

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



MONDAY, APRIL 13, 2015

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, April 13, 2015 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 March 9, 2015.

5.0 New Business:

- 5.1 Consideration to approve the Preliminary Plat of **Broussard Community Park**: A 16.6372 Acre Tract of Land Being all of a Called 16.637 Acre Tract Recorded Under Harris County Clerk's File No. W130528 in the John S. Smith Survey, Abstract No. 730 City of Tomball, Harris County, Texas.
- 5.2 Consideration to approve the Final Plat of **Broussard Community Park**: A 16.6372 Acre Tract of Land Being all of a Called 16.637 Acre Tract Recorded Under Harris County Clerk's File No. W130528 in the John S. Smith Survey, Abstract No. 730 City of Tomball, Harris County, Texas.
- 5.3 Consideration to approve the Preliminary Plat of **CSS Real Estate Holding I**: 0.8556 Acres Being all of a Called 0.8556 Acres Recorded Under County Clerk's File Number Z417949 of the Official Public Records Real Property of Harris County Map Records Located in the Joseph Survey, Abstract 34 Harris County, Texas.
- 5.4 Consideration to approve **P D & J Enterprises**: Being a subdivision of 0.3213 acre of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being a replat of Lots 20, 21, 22 and 23, in Block 81 of Revised Map of Tomball, according to the map or plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 9th day of April 2015 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: April 13, 2015

Topic:

Background:

Origination:

Recommendation:

Funding:

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: April 13, 2015

Topic:

Background:

Origination:

Recommendation:

Funding:

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

Meeting Date: April 13, 2015

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 9, 2015.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Draft Minutes of March 9, 2015

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

MONDAY, MARCH 9, 2015



6:00 P.M.

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

Commissioner Torres
Commissioner Byrd
Commissioner Roquemore

Commissioner Anderson – Excused Absence

Others present:

Community Development Director – Craig Meyers
City Attorney – Loren Smith
City Engineer – Lori Lakatos
City Planner – Harold Ellis
Assistant City Planner – Rodney Schmidt
Community Development Coordinator – Amelia Vasquez

draft

2.0 No Public Comments were received.

3.0 No Reports and Announcements were received.

4.0 Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 9, 2015.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve **CJ'S COUNTRY**: A replat of Lots 38, 39, 40 and 41 into New Lot 38 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 Maps Records of Harris County, Texas. Said Block 86 lying in the Ralph Hubbard Survey (A-383).

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Byrd, to approve **CJ'S COUNTRY**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **NABORS PARKWAY**: Being 1.7950 Acres of Land in the Sam Lewis Survey, Abstract No. 1704, in the City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve **NABORS PARKWAY**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **VALUE BANK MAIN STREET – TOMBALL**: A Subdivision of 0.6322 acres out of Lots 1, 2, 3, and 14, block 7 Main Street Addition, Volume 15, Page 43 HCMR Joseph House Survey, A-34 Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve **VALUE BANK MAIN STREET – TOMBALL**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **ZONING CASE P14-254**: Request by Jose Aguirre, on behalf of Tower Steel Services, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 10 acres of land, legally described as Lots 335 & 336, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located east of South Persimmon Street and south of Lizzie Lane, from the Agricultural District to the Light Industrial District.

Rodney Schmidt, Assistant City Planner, presented the staff report and recommendation.

Applicant Jose Aguirre 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 Torres, second by Commissioner Byrd, to

approve **ZONING CASE P14-254**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Byrd	<u>Aye</u>
Commissioner Torres	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.5 Consideration to approve **ZONING CASE P15-009**: Request by TNRG Development LLC, on behalf of Frank P. Fontana, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.64 acres of land, legally described as Tracts 4H-1 and 4L-2, Abstract 632, C.N. Pillot Survey, within the City of Tomball, Harris County, Texas, generally located west of South Cherry Street, north of Holderrieth Road, from the General Retail District to the Commercial District.

Rodney Schmidt, Assistant City Planner, presented the staff report and recommendation.

Taylor Schmidt of TNRG (15120 N.W. Freeway, Houston, TX 77040) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:19 p.m.

Hearing no comments, the Public Hearing was closed at 6:19 p.m.

Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve **ZONING CASE P15-009**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Byrd	<u>Aye</u>
Commissioner Torres	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried; 3 votes Aye, 1 vote Nay.

- 5.6 Consideration to approve **ZONING CASE P15-020**: Request by the City of Tomball to amend Sections 50-2 (“Definitions”) and 50-82 (b) (“Use Charts”) of the Tomball Code of Ordinances, adding an additional land use and associated definition for Brewpubs/Microbreweries in the City of Tomball.

Rodney Schmidt, Assistant City Planner, presented the staff report and recommendation.

The Public Hearing was opened by Chair Tague at 6:27 p.m.

Hearing no comments, the Public Hearing was closed at 6:27 p.m.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve **ZONING CASE P15-020**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Byrd	<u>Aye</u>
Commissioner Torres	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried; 4 votes Aye, 0 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:34 p.m.

PASSED AND APPROVED this ____ day of _____ 2015.

Amelia Vasquez
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 13, 2015

Data Sheet

Topic:

Consideration to approve the Preliminary Plat of **Broussard Community Park**: A 16.6372 Acre Tract of Land Being all of a Called 16.637 Acre Tract Recorded Under Harris County Clerk's File No. W130528 in the John S. Smith Survey, Abstract No. 730 City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Broussard Community Park Preliminary Plat

NOTES:

1. To the best knowledge and belief of the Surveyor, all oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. To the best knowledge and belief of the Surveyor, 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 remove any valid restrictions or covenants.
5. The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
6. All visible easements and easements of record as reflected on title commitment from Stewart Title Guaranty Company, File No.: 1420182840, issued June 11, 2014, are shown hereon.
7. Bearings shown hereon are based on the Texas State Plane Coordinate System South Central Zone NAD 83.
8. The areas shown hereon have been carried to the number of decimal places required by the City of Tomball, which exceeds the precision prescribed by the Texas Board of Professional Land Surveying.

PROPERTY DESCRIPTION

A 16.6372 acre (724,718.60 square foot) tract of land being all of a called 16.637 acre tract of land described in a deed from Riviera Assisted Living, LLC, to BD Broussard Real Estate Partnership, LLC, as recorded under Harris County Clerk's File Number W130528, in the John S. Smith Survey, Abstract Number 730, City of Tomball, Harris County, Texas, said 16.6372 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD83):

BEGINNING at a 5/8-inch iron rod found in the north line of the John S. Smith Survey, Abstract Number 730, common with the south line of the Joseph Miller Survey, Abstract Number 50, in the west line of a called 3.563 acre tract of land described in a deed recorded in Volume 5295, Page 424, of the Harris County Deed Records, for the southeast corner of a called 6,000 acre tract of land described in a deed from John C. Foley, et ux, to Harris County, as recorded under Harris County Clerk's File Number G917446, and for the northeast corner hereof;

THENCE, South 02 degrees 29 minutes 42 seconds East, a distance of 602.37 feet, with the west line of said called 3.563 acre tract and the west line of a called 8.6232 acre tract of land described in a deed from TXI Operations, LP, to Cemex Construction Materials South, LLC, as recorded under Harris County Clerk's File Number 20110321048, to a 5/8-inch iron rod found in the west line of said called 8.6232 acre tract, for the northeast corner of a called 6.383 acre tract of land described in a deed from John C. Foley, et al, to Dewey Adkison, Jr., as recorded under Harris County Clerk's File Number V581316, and for the southeast corner hereof;

THENCE, North 89 degrees 18 minutes 11 seconds West, a distance of 390.29 feet to a 5/8-inch iron rod found for the northwest corner of said called 6.383 acre tract and the northeast corner of a called 43.52 acre tract of land described in a deed from FB Holdings, LLC, to RWDMG, LTD, as recorded under Harris County Clerk's File Number 20100169651, and being an angle point in the south line hereof;

THENCE, South 87 degrees 58 minutes 59 seconds West, a distance of 985.71 feet, with the north line of said called 43.52 acre tract and the north line of a called 5 3/4 acre tract of land described in a deed from Jerry Allen Stokley, et ux, to Melvin Lee Stokley, as recorded under Harris county Clerk's File Number P056582, to a 5/8-inch iron rod found in the easterly right-of-way line of Hufsmith Road (width varies), for the northwest corner of said called 5 3/4 acre tract, and the southwest corner hereof;

THENCE, with the easterly right-of-way line of said Hufsmith Road, North 21 degrees 28 minutes 55 seconds East, a distance of 624.16 feet to a 5/8-inch iron rod with "CLR" cap set for the southwest corner of a called 9.663 acre tract of land described in a deed from John C. Foley, et ux, to Lone Oaks Holdings, LLC, as recorded under Harris County Clerk's File Number W039500, and for the northwest corner hereof;

THENCE, North 87 degrees 23 minutes 50 seconds East, a distance of 1121.71 feet, with the south line of said called 9.663 acre tract and the south line of the aforementioned called 6,000 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 16.6372 acres (724,718.60 square feet) of land.

STATE OF TEXAS §
COUNTY OF HARRIS §

We, **BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC**, and **CITY OF TOMBALL, TEXAS** owners, hereinafter referred to as owners of the 16.6372 acre tract described in the above and foregoing plat of **BROUSSARD COMMUNITY PARK**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') 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 (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, **BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC**, has caused these presents to be signed by _____ thereunto authorized, attested by _____ and its common seal hereunto affixed this _____ day of _____, 2015.

BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC

BY: _____

ATTEST:

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said **BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC**.

Notary Public in and for the State of Texas
My commission expires _____

IN TESTIMONY WHEREOF, the **CITY OF TOMBALL, TEXAS** has caused these presents to be signed by _____ thereunto authorized, attested by _____ and its common seal hereunto affixed this _____ day of _____, 2015.

CITY OF TOMBALL, TEXAS

BY: _____

ATTEST:

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said **CITY OF TOMBALL, TEXAS**.

Notary Public in and for the State of Texas
My commission expires _____

Flood Information:

The subject property lies within Zone "X" (unshaded), Zone "X" (shaded), and Zone "AE" as per F.E.M.A. Flood Insurance Rate Map No. 48201C0230L, dated June 18, 2007. Zone "X" (unshaded) is defined in this case as "Areas determined to be outside the 0.2% annual chance floodplain". Zone "X" (shaded) is defined in this case as "Areas of 0.2% annual chance flood; areas of 1% 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". Zone "AE" is defined in this case as "Special flood hazard areas subject to inundation by the 1% annual chance flood event", and the base flood elevation has been determined to be 172.5'. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change. This flood statement shall not create liability on the part of this surveyor.

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 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 public utility shall be responsible for replacing any facilities or reimbursing the property owner due to removal or relocation of any obstruction on the public easements.

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas has approved this plat and subdivision of **BROUSSARD COMMUNITY PARK** 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 _____, 2015.

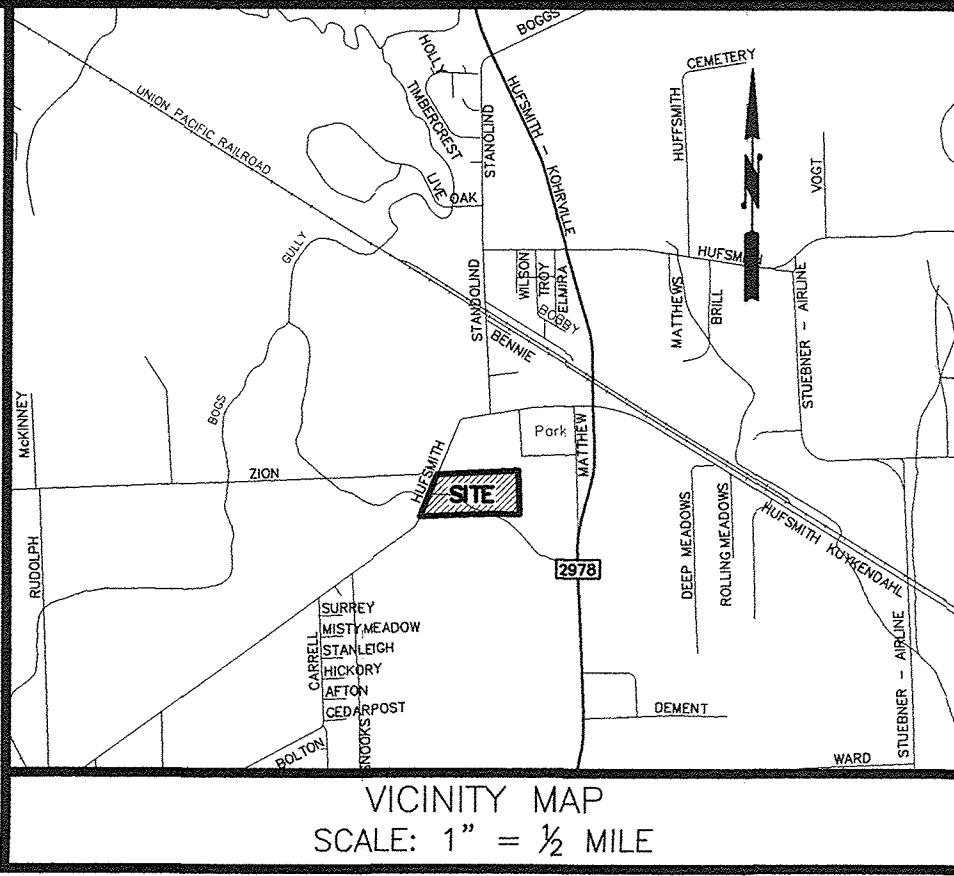
By: _____ Barbara Tague, Chairman
By: _____ Darrell Roquemore, Vice Chairman

We, the City Manager and City Engineer for the City of Tomball, Texas, do hereby certify that the plat of **BROUSSARD COMMUNITY PARK** is in conformance with the City of Tomball ordinances.

George Shackelford Lori Lakatos, PE
City Manager City Engineer

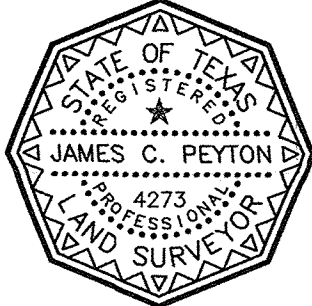
This is to certify that the City accepts the Planning and Zoning Commission's authorized approval and acceptance of all the dedicated public easements and conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2015.

Gretchen Fagan Doris Speer
Mayor City Secretary



I, James C. Peyton, am authorized by the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

James C. Peyton, RPLS
Registered Professional Land Surveyor No. 4273



PRELIMINARY PLAT BROUSSARD COMMUNITY PARK

A 16.6372 ACRE TRACT OF LAND
BEING ALL OF A CALLED 16.637 ACRE TRACT RECORDED
UNDER HARRIS COUNTY CLERK'S FILE NO. W130528
IN THE JOHN S. SMITH SURVEY, ABSTRACT NO. 730
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

OWNERS:

SURVEYOR / ENGINEER:

CITY OF TOMBALL, TEXAS
401 Market Street
Tomball, Texas 77375
Phone: (281) 351-5484

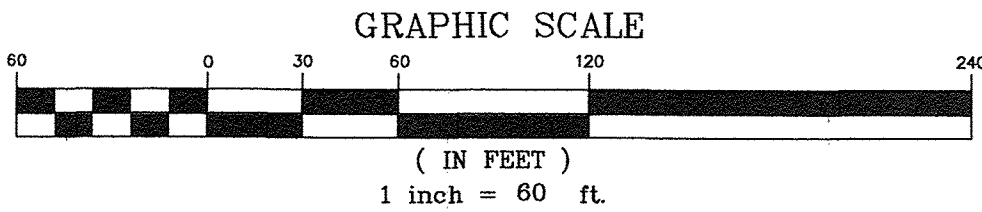
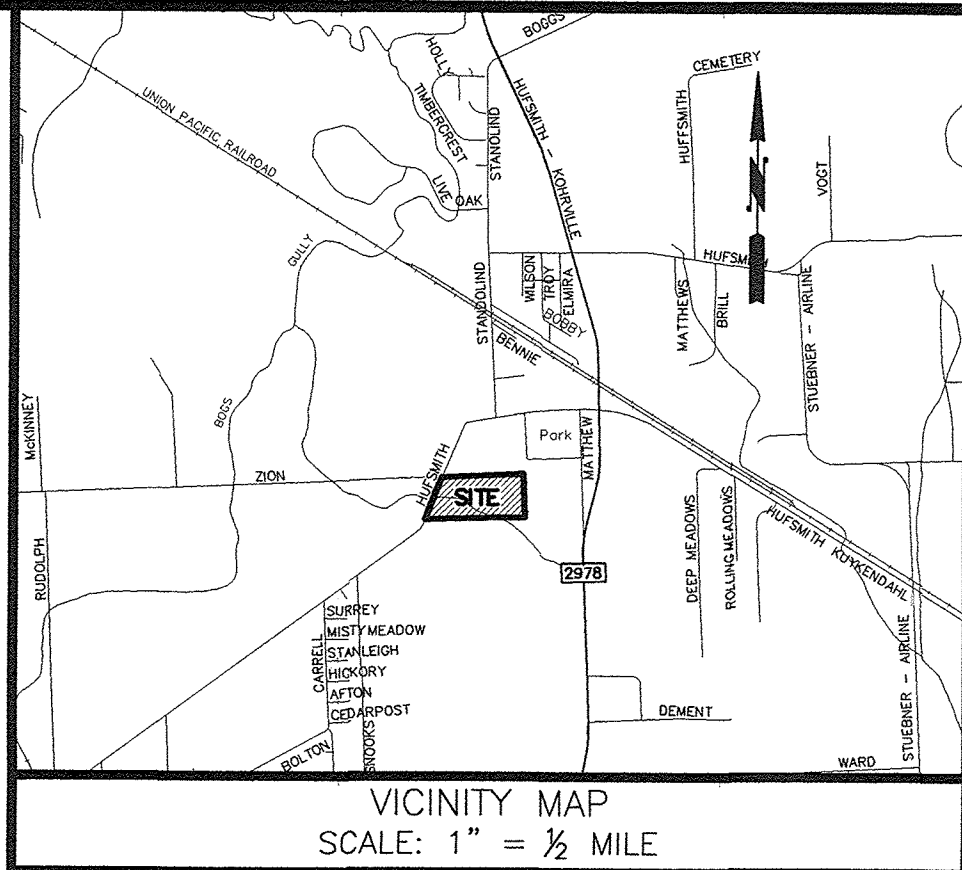
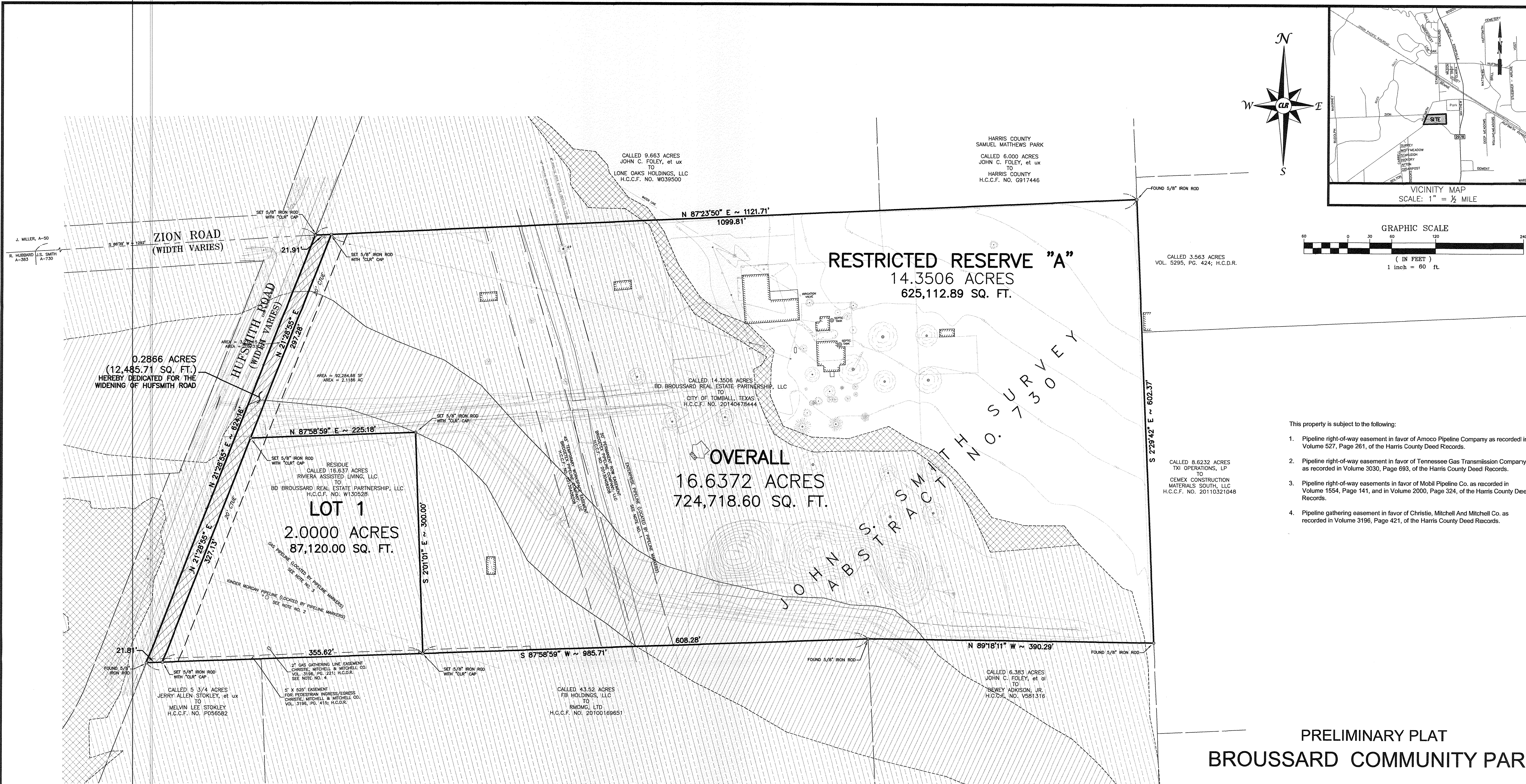
BD BROUSSARD REAL
ESTATE PARTNERSHIP, LLC
440 Flint Point Drive
Houston TX 77024
Phone:

CLR, Inc.
Engineers • Surveyors • GIS
18630 FM-362, Waller, Texas 77484
Phone: (713) 462-0993 Fax: (713) 462-2732

1 LOT 1 RESERVE

RESTRICTED TO USE AS
CITY OF TOMBALL CITY PARK

SCALE: 1"=60' MARCH, 2015 SHEET 1 OF 2

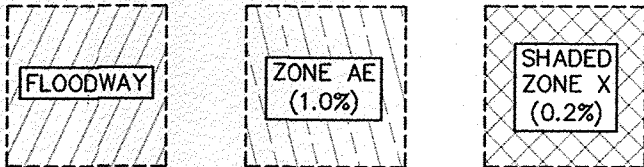


- This property is subject to the following:
- Pipeline right-of-way easement in favor of Amoco Pipeline Company as recorded in Volume 527, Page 261, of the Harris County Deed Records.
 - Pipeline right-of-way easement in favor of Tennessee Gas Transmission Company as recorded in Volume 3030, Page 693, of the Harris County Deed Records.
 - Pipeline right-of-way easements in favor of Mobil Pipeline Co. as recorded in Volume 1554, Page 141, and in Volume 2000, Page 324, of the Harris County Deed Records.
 - Pipeline gathering easement in favor of Christie, Mitchell And Mitchell Co. as recorded in Volume 3196, Page 421, of the Harris County Deed Records.

PRELIMINARY PLAT
BROUSSARD COMMUNITY PARK

A 16.6372 ACRE TRACT OF LAND
BEING ALL OF A CALLED 16.637 ACRE TRACT RECORDED
UNDER HARRIS COUNTY CLERK'S FILE NO. W130528
IN THE JOHN S. SMITH SURVEY, ABSTRACT NO. 730
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

AREA TABLE			FLOODPLAIN AREAS			
	ACRES	SQ. FT.	ZONE AE (1.0%)		SHADED ZONE X (0.2%)	
			ACRES	SQ. FT.	ACRES	SQ. FT.
RESTRICTED RESERVE "A"	14.3506	625,112.89	6.9800	304,046.67	0.3898	16,980.15
LOT 1	2.0000	87,120.00	2.0000	87,120.00	N/A	N/A
ROW DEDICATION	0.2866	12,485.71	0.2129	9,274.56	N/A	N/A
TOTAL	16.6372	724,718.60	9.1929	400,441.23	0.3898	16,980.15



OWNERS:

CITY OF TOMBALL, TEXAS
401 Market Street
Tomball, Texas 77375
Phone: (281) 351-5484

SURVEYOR / ENGINEER:

BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC
440 Flint Point Drive
Houston TX 77024
Phone:

CLR, Inc.

Engineers • Surveyors • GIS

19530 FM-362, Waller, Texas 77484
Phone: (713) 462-0993 Fax: (713) 462-2732

TBPE Firm Reg. No. 275
TBPE Firm No. 10038900

1 LOT
1 RESERVE
RESTRICTED TO USE AS
CITY OF TOMBALL CITY PARK

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 13, 2015

Data Sheet

Topic:

Consideration to approve the Final Plat of **Broussard Community Park**: A 16.6372 Acre Tract of Land Being all of a Called 16.637 Acre Tract Recorded Under Harris County Clerk's File No. W130528 in the John S. Smith Survey, Abstract No. 730 City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Broussard Community Park Final Plat

NOTES:

- To the best knowledge and belief of the Surveyor, all oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- To the best knowledge and belief of the Surveyor, 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 restrictions or covenants.
- The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
- All visible easements and easements of record as reflected on title commitment from Stewart Title Guaranty Company, File No.: 1420182840, issued June 11, 2014, are shown hereon.
- Bearings shown hereon are based on the Texas State Plane Coordinate System South Central Zone NAD 83.
- The areas shown hereon have been carried to the number of decimal places required by the City of Tomball, which exceeds the precision prescribed by the Texas Board of Professional Land Surveying.

PROPERTY DESCRIPTION

A 16.6372 acre (724,718.60 square foot) tract of land being all of a called 16.637 acre tract of land described in a deed from Riviera Assisted Living, LLC, to BD Broussard Real Estate Partnership, LLC, as recorded under Harris County Clerk's File Number W130528, in the John S. Smith Survey, Abstract Number 730, City of Tomball, Harris County, Texas, said 16.6372 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD83):

BEGINNING at a 5/8-inch iron rod found in the north line of the John S. Smith Survey, Abstract Number 730, common with the south line of the Joseph Miller Survey, Abstract Number 50, in the west line of a called 3.563 acre tract of land described in a deed recorded in Volume 5295, Page 424, of the Harris County Deed Records, for the southeast corner of a called 6,000 acre tract of land described in a deed from John C. Foley, et ux, to Harris County, as recorded under Harris County Clerk's File Number G917446, and for the northeast corner hereof;

THENCE, South 02 degrees 29 minutes 42 seconds East, a distance of 602.37 feet, with the west line of said called 3.563 acre tract and the west line of a called 8.6232 acre tract of land described in a deed from TXI Operations, LP, to Cemex Construction Materials South, LLC, as recorded under Harris County Clerk's File Number 20110321048, to a 5/8-inch iron rod found in the west line of said called 8.6232 acre tract, for the northeast corner of a called 6.383 acre tract of land described in a deed from John C. Foley, et al, to Dewey Adkison, Jr., as recorded under Harris County Clerk's File Number V581316, and for the southeast corner hereof;

THENCE, North 89 degrees 18 minutes 11 seconds West, a distance of 390.29 feet to a 5/8-inch iron rod found for the northwest corner of said called 6.383 acre tract and the northeast corner of a called 43.52 acre tract of land described in a deed from FB Holdings, LLC, to RWDMG, LTD, as recorded under Harris County Clerk's File Number 20100169851, and being an angle point in the south line hereof;

THENCE, South 87 degrees 58 minutes 59 seconds West, a distance of 985.71 feet, with the north line of said called 43.52 acre tract and the north line of a called 5 3/4 acre tract of land described in a deed from Jerry Allen Stokley, et ux, to Melvin Lee Stokley, as recorded under Harris county Clerk's File Number P056582, to a 5/8-inch iron rod found in the easterly right-of-way line of Hufsmith Road (width varies), for the northwest corner of said called 5 3/4 acre tract, and the southwest corner hereof;

THENCE, with the easterly right-of-way line of said Hufsmith Road, North 21 degrees 28 minutes 55 seconds East, a distance of 624.16 feet to a 5/8-inch iron rod with "CLR" cap set for the southwest corner of a called 9.663 acre tract of land described in a deed from John C. Foley, et ux, to Lone Oaks Holdings, LLC, as recorded under Harris County Clerk's File Number W039500, and for the northwest corner hereof;

THENCE, North 87 degrees 23 minutes 50 seconds East, a distance of 1121.71 feet, with the south line of said called 9.663 acre tract and the south line of the aforementioned called 6,000 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 16.6372 acres (724,718.60 square feet) of land.

STATE OF TEXAS §
COUNTY OF HARRIS §

We, **BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC**, and **CITY OF TOMBALL, TEXAS** owners, hereinafter referred to as owners of the 16.6372 acre tract described in the above and foregoing plat of **BROUSSARD COMMUNITY PARK**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') 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 (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, **BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC**, has caused these presents to be signed by _____ and its thereunto authorized, attested by _____, 2015.

BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC

BY: _____

ATTEST:

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said **BD BROUSSARD REAL ESTATE PARTNERSHIP, LLC**.

Notary Public in and for the State of Texas
My commission expires _____

IN TESTIMONY WHEREOF, the **CITY OF TOMBALL, TEXAS** has caused these presents to be signed by _____ and its thereunto authorized, attested by _____, 2015.

CITY OF TOMBALL, TEXAS

BY: _____

ATTEST:

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said **CITY OF TOMBALL, TEXAS**.

Notary Public in and for the State of Texas
My commission expires _____

Flood Information:

The subject property lies within Zone "X" (unshaded), Zone "X" (shaded), and Zone "AE" as per F.E.M.A. Flood Insurance Rate Map No. 48201C0230L, dated June 18, 2007. Zone "X" (unshaded) is defined in this case as "Areas determined to be outside the 0.2% annual chance floodplain". Zone "X" (shaded) is defined in this case as "Areas of 0.2% annual chance flood; areas of 1% 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". Zone "AE" is defined in this case as "Special flood hazard areas subject to inundation by the 1% annual chance flood event", and the base flood elevation has been determined to be 172.5'. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change. This flood statement shall not create liability on the part of this surveyor.

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 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 its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any public utility shall be responsible for replacing any facilities or reimbursing the property owner due to removal or relocation of any obstruction on the public easements.

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas has approved this plat and subdivision of **BROUSSARD COMMUNITY PARK** 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 _____, 2015.

By: _____
Barbara Tague, Chairman

By: _____
Darrell Roquemore, Vice Chairman

We, the City Manager and City Engineer for the City of Tomball, Texas, do hereby certify that the plat of **BROUSSARD COMMUNITY PARK** is in conformance with the City of Tomball ordinances.

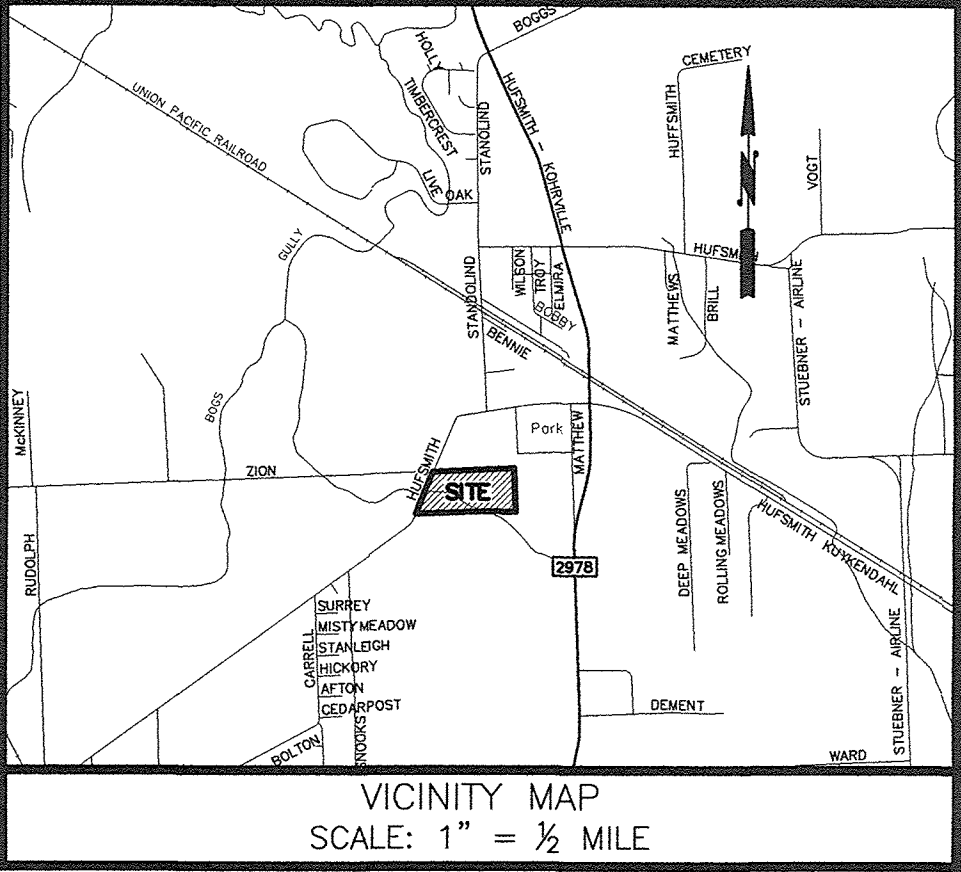
George Shackelford
City Manager

Lori Lakatos, PE
City Engineer

This is to certify that the City accepts the Planning and Zoning Commission's authorized approval and acceptance of all the dedicated public easements and 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 _____, 2015.

Gretchen Fagan
Mayor

Doris Speer
City Secretary



FINAL PLAT BROUSSARD COMMUNITY PARK

A 16.6372 ACRE TRACT OF LAND
BEING ALL OF A CALLED 16.637 ACRE TRACT RECORDED
UNDER HARRIS COUNTY CLERK'S FILE NO. W130528
IN THE JOHN S. SMITH SURVEY, ABSTRACT NO. 730
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

OWNERS:

SURVEYOR / ENGINEER:

CITY OF TOMBALL, TEXAS
401 Market Street
Tomball, Texas 77375
Phone: (281) 351-5484

BD BROUSSARD REAL
ESTATE PARTNERSHIP, LLC
440 Flint Point Drive
Houston TX 77024
Phone:

CLR, Inc.
Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77484
Phone: (713) 462-0993 Fax: (713) 462-2732

1 LOT

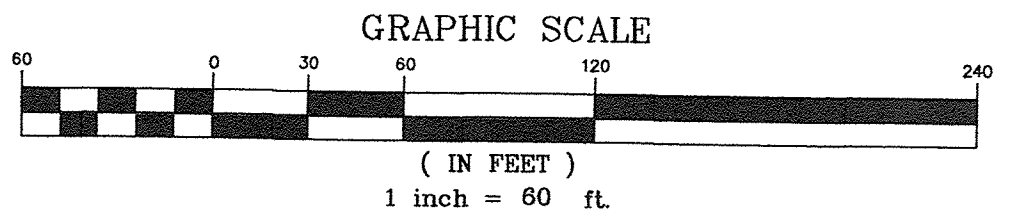
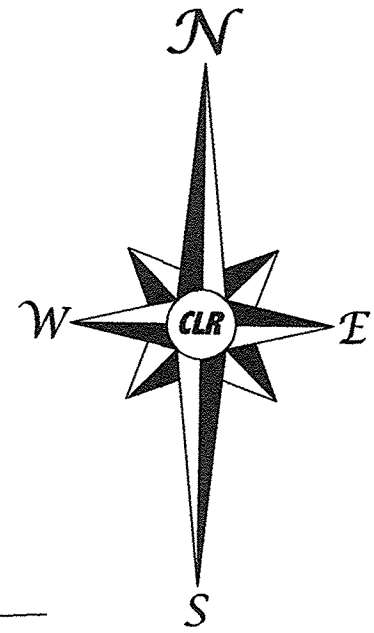
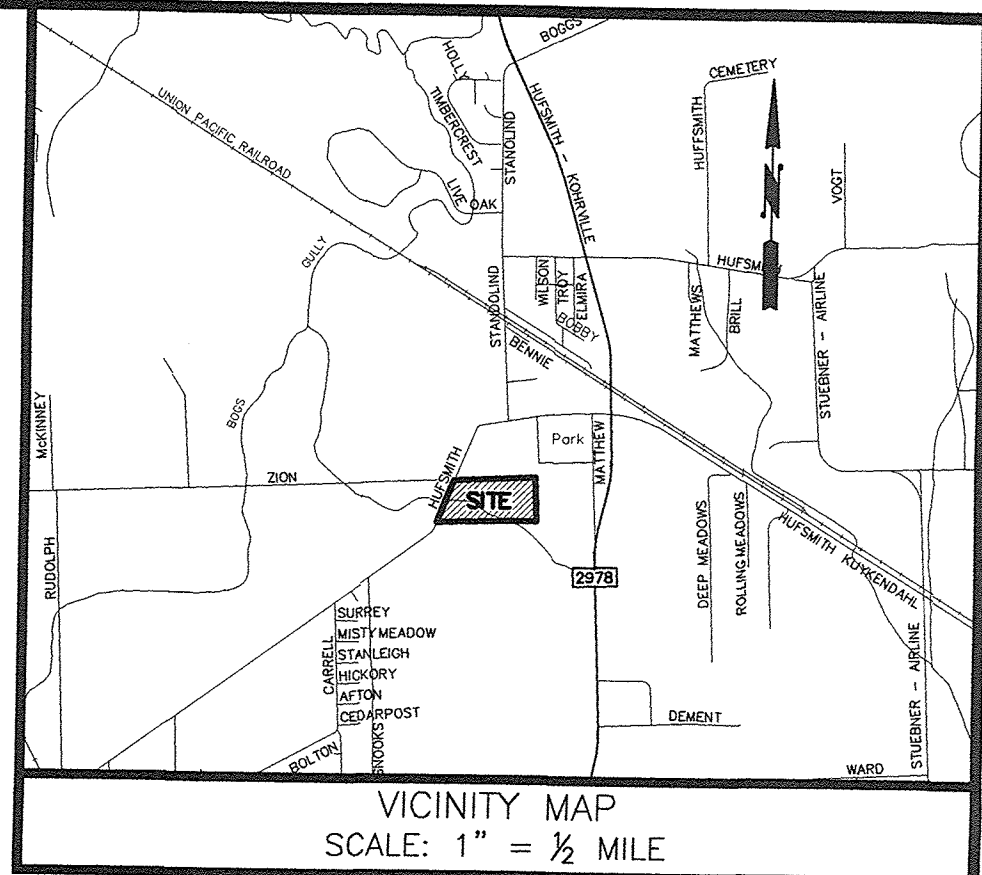
1 RESERVE

RESTRICTED TO USE AS
CITY OF TOMBALL CITY PARK

SCALE: 1"=60'

MARCH, 2015

SHEET 1 OF 2



RESTRICTED RESERVE "A"
14.3506 ACRES
625,112.89 SQ. FT.

OVERALL
16.6372 ACRES
724,718.60 SQ. FT.

LOT 1
2.0000 ACRES
87,120.00 SQ. FT.

This property is subject to the following:

- Pipeline right-of-way easement in favor of Amoco Pipeline Company as recorded in Volume 527, Page 261, of the Harris County Deed Records.
- Pipeline right-of-way easement in favor of Tennessee Gas Transmission Company as recorded in Volume 3030, Page 693, of the Harris County Deed Records.
- Pipeline right-of-way easements in favor of Mobil Pipeline Co. as recorded in Volume 1554, Page 141, and in Volume 2000, Page 324, of the Harris County Deed Records.
- Pipeline gathering easement in favor of Christie, Mitchell And Mitchell Co. as recorded in Volume 3196, Page 421, of the Harris County Deed Records.

FINAL PLAT BROUSSARD COMMUNITY PARK

A 16.6372 ACRE TRACT OF LAND
BEING ALL OF A CALLED 16.637 ACRE TRACT RECORDED
UNDER HARRIS COUNTY CLERK'S FILE NO. W130528
IN THE JOHN S. SMITH SURVEY, ABSTRACT NO. 730
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

OWNERS:

SURVEYOR / ENGINEER:

CITY OF TOMBALL, TEXAS
401 Market Street
Tomball, Texas 77375
Phone: (281) 351-5484

BD BROUSSARD REAL
ESTATE PARTNERSHIP, LLC
440 Flint Point Drive
Houston TX 77024
Phone:

CLR, Inc.
Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77484
Phone: (713) 462-0993 Fax: (713) 462-2732

1 LOT 1 RESERVE

RESTRICTED TO USE AS
CITY OF TOMBALL CITY PARK

AREA TABLE

	ACRES	SQ. FT.
RESTRICTED RESERVE "A"	14.3506	625,112.89
LOT 1	2.0000	87,120.00
ROW DEDICATION	0.2866	12,485.71
TOTAL	16.6372	724,718.60

LEGEND:

AS REQUIRED BY THE CITY OF TOMBALL, THE FEMA
FLOOD INSURANCE STUDY NUMBER 48201C0006A,
DATED JUNE 18, 2007, WAS USED TO DEPICT THE
ANNUAL CHANCE OF FLOOD SHOWN BY THE LINE
STYLES LISTED BELOW.

NOTE:

THE ABOVE REFERENCED STUDY DOES NOT
MATCH THE FLOOD INSURANCE RATE MAP
(FIRM) PANEL 48201C0230 L REVISED
JUNE 18, 2007. WHEN USING THIS PLAT,
SAID FIRM PANEL OR ANY UPDATES MUST
BE CONSULTED.

--- 0.2 % ANNUAL CHANCE
--- 1.0 % ANNUAL CHANCE
--- 2.0 % ANNUAL CHANCE
--- 10.0 % ANNUAL CHANCE

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 13, 2015

Data Sheet

Topic:

Consideration to approve the Preliminary Plat of **CSS Real Estate Holding I**: 0.8556 Acres Being all of a Called 0.8556 Acres Recorded Under County Clerk's File Number Z417949 of the Official Public Records Real Property of Harris County Map Records Located in the Joseph Survey, Abstract 34 Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

CSS Real Estate Holding I

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 13, 2015

Data Sheet

Topic:

Consideration to approve **P D & J Enterprises**: Being a subdivision of 0.3213 acre of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being a replat of Lots 20, 21, 22 and 23, in Block 81 of Revised Map of Tomball, according to the map or plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

PD&J Enterprises

PD & J ENTERPRISES

Being a subdivision of 0.3213 acre of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being a replat of Lots 20, 21, 22 and 23, in Block 81, of REVISED MAP OF TOMBALL, according to the map or plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

1 LOT, 1 BLOCK

THE STATE OF TEXAS

COUNTY OF HARRIS

We, PD & J Enterprises, LLC, a Texas limited partnership, acting by and through Daniel McLaughlin, its general partner, being officer of PD & J Enterprises, LLC, owners hereinafter referred to as owners of the 0.3213 acre tract described in the above and foregoing plat of PD & J ENTERPRISES, 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.

IN TESTIMONY WHEREOF, PD & J Enterprises, LLC, has caused these presents to be signed by Daniel McLaughlin, its general partner, thereunto authorized, this _____ day of _____, 2015.

PD & J Enterprises, LLC

By: Daniel McLaughlin, its General Partner

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Daniel McLaughlin, General Partner of PD & J Enterprises, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

Harris County Clerk Certificate of Filing:

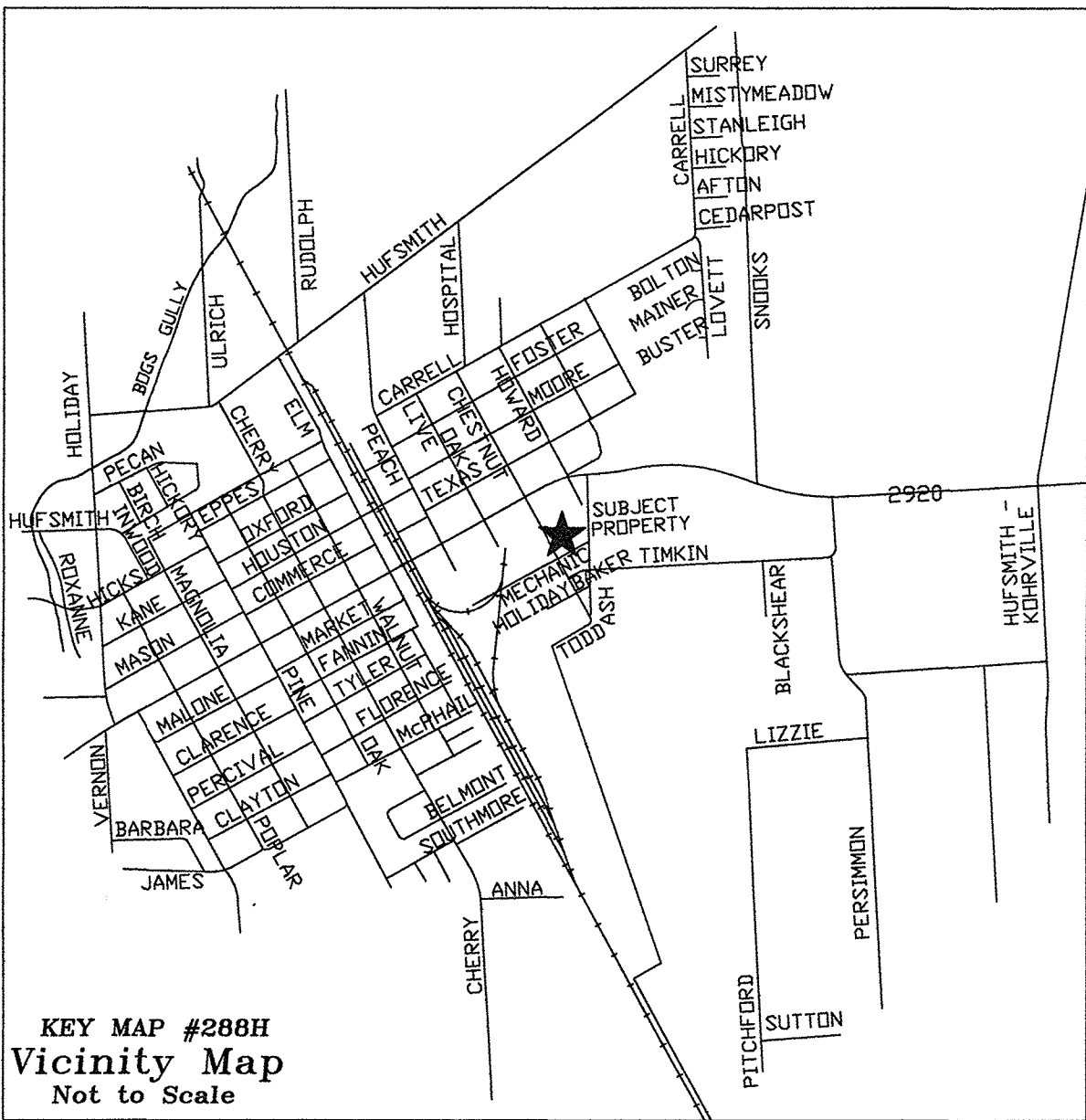
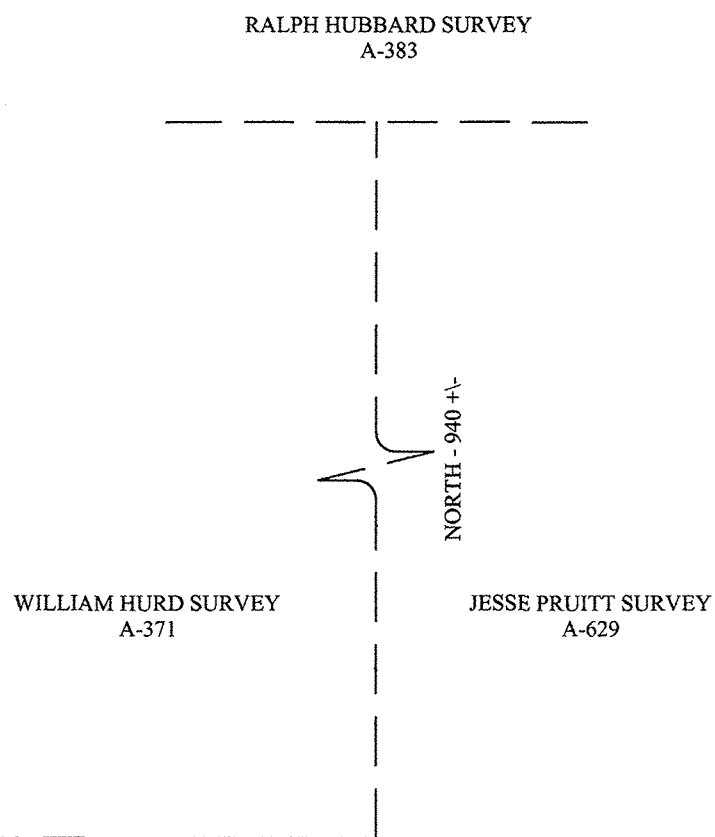
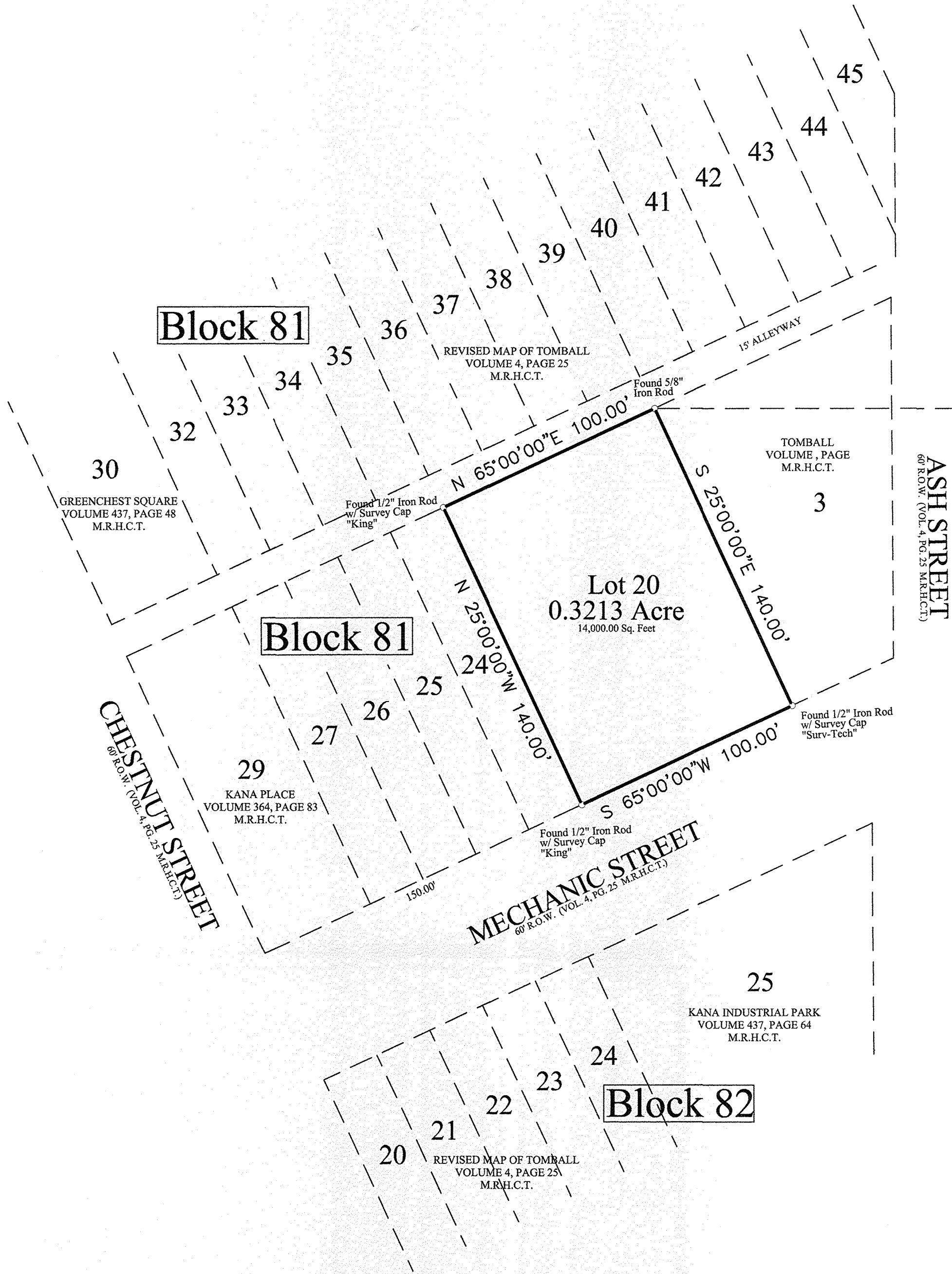
I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2015, at _____ o'clock ____M., and duly recorded on _____, 2015, at _____ o'clock ____M., and at Film

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



Notes:
Public Easements:
Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress, to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
Flood Information:
According to FEMA Firm Panel No. 48201C0230-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 restrictions or covenants.
Note #5:
The building lines shown on this plat shall be in addition to, and shall not replace, any building lines by the City of Tomball Code of Ordinances at the time of the development of this property.

M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.

I, Steven L. Crews, am authorized under the laws of the State 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

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of PD & J ENTERPRISES 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 _____, 2015.

By: Barbara Tague
Chairman

By: Darrell Roquemore
Vice Chairman

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

George Shackelford, City Manager
Lori Lakatos, P.E.,
City Engineer

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 the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2015.

By: Gretchen Fagan, Mayor
Doris Speer, City Secretary

Surveyor: C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935
Owner: PD & J Enterprises, LLC
17130 Beaver Springs Drive
Houston, Texas 77090
281-678-1888

April 2015
Sheet 1 of 1