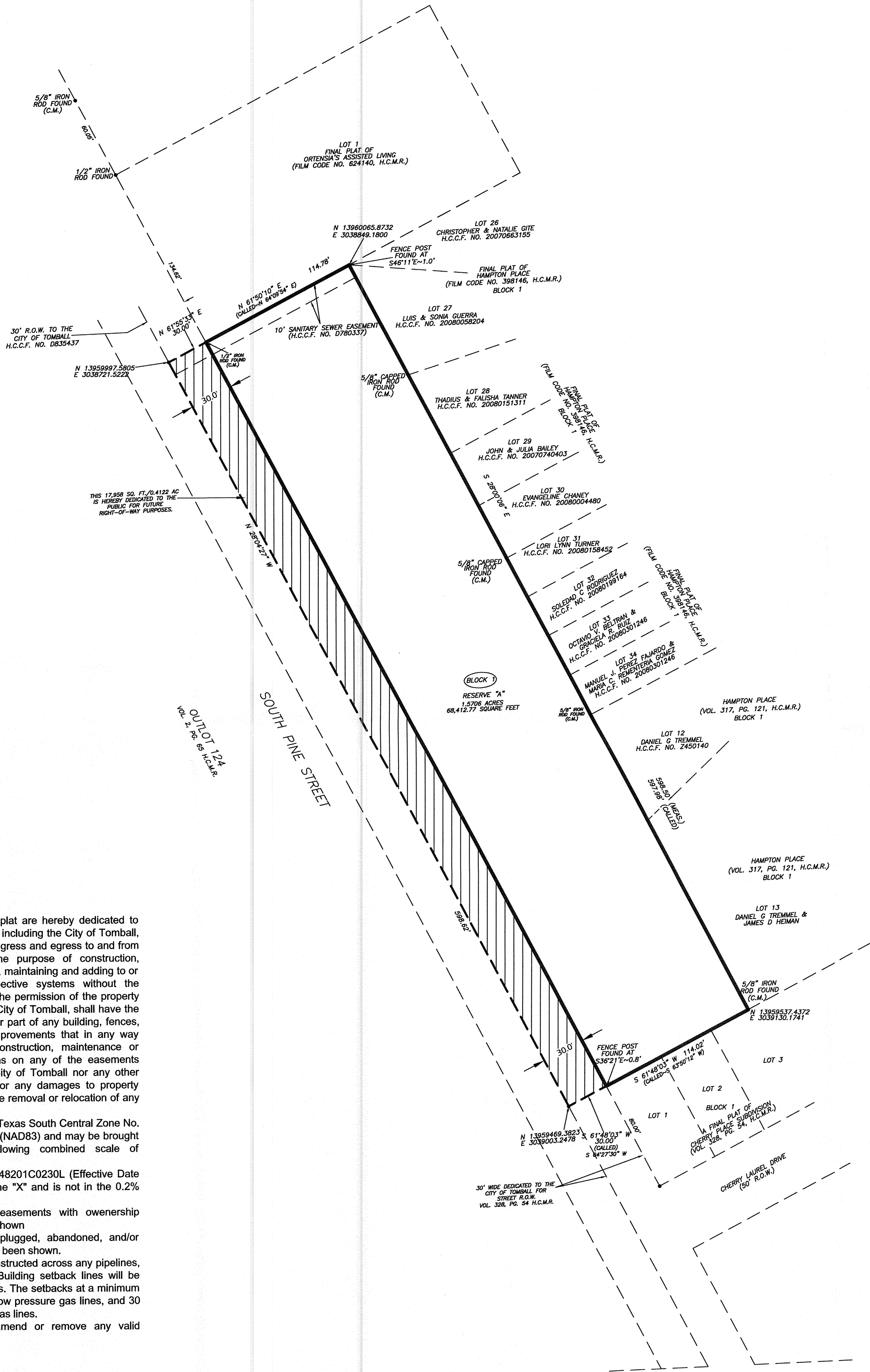
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy

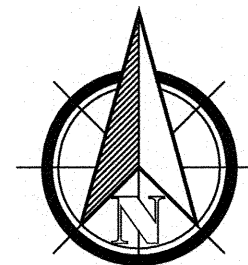
NOTES:

- 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 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 or 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.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 0.9999208212.
- According to the FEMA Panel No. 48201C0230L (Effective Date 06-18-2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.



LEGEND:

I.R. - IRON ROD
C.M. - CONTROL MONUMENT
D.C.L. - DIRECTIONAL CONTROL LINE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.F.NO. - HARRIS COUNTY CLERK FILE NUMBER
R.O.W. - RIGHT-OF-WAY



SCALE:
1"=50'



TAMIROWOOD COMPLEX

A SUBDIVISION OF 1.9828 ACRE TRACT OF LAND
BEING OUT OF AND A PART OF
OUTLOTS 127 AND 129
FIVE ACRES TOMBALL TOWNSITE
ACCORDING TO THE PLAT OR MAP
AS RECORDED IN VOLUME 2, PAGE 65
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
WILLIAM HURD SURVEY, ABSTRACT 371
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNER:

TAMIROWOOD, LLC
A TEXAS LIMITED LIABILITY COMPANY
803 RIVERFOREST DRIVE
NEW BRAUNFELS, TEXAS 78132

DATE: MARCH, 2018 SCALE: 1" = 50'

LAND PLANNER:

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333

PRECISION SURVEYORS
950 THREADNEEDLE STREET - STE 150- HOUSTON, TEXAS 77079
281-496-1586
FIRM # 10063700

CITY OF TOMBALL

Plat Name: Tamirowood Complex Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: March 12, 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.