

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



MONDAY, NOVEMBER 13, 2017

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, November 13, 2017 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 October 9, 2017.
- 5.0 New Business:
 - 5.1 Consideration to approve Preliminary Plat of **ON THE GO:** A Subdivision of 3.6255 Acres (157,925.03 SQ FT.) of land situated in the Chauncey Goodrich

Survey, Abstract No. 311, City of Tomball, Harris County, Texas.

- 5.2 Consideration to approve Final Plat of **BURNS LOT SPLIT**: A Replat of Lot 11 in Block 1 into Lots 19 & 20 in Block 1 of MAIN STREET ADDITION TO THE CITY OF TOMBAL, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 15, Page 43, of the Map Records of Harris County, Texas. Said Block 1 lying in the Joseph Survey (A-34).
 - 5.3 Consideration to approve Final Plat of **COPPER COVE SEC 1**: A Subdivision of 13.1779 AC. / 574,029.00 SQ FT. situated in the J. Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas.
 - 5.4 Consideration to approve Final Plat 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.
 - 5.5 Consideration to approve Final Plat of **MAPLE GROUP**: A Subdivision of 26.038 Acres of land situated in the C.M. Pillot Survey, Abstract No. 632, 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 9th day of November, 2017 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: November 13, 2017

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: November 13, 2017

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: November 13, 2017

Topic:
Consideration to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 9, 2017.

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:

10/9/17 Draft Minutes

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

MONDAY, OCTOBER 9, 2017



6:00 P.M.

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

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

Others present:

City Engineer – Beth Jones
Planner – Amelia Lindley
Community Development Director – Craig Meyers
City Attorney – Loren Smith
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 P17-0077 (Conditional Use Permit to operate a motel)
- City Council approved Zoning Case P17-0083 (Agricultural to Commercial Rezoning)

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 14, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **R SPINKS SUBDIVISION:** 1.8261 acres (79,543.35 Square Feet) located in the J House Survey, A-34 Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Dunagin, to approve **R SPINKS SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **USAi 2**: A Replat of Lots 25 and 26 in Block 86 into New Lot 25 (0.1607 Ac./7000.00 Sq. Ft.) in Block 86 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 86 lying in the Ralph Hubbard Survey (A-383).

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **USAi 2**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **REPLAT OF TOMLINSON TRACT**: Being a 0.3837 acre (16,713.97 square feet) tract of land situated in the Joseph House Survey, Abstract Number 34, Harris County, Texas, and being a Replat of New Lot 102A and New Lot 102B of Tomlinson Tract, a subdivision according to the map or plat thereof recorded in Film Code Number 423062 of the Map Records of Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **REPLAT OF TOMLINSON TRACT**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve **Zoning Case P17-0115**: Request by Robert Allen to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 76.01 acres of land legally described as a portion of Reserve "D" Reserve at Spring Lake – Section 2, within the City of Tomball, Harris County, Texas, generally located at the north end of Spring Lake Blvd., from the Agricultural District to the Single-Family 20 Estate District.

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

Bob Allen, Applicant, (14814 Abila, Houston, Texas 77095) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:14 p.m.

Eddy Sansom, Homeowner, (1312 Kimbrough Drive, Tomball, Texas, 77375) was introduced and spoke of concerns of the request.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P17-0115**. 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>Nay</u>

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

- 5.5 Consideration to Approve **Zoning Case P17-0116**: Request by Cesar Pinedo to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.52 acres of land legally described as Tract 245 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Chestnut Street and Lizzie Lane, from the Single-Family 6 District to the Commercial District.

Amelia Lindley, Planner, presented the case and did not recommend approval.

Kim Burro, Listing Agent, (30259 Old Joseph Road, Hockley, Texas 77447) was introduced and spoke on behalf of the request.

Josh Rendon, Representative, (13939 Fairwood Springs Drive, Cypress, 77429) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:38 p.m.

Latrell Shannon, Homeowner, (823 Lizzie Lane, Tomball, Texas, 77375) was introduced and spoke in opposition of the request.

Catherine Carrington, Homeowner, (810 Lizzie Lane, Tomball, Texas, 77375) was introduced and spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:44 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve **Zoning Case P17-0116**. Vote was as follows:

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

Motion failed unanimously, with 0 Votes Aye and 5 Votes Nay.

- 5.6 Consideration to Approve **Zoning Case P17-0117**: Request by Josh Rendon, on behalf of Drake Builders, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 8.36 acres of land legally described as Lot 9 Tomball Marketplace, within the City of Tomball, Harris County, Texas, generally located on the north side of Medical Complex Drive, west of SH 249, from the Agricultural District to the Commercial District.

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

Josh Rendon, Applicant, (13939 Fairwood Springs Drive, Cypress, 77429) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:51 p.m.

Hearing no comments, the Public Hearing was closed at 6:51 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P17-0117**. Vote was as follows:

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

Motion carried unanimously, with 5 Votes Aye and 0 Votes Nay.

- 5.7 Consideration to Approve **Zoning Case P17-0118**: Request by the City of Tomball to amend Sections 50-115(b)(2) of the Tomball Code of Ordinances by requiring commercial refuse areas which are visible from a public right-of-way to be visually screened by a minimum six-foot solid masonry wall on at least three sides.

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

The Public Hearing was opened by Chair Tague at 6:58 p.m.

Hearing no comments, the Public Hearing was closed at 6:59 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P17-0118**, with the recommendation that staff bring forward an additional text amendment to Section 50-115(b)(2) of the Tomball Code of Ordinances requiring an opaque gate made of either wood or metal for commercial refuse areas. Vote was as follows:

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

Motion carried unanimously, with 5 Votes Aye and 0 Votes Nay.

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

Motion carried unanimously.

The meeting was adjourned at 7:12 p.m.

PASSED AND APPROVED this _____ day of _____ 2017.

Wesley Stolz
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 13, 2017

Topic:

Consideration to approve Preliminary Plat of **ON THE GO:** A Subdivision of 3.6255 Acres (157,925.03 SQ FT.) of land situated in the Chauncey Goodrich Survey, Abstract No. 311, 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:

On the Go Plat

STATE OF TEXAS
COUNTY OF HARRIS

We, Majed, Inc., a Texas corporation, acting by and through Siham M. Khalil, President, being an officer of Majed, Inc., a Texas corporation, Owners, hereinafter referred to as Owners of the 3.6255 acre tract described in the above and foregoing plat of ON THE GO, 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 on the land so dedicated.

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 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.

IN TESTIMONY WHEREOF, the Majed, Inc., a Texas corporation, has caused these presents to be signed by Siham M. Khalil, its President, thereunto authorized, this ____ day of _____, 2017.

Majed, Inc., a Texas corporation

By: _____
Siham M. Khalil, President

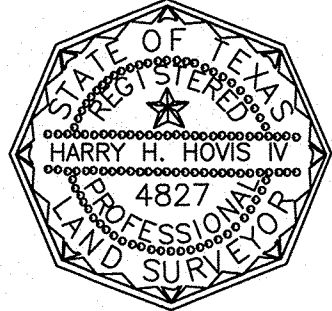
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Siham M. Khalil, President of Majed, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017

Notary Public in and for the State of Texas
My Commission expires:

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



Harry H. Hovis, IV
Texas Registration No. 4827

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of ON THE GO 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: _____ By: _____
Barbara Tague Darrell Roquemore
Chairman 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 Number _____ of the Map Records of Harris County for said county.

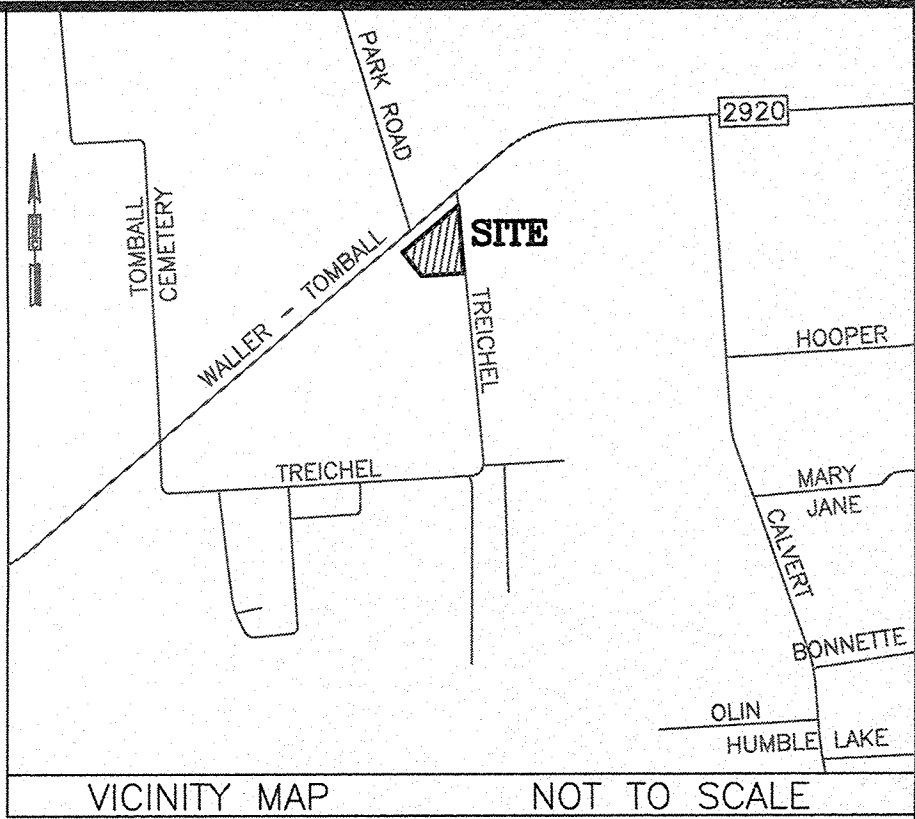
Witness my hand and seal of office, at Harris County, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

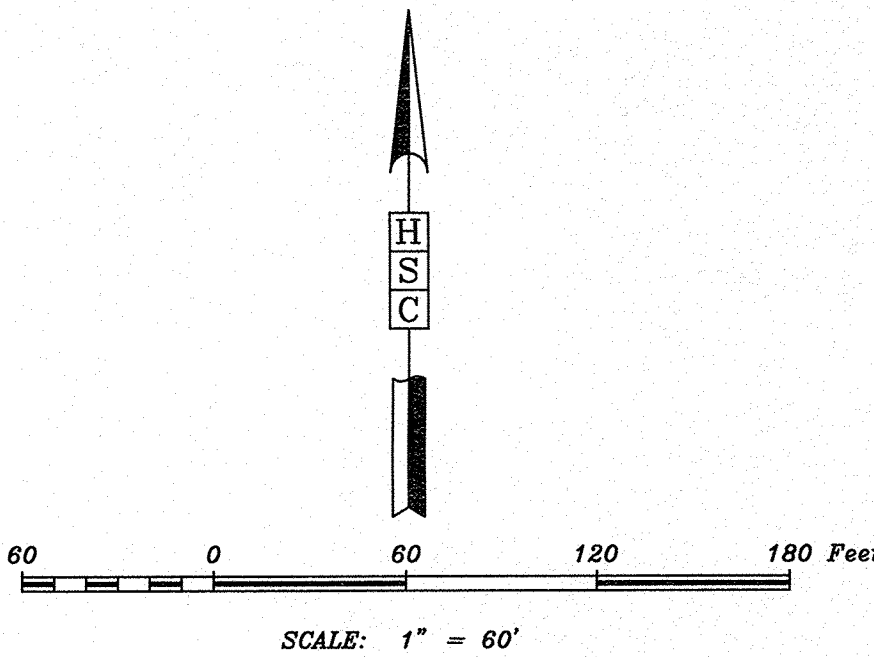
By: _____
Deputy

NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown or noted hereon.
- All oil/gas wells 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.
- 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 Map Number 48201C0210L, Panel Number 480287 0210 L, (Effective Date June 18, 2007), this property is in Shaded Zone "X" and is in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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 factor: 0.99994526.
- B.L. indicates Building Line, D.R.H.C. indicates Deed Records Harris County, ETJ indicates Extra Territorial Jurisdiction, F.C. indicates Film Code, FND. indicates Found, H.C.C.C.M. indicates Harris County Commissions Court Minutes, H.C.C.F. indicates Harris County Clerk's File, M.R.H.C. indicates Map Records Harris County, No indicates Number, PG. indicates Page, STM.S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer Easement, U.E. indicates Utility Easement, VOL. indicates Volume, W/CAP indicates with cap, W.L.E. indicates Water Line Easement.
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- Subject to Humble Oil and Refining Company Pipeline Easement recorded under Vol. 932, Pg. 361 and Vol. 1053, Pg. 260 D.R.H.C. (blanket easement).
- Subject to The Texas Company Pipeline Easement recorded under Vol. 936, Pg. 359, D.R.H.C. (blanket easement).
- Subject to The Tennessee Gas Transmission Company Pipeline Easement recorded under Vol. 1977, Pg. 300, D.R.H.C. (blanket easement).



KeyMap Page: 288J



PRELIMINARY PLAT ON THE GO

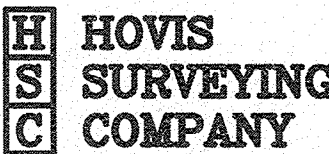
A SUBDIVISION OF 3.6255 ACRES
(157,925.03 SQ.FT.) OF LAND
SITUATED IN THE CHAUNCEY
GOODRICH SURVEY, ABSTRACT NO.
311, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS

1 LOT 1 BLOCK

OWNERS:

MAJED, INC., a Texas Corporation
SIHAM M. KHALIL
3100 S GESSNER RD, STE. 115
HOUSTON, TEXAS 77063
713-468-7557

PREPARED BY:



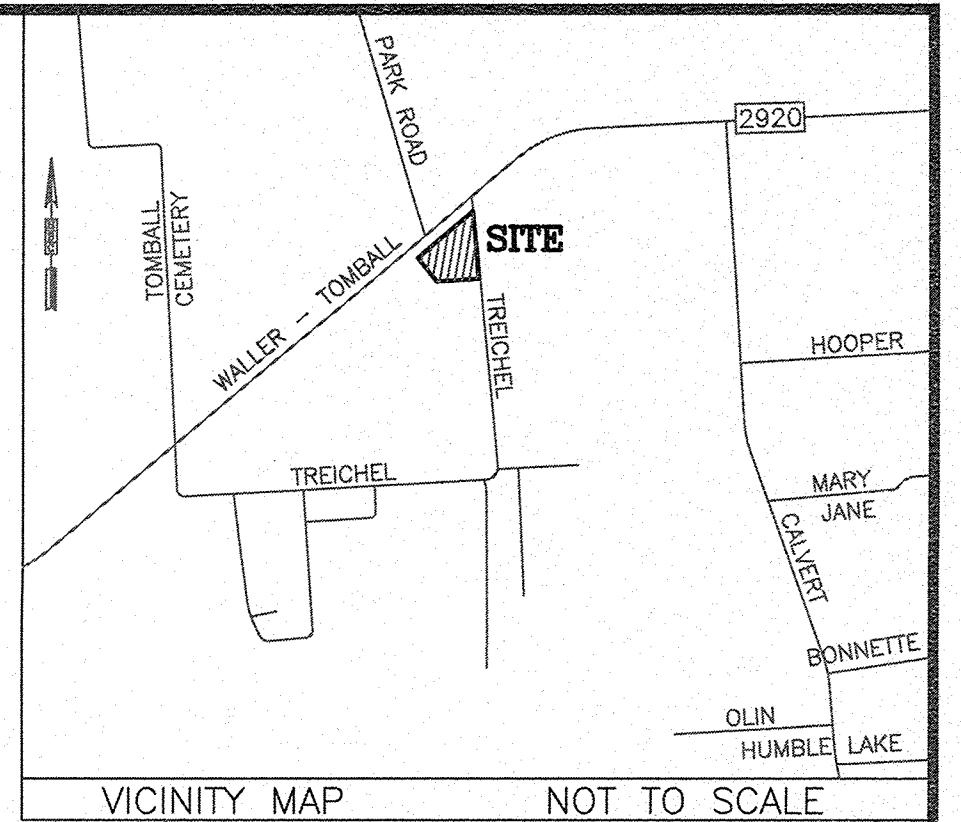
Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: NOVEMBER 1, 2017 SCALE: 1" = 60' JOB NO. 17-059-00

SHEET 1 OF 2

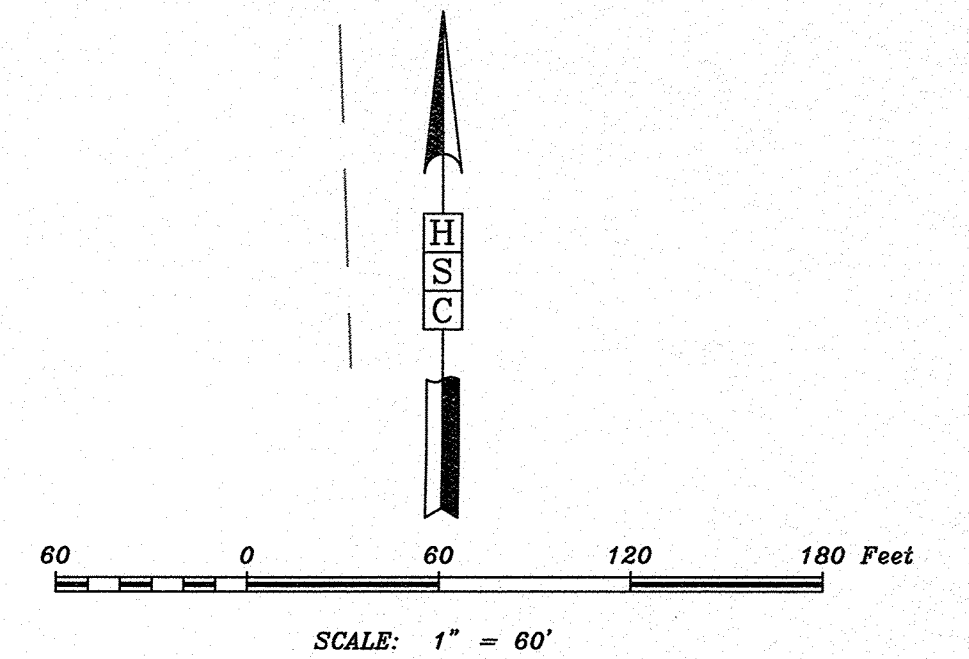
LEGEND:

AWL = AMERICO WHITE LATH
B = METAL BUILDING
BWF = BARBED WIRE FENCE
CLV = CULVERT
CO = CLEANOUT
DG = DOWN GUY
D.R.H.C. = DEED RECORDS HARRIS COUNTY
EB = ELECTRIC BOX
EM = ELECTRIC METER
ET = ENERGY TRANSFER
EXP = EXPOSED 4" PIPE
FND. = FOUND
GP = GATE POST
GPLM = GAS PIPELINE MARKER
H.C.C.F. = HARRIS COUNTY COMMISSIONERS COURT MINUTES
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
HG = HUGHES
HWF = HOG WIRE FENCE
I.P. = IRON PIPE
I.R. = IRON ROD
KM = KINDER MORGAN
LS = LIGHT STANDARD
M.R.H.C. = MAP RECORDS HARRIS COUNTY
NO = NUMBER
OPF = ORANGE PIN FLAG
PE = PELICAN
PP = POWER POLE
RW = RETAINING WALL
S = SOLAR PANEL
SAMH = SANITARY MANHOLE
SP = SERVICE POLE
STA = STATION
TS = TEST STATION
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
YFP = YELLOW PIN FLAG
WFP = WHITE PIN FLAG
W/CAP = WITH CAP
2" = 2 INCH PIPE INTO GROUND
3" = 3 INCH PIPE INTO GROUND
4" = 4 INCH PIPE INTO GROUND



KeyMap Page: 288J

LINE	DISTANCE	BEARING
L1	14.25'	S 02°10'07" E
L2	1.71'	S 50°41'50" W



PRELIMINARY PLAT ON THE GO

A SUBDIVISION OF 3.6255 ACRES
(157,925.03 SQ.FT.) OF LAND
SITUATED IN THE CHAUNCEY
GOODRICH SURVEY, ABSTRACT NO.
311, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS

1 LOT 1 BLOCK

OWNERS:

MAJED, INC., a Texas Corporation
SIHAM M. KHALIL
3100 S GESSNER RD, STE. 115
HOUSTON, TEXAS 77063
713-468-7557

PREPARED BY:

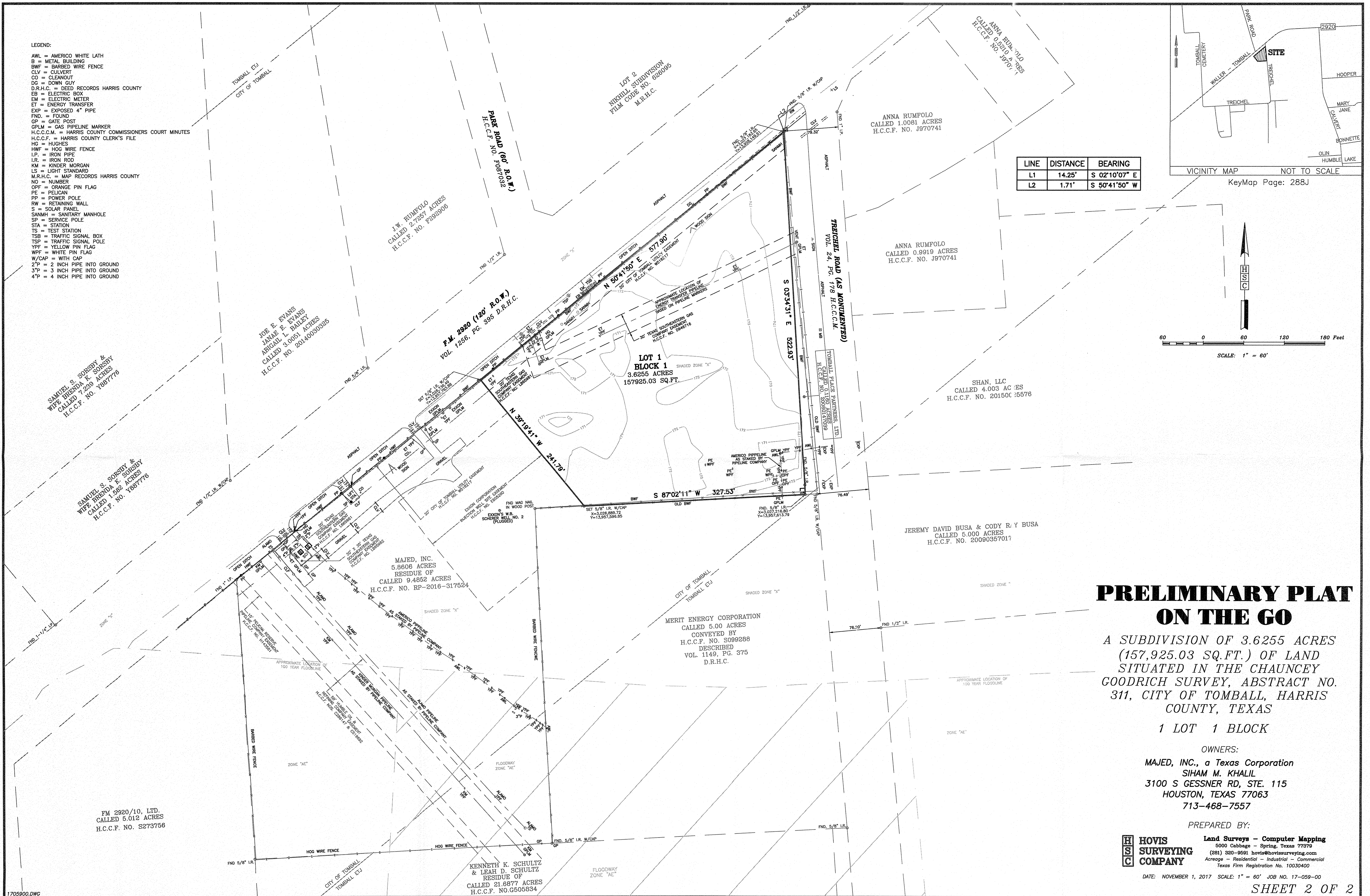
**H
S
C** HOVIS
SURVEYING
COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovichsurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: NOVEMBER 1, 2017 SCALE: 1" = 60' JOB NO. 17-059-00

SHEET 2 OF 2

HSC 03011-E-1



1705900.DWG

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 13, 2017

Topic:

Consideration to approve Final Plat of **BURNS LOT SPLIT**: A Replat of Lot 11 in Block 1 into Lots 19 & 20 in Block 1 of MAIN STREET ADDITION TO THE CITY OF TOMBAL, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 15, Page 43, of the Map Records of Harris County, Texas. Said Block 1 lying in the Joseph Survey (A-34).

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:

Burns Lot Split Plat

OWNERS:
Josh Burns & Zac Burns
12530 Zion Road
Tomball, TX 77375

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 13, 2017

Topic:
Consideration to approve Final Plat of **COPPER COVE SEC 1**: A Subdivision of 13.1779 AC. / 574,029.00 SQ FT. situated in the J. Pruitt Survey, Abstract No. 629, 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:

Copper Cove Plat

STATE OF TEXAS
COUNTY OF HARRIS

We, MUSTAFA MANDVIWALA PROFIT SHARING PLAN AND TRUST, acting by and through MUSTAFA MANDVIWALA, TRUSTEE, Owners, hereinafter referred to as Owners (whether one or more) of the 13.1779 acre tract described in the above and foregoing map of COPPER COVE SEC 1, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

IN TESTIMONY WHEREOF, Benson Development, a Texas limited liability company, have caused these presents to be signed by Will Benson, its Sole Member, thereunto authorized
this _____ day of _____, 2017.

By: MUSTAFA MANDVIWALA PROFIT SHARING PLAN AND TRUST

By: MUSTAFA MANDVIWALA, TRUSTEE

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared MUSTAFA MANDVIWALA, TRUSTEE of MUSTAFA MANDVIWALA PROFIT SHARING PLAN AND TRUST, 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 _____, 2017.

Notary Public in and for the
State of Texas

My Commission Expires: _____

I, Ronald Patrick Kell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



Ronald Patrick Kell
Registered Professional Land Surveyor
Texas Registration No. 5101

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of COPPER COVE SEC 1 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 Raquemoire,
Vice Chairman

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°28'37" E	5.00'
L2	S 02°27'23" E	14.82'
L3	N 42°27'22" E	5.00'
L4	N 02°35'26" W	15.00'
L5	N 42°30'09" E	14.14'
L6	N 02°29'51" W	103.65'
L7	S 47°29'51" E	14.14'
L8	N 02°29'51" W	103.65'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	50.00'	90°02'28"	78.58'	S 42°31'23" W	70.74'
C2	50.00'	90°05'35"	78.62'	N 47°32'38" W	70.77'
C3	25.00'	90°00'00"	39.27'	S 47°29'51" E	35.36'
C4	25.00'	90°00'00"	39.27'	N 42°30'09" E	35.36'
C5	25.00'	24°36'07"	10.73'	S 14°47'54" E	10.65'
C6	50.00'	139°14'42"	121.51'	S 42°31'23" W	93.74'
C7	25.00'	24°36'07"	10.73'	N 80°09'19" W	10.65'
C8	25.00'	30°11'40"	13.17'	S 72°26'48" W	13.02'
C9	50.00'	272°13'28"	237.56'	N 13°27'42" E	69.32'
C10	25.00'	62°01'48"	27.07'	S 61°26'29" E	25.76'
C11	25.00'	90°02'28"	39.29'	N 42°31'23" E	35.37'
C12	25.00'	90°05'35"	39.31'	N 47°32'38" W	35.38'
C13	25.00'	62°10'55"	27.13'	S 56°19'07" W	25.82'
C14	50.00'	272°06'30"	237.46'	N 18°43'05" W	69.40'
C15	25.00'	29°55'35"	13.08'	S 77°37'38" E	12.91'
C16	25.00'	24°34'32"	10.72'	N 75°07'19" E	10.64'
C17	50.00'	139°14'39"	121.51'	S 42°32'38" E	93.74'
C18	25.00'	24°34'32"	10.72'	S 08°47'25" W	10.64'
C19	25.00'	90°00'00"	39.27'	N 47°29'51" W	35.36'
C20	25.00'	90°00'00"	39.27'	S 42°30'09" W	35.36'

LOT TABLE

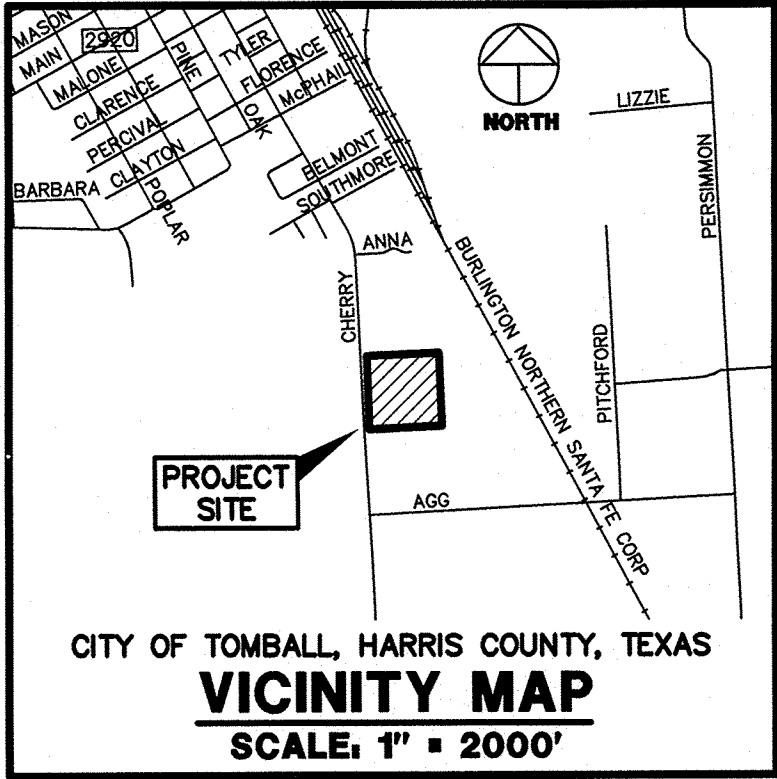
LOT	SQUARE FEET	ACREAGE	LOT	SQUARE FEET	ACREAGE	LOT	SQUARE FEET	ACREAGE	LOT	SQUARE FEET	ACREAGE
1	6,335.76	0.1454	14	7,550.72	0.1733	27	6,600.00	0.1515	40	6,000.00	0.1377
2	6,000.00	0.1377	15	13,061.25	0.2998	28	6,600.00	0.1515	41	6,000.00	0.1377
3	6,113.82	0.1404	16	8,735.76	0.2005	29	7,677.06	0.1762	42	6,000.00	0.1377
4	8,314.01	0.1909	17	9,913.10	0.2276	30	6,251.70	0.1435	43	6,000.00	0.1377
5	10,891.60	0.2500	18	8,445.62	0.1939	31	6,000.00	0.1377	44	6,000.00	0.1377
6	7,781.60	0.1786	19	6,665.43	0.1530	32	6,433.27	0.1477	45	6,000.00	0.1377
7	6,000.01	0.1377	20	7,311.06	0.1678	33	7,298.51	0.1676	46	6,000.00	0.1377
8	6,000.00	0.1377	21	6,437.41	0.1478	34	6,638.11	0.1524	47	7,789.98	0.1788
9	6,000.00	0.1377	22	6,000.00	0.1377	35	8,358.81	0.1919	48	10,893.17	0.2501
10	6,000.00	0.1377	23	6,245.17	0.1434	36	9,752.63	0.2239	49	8,314.58	0.1909
11	6,000.00	0.1377	24	7,670.82	0.1761	37	8,503.24	0.1952	50	6,113.94	0.1404
12	6,000.00	0.1377	25	6,600.00	0.1515	38	12,816.82	0.2942	51	6,000.00	0.1377
13	6,000.01	0.1377	26	6,600.00	0.1515	39	7,557.93	0.1735	52	6,336.62	0.1455

RESERVE TABLE

DECRPTION	RESERVE USE	AREA
RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPING, OPEN SPACE AND UTILITY USES	0.1506 ACRES / 6,559.75 SQ. FT.
RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPING, RECREATION AND DETENTION USES	1.6997 ACRES / 74,040.76 SQ. FT.
RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPING, OPEN SPACE AND UTILITY USES	0.1509 ACRES / 6,572.24 SQ. FT.
TOTAL		2.0012 ACRES / 87,172.75 SQ. FT.

RADIAL LOT WIDTH AT SET BACK

LOT	DISTANCE
4	50.00'
5	50.00'
6	50.00'
14	50.00'
15	50.00'
16	50.00'
17	50.00'
18	50.00'
35	50.00'
36	50.00'
37	50.00'
38	50.00'
39	50.00'
47	50.00'
48	50.00'
49	50.00'



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. 48201C0210L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED 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.
- 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.
- SUBJECT TO RIGHT-OF-WAY GRANTED TO HUMBLE OIL & REFINING CO., AS RECORDED IN VOLUME 1047, PAGE 619 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- ALL RESTRICTED RESERVES LOCATED WITHIN THE LIMITS OF THIS SUBDIVISION SHALL BE MAINTAINED BY THE OWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS.

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

COPPER COVE SEC 1

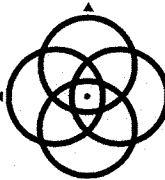
A SUBDIVISION OF
13.1779 AC. / 574,029.00 SQ. FT.
SITUATED IN THE
J. PRUITT SURVEY, ABSTRACT NO. 629
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

1 BLOCK 3 RESERVES 52 LOTS

NOVEMBER 3, 2017

Owner
MUSTAFA MANDVIWALA PROFIT
SHARING PLAN AND TRUST
12402 NORMONT DR
HOUSTON TX 77070

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 13, 2017

Topic:

Consideration to approve Final Plat 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:

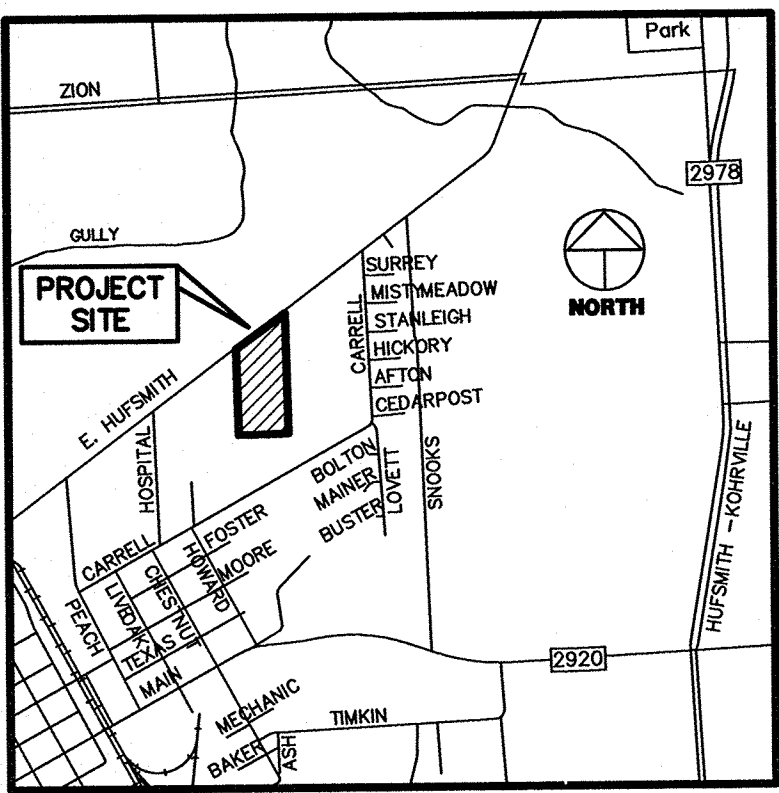
Recommendation:

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

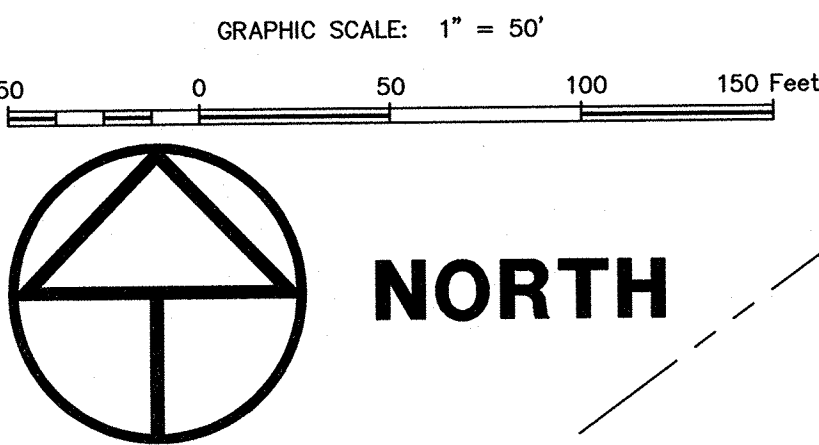
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Grand Junction Section 1 Plat



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



NORTH

RESTRICTED RESERVE "A"
1.8624 ACRES / 81,127.24 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

SET 5/8" CAPPED IR
"WINDROSE"
VOL. 2, PG. 65, H.C.M.R.
CALLED 1.9878 ACRE TRACT
JEANETTE SHONEN &
H.C.C.F. NO. 2008889

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

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

WITNESS MY HAND in the City of Tomball, Harris County, Texas, this the _____ day of _____, 2017.

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 _____, 2017.

Notary Public in and for the
State of Texas

My Commission Expires: _____

LOT TABLE

LOT	SQ. FT.	ACREAGE
BLOCK 1		
1	6,000.00	0.1377
2	6,000.17	0.1377
3	6,000.00	0.1377
4	6,670.05	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	6,000.00	0.1377
37	6,000.01	0.1377
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

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of GRAND JUNCTION SEC. 1 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, 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

I, Kevin M. Reidy, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



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

**RADIAL LOT WIDTH
AT 20-FOOT SET BACK**

BLK	LOT	DISTANCE
1	4	50.00'
1	5	50.00'
1	6	50.00'
1	7	50.00'
1	19	50.00'
1	20	50.00'
1	24	50.00'
1	25	50.00'
1	26	50.00'

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 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.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- SUBJECT TO COVENANTS AS RECORDED IN FILM CODE NO. 400005, H.C.M.R.
- LOTS BACKING OR SIDING TOMBALL-HUFFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET(S).

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°13'28" E	44.82'
L2	N 77°08'37" E	24.19'
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'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	300.00'	21°55'02"	114.76'	S 25°15'57" E	114.06'
C2	25.00'	83°04'57"	36.25'	S 55°50'55" E	33.16'
C3	325.00'	05°50'38"	33.15'	N 85°31'56" E	33.13'
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 124°12'11" 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 90°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"	39.26'	S 43°36'14" W	35.35'
C18	25.00'	90°01'05"	39.28'	N 46°24'06" W	35.36'
C19	250.00'	34°49'55"	151.98'	S 18°48'31" E	149.65'
C20	300.00'	11°18'38"	59.22'	N 82°47'56" E	59.13'
C21	50.00'	90°09'53"	78.68'	S 46°27'49" E	70.81'
C22	50.00'	89°58'15"	78.51'	S 43°36'14" W	70.69'
C23	50.00'	90°01'05"	78.56'	N 46°24'06" W	70.72'

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

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

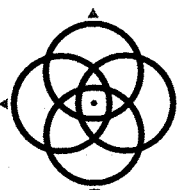
2 BLOCKS 3 RESERVES 49 LOTS

OCTOBER 31, 2017

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 13, 2017

Topic:

Consideration to approve Final Plat of **MAPLE GROUP**: A Subdivision of 26.038 Acres of land situated in the C.M. Pillot Survey, Abstract No. 632, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

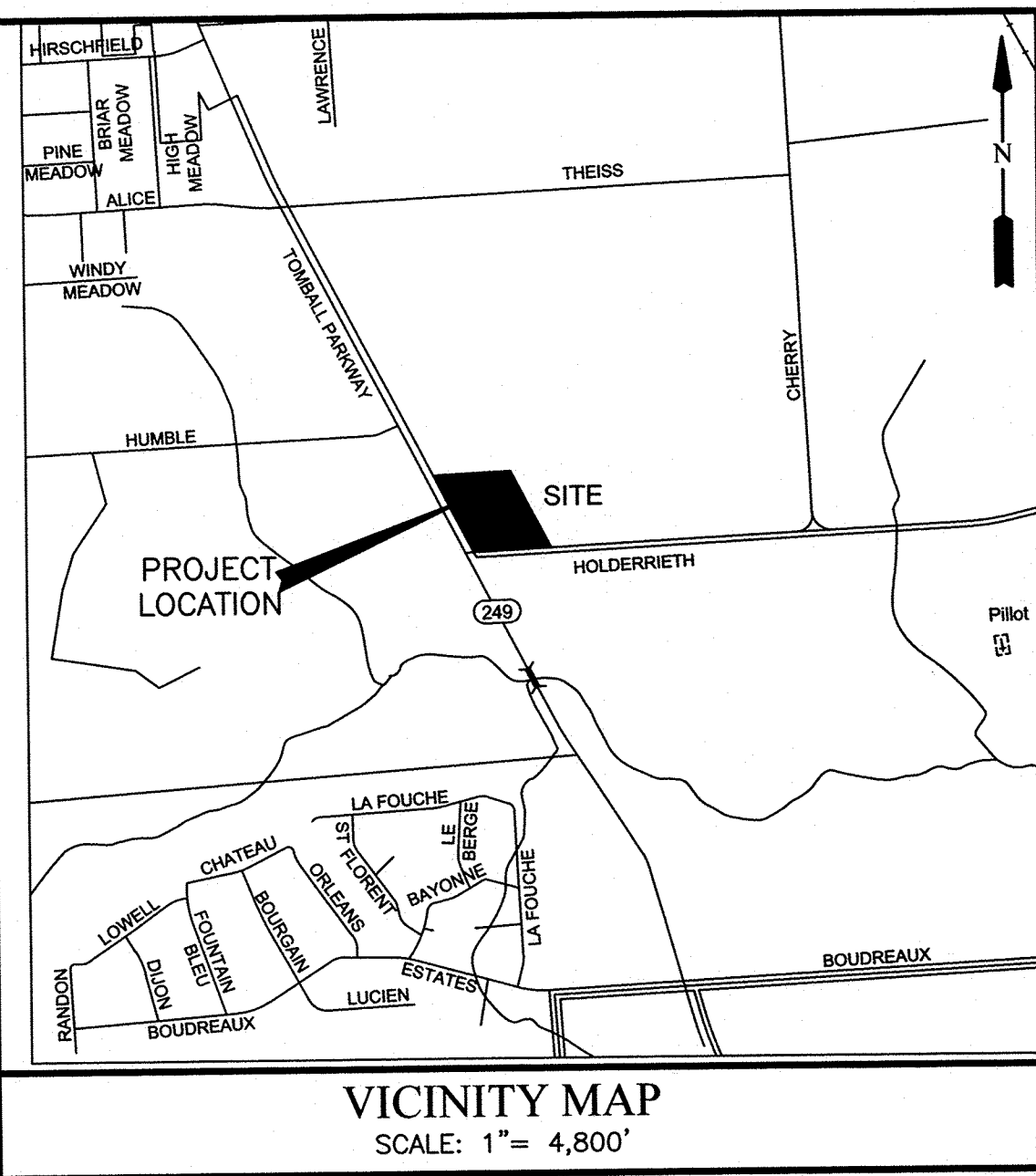
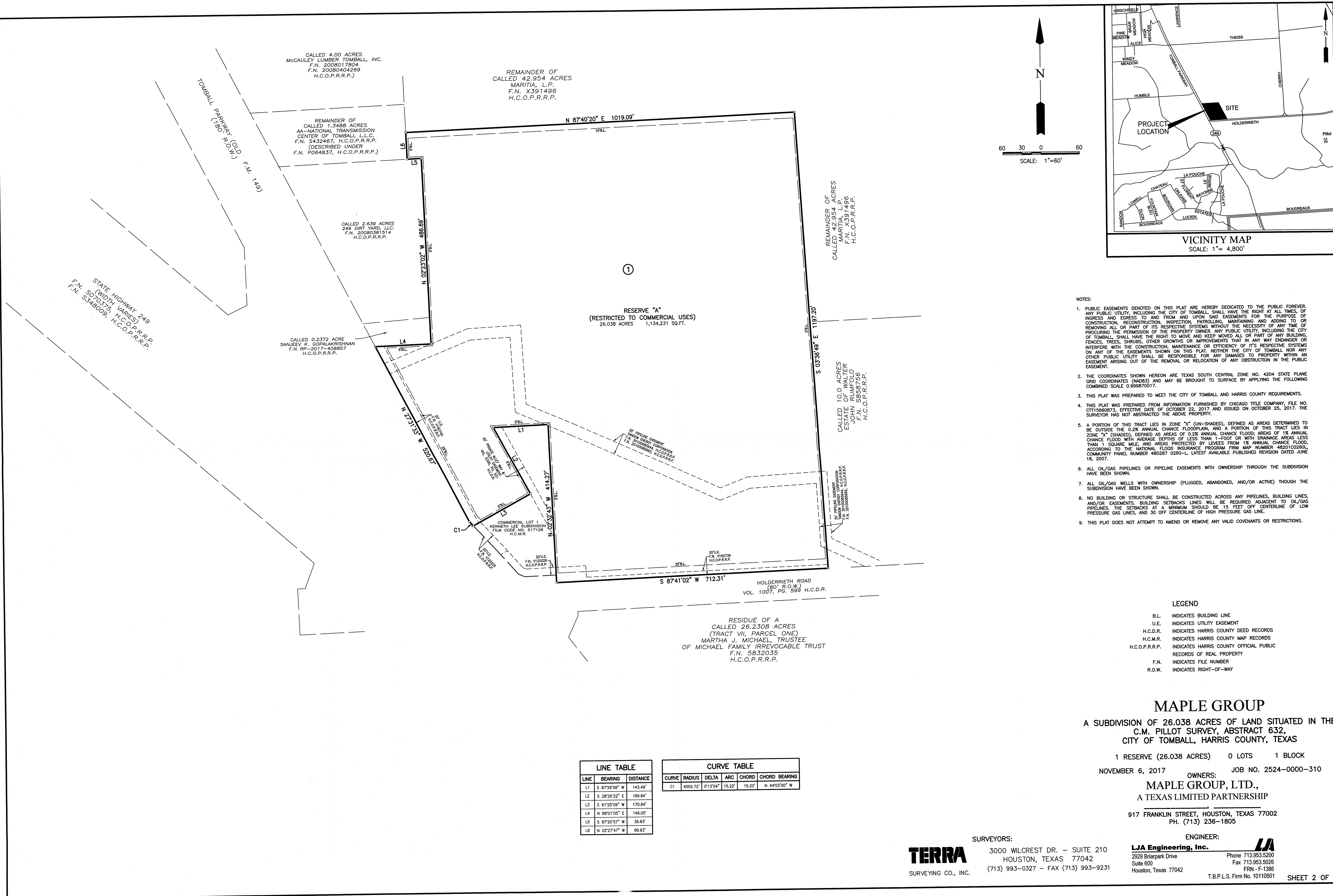
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Maple Group Plat



SHEET 1 OF 2



- 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.
 - 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 0.999870017.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF TOMBALL AND HARRIS COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHICAGO TITLE COMPANY, FILE NO. CTT15660873, EFFECTIVE DATE OF OCTOBER 22, 2017 AND ISSUED ON OCTOBER 25, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - A PORTION OF THIS TRACT LIES IN ZONE "X" (UN-SHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THIS TRACT LIES IN ZONE "Y" (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0260L COMMUNITY PANEL NUMBER 480287 0260-L, LATEST AVAILABLE PUBLISHED REVISION DATED JUNE 18, 2007.
 - 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) THOUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACKS 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 LINE.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - F.N. INDICATES FILE NUMBER
 - R.O.W. INDICATES RIGHT-OF-WAY

MAPLE GROUP

A SUBDIVISION OF 26.038 ACRES OF LAND SITUATED IN THE
C.M. PILLOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 RESERVE (26.038 ACRES) 0 LOTS 1 BLOCK

NOVEMBER 6, 2017 OWNERS: JOB NO. 2524-0000-310

MAPLE GROUP, LTD.,
A TEXAS LIMITED PARTNERSHIP

917 FRANKLIN STREET, HOUSTON, TEXAS 77002
PH. (713) 236-1805

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

SURVEYORS:

TERRA
SURVEYING CO., INC.
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 - FAX (713) 993-9231

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°29'08" W	143.49'
L2	S 28°26'22" E	199.84'
L3	S 61°25'09" W	170.94'
L4	N 88°01'05" E	146.05'
L5	S 87°20'57" W	36.83'
L6	N 02°27'47" W	69.93'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	4002.72'	0°13'04"	15.22'	15.22'	N 44°03'00" W