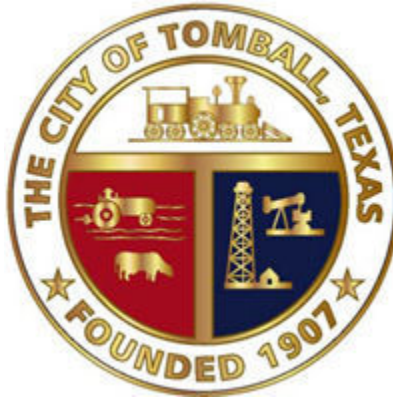


**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, FEBRUARY 11, 2013

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, February 11, 2013 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 14, 2013.
- 5.0 New Business:

- 5.1 Consideration to approve **RODANO SUBDIVISION PRELIMINARY PLAT**: Being a Subdivision of 13.7244 Acres of land situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, and being the residual of a called 15.2374 Acres as described in deed recorded in Clerk's File Number X609278, of the Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.
- 5.2 Consideration to approve **RODANO SUBDIVISION FINAL PLAT**: Being a Subdivision of 13.7244 Acres of land situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, and being the residual of a called 15.2374 Acres as described in deed recorded in Clerk's File Number X609278, of the Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.
- 5.3 Consideration to approve **RALEIGH CREEK SECTION ONE**: Being a Subdivision of 142.8407 Acres in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas.

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of February 2013 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding 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

Meeting Date: February 11, 2013

Data Sheet

Topic:

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	

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 11, 2013

Data Sheet

Topic:

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	

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 11, 2013

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 14, 2013.

Background:

Origination:

Recommendation:

Funding:

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

Brandy Pate, Engineering and Planning

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

ATTACHMENTS:

P&Z Regular Meeting Minutes 01.14.13

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

MONDAY, JANUARY 14, 2013



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chairman Wallace at 6:00 p.m. Other members present were:

Commissioner Tague
Commissioner Chervenak
Commissioner Roquemore
Commissioner Beauvais

Others present:

City Engineer – Lori Lakatos
Assistant City Planner – Rodney Schmidt
Engineering & Planning Senior Administrative Assistant – Brandy Pate
City Attorney – Loren Smith

Draft

2.0 No public comments were received

3.0 Reports and Announcements

- Rodney Schmidt, Assistant City Planner presented the Planning and Zoning Commission 2012 Annual Report

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 10, 2012; second by Commissioner Chervenak.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **SHAW COMMERCIAL FINAL PLAT**: Being a subdivision of 4.0130 Acres of land situated in the John S. Smith Survey, Abstract Number 730, of Harris County, Texas, and being the same land as described in deed recorded in Clerk's File Number R265465, of Real Property Records of Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Chervenak made a motion to approve **SHAW COMMERCIAL FINAL PLAT** with contingencies; second by Commissioner Beauvais.

Motion carried unanimously.

- 5.2 Consideration to approve **BAKER HUGHES EDUCATION CENTER FINAL PLAT**: A subdivision of 96.9420 Acres, being a partial Replat of Lots 447, 448, 449, 459, 460, 461, 462, 463, 464, 465, and 466 of the Tomball Townsite Vol. 2 Page 65 out of the Jesse Pruitt Survey, A-629 Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Chervenak made a motion to approve **BAKER HUGHES EDUCATION CENTER FINAL PLAT**; second by Commissioner Tague.

Motion carried unanimously.

- 6.0 Motion was made by Commissioner Beauvais to adjourn; second by Commissioner Roquemore.

Motion carried unanimously.

Meeting adjourned at 6:05 p.m.

PASSED AND APPROVED this _____ day of _____ 2013.

Brandy Pate
P&Z Commission Secretary

Lori Wallace
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 11, 2013

Data Sheet

Topic:

Consideration to approve **RODANO SUBDIVISION PRELIMINARY PLAT**: Being a Subdivision of 13.7244 Acres of land situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, and being the residual of a called 15.2374 Acres as described in deed recorded in Clerk's File Number X609278, of the Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

Background:

Origination:

Recommendation:

Funding:

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

Brandy Pate, Engineering and Planning

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

ATTACHMENTS:

Rodano Subdivision Preliminary Plat

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 11, 2013

Data Sheet

Topic:

Consideration to approve **RODANO SUBDIVISION FINAL PLAT**: Being a Subdivision of 13.7244 Acres of land situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, and being the residual of a called 15.2374 Acres as described in deed recorded in Clerk's File Number X609278, of the Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

Background:

Origination:

Recommendation:

Funding:

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

Brandy Pate, Engineering and Planning

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

ATTACHMENTS:

Rodano Subdivision Final Plat

LINE	BEARING	DISTANCE
L1	S 89°04'15" E	238.45'
L2	S 89°48'12" E	166.59'

Scale: 1" = 100'

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 easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity 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 it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

Flood Information:
According to FEMA Firm Panel No. 48201C0230-L, (Effective Date June 18, 2007), this property is in Zone "X" & "AE" and is within in the 0.1% Annual Chance Flood Plain.

Note #1:
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Note #2:
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

Note #3:
No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.

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

Note #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.

Note #6:
The Basis of Bearings for this plat is the West line of the 15.2374 acres per recorded deed.

Note #7:
Subject to a 30 foot pipeline easement per Vol. 2952, Pg. 599 D.R.H.C.T. No evidence of pipeline on the ground.

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

THE STATE OF TEXAS

COUNTY OF HARRIS

I, Daniel G. Rodano, Richard R. Grassi, Jr. and Mariam A. Oshman, owners hereinafter referred to as owners of the 13.7244 acre tract described in the above and foregoing plat of RODANO SUBDIVISION, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my 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 (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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

WITNESS my hand in the City of Tomball, Texas, this ____ day of _____, 2013.

By: Daniel G. Rodano

By: Richard R. Grassi, Jr.

By: Mariam A. Oshman

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Daniel G. Rodano, 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 _____, 2013.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Richard R. Grassi, Jr., 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 _____, 2013.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mariam A. Oshman, 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 _____, 2013.

Notary Public in and for the State of Texas

My Commission Expires: _____

KEVIN FRANK
RESIDUAL OF A
CALLED 10.000 ACRES
CF NO. W952418 R.P.R.H.C.T.

BEVERLY HARRISON
RESIDUAL OF A
CALLED 10.409 ACRES
CF NO. Y83944 R.P.R.H.C.T.

50' R.O.W.
FLOODPLAIN
SCALED FROM
FEMA MAP
VOL. 2, PG. 65 M.R.H.C.T.

NE CORNER
RALPH HUBBARD
SURVEY, A-383 &
NW CORNER
JOHN S. SMITH
SURVEY, A-730

LOT 1
3.0821 ACRES
134,256.28 Sq. Feet

BLOCK
1

UNRESTRICTED
RESERVE "A"
2.1457 ACRES
93,466.69 Sq. Feet

LOT 4
3.5262 ACRES
153,601.89 Sq. Feet

LOT 3
2.6036 ACRES
110,128.39 Sq. Feet

LOT 2
2.3668 ACRES
103,072.13 Sq. Feet

1
JAMES D. & MARILYN DONAGIN
MACAW TRACT II
FC NO. 463122
M.R.H.C.T.

OLIVER M. & JEANNETTE SUBONEN
CALLED 1.9798 ACRES
CF NO. F73849
R.P.R.H.C.T.

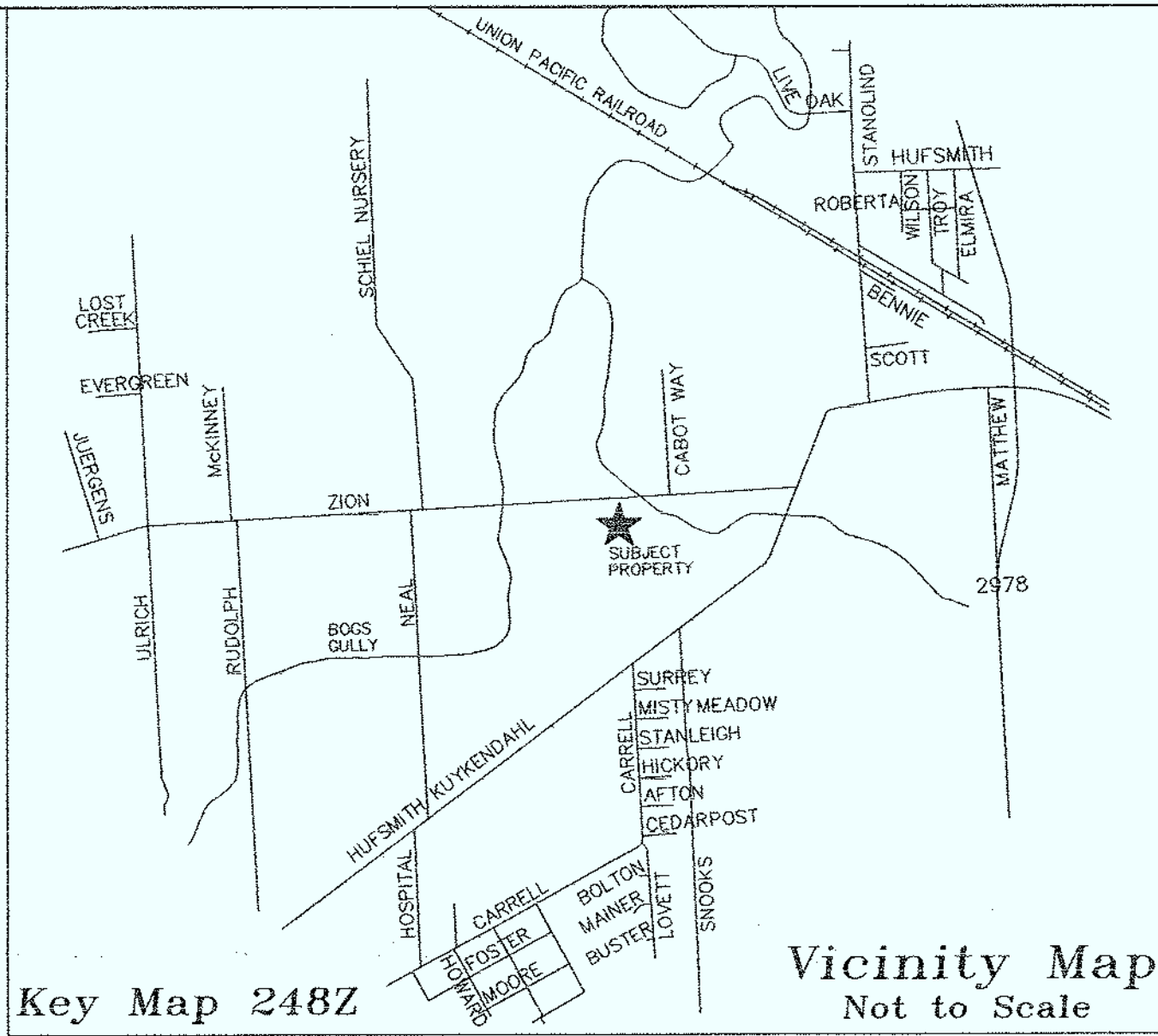
DAVID NOEL & SUSAN K. SMITH
CALLED 1.790 ACRES
CF NO. C971031 R.P.R.H.C.T.

Surveyor:
C & C SURVEYING, INC.

7424 FM 1488, Suite A
Magnolia, Texas 77354
Office: 281-356-5172
FAX: 281-356-1935

Owners:
**RICHARD R. GRASSI JR. &
MARIAM A. OSHMAN**
1820 South Cherry Street
Tomball, Texas 77375
Phone: 832-250-4500

Owner:
DANIEL G. RODANO
12125 Zion Road
Tomball, Texas 77375
Phone: 713-824-3454



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 _____, 2013, at _____ o'clock ____ M., and duly recorded on _____, 2013, at _____ o'clock ____ M., and at Film Code No. _____ of the Map Records of Harris County for said County.

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

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of RODANO SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 2013.

By: _____
Lori Wallace
Chairman

By: _____
Evelyn Chervenak
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.,
Acting 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 _____, 2013.

By: _____
Gretchen Fagan, Mayor

Doris Speer, City Secretary

We, Spirit of Texas Bank, owner and holder of a lien against the property described in the plat known as RODANO SUBDIVISION, said lien being evidenced by instrument recorded in Clerk's File Number 20120042824 and 20120042825 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedication and restrains shown herein to said plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

THE 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 he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

FINAL PLAT OF
RODANO SUBDIVISION
Being a subdivision of 13.7244 acres of land situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, and being the residual of a called 15.2374 acres as described in deed recorded in Clerk's File Number X609278, of the Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

4 LOTS, 1 UNRESTRICTED RESERVE, 1 BLOCK

FEBRUARY 2013
Sheet 1 of 1

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 11, 2013

Data Sheet

Topic:

Consideration to approve **RALEIGH CREEK SECTION ONE**: Being a Subdivision of 142.8407 Acres in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

Brandy Pate, Engineering and Planning

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

ATTACHMENTS:

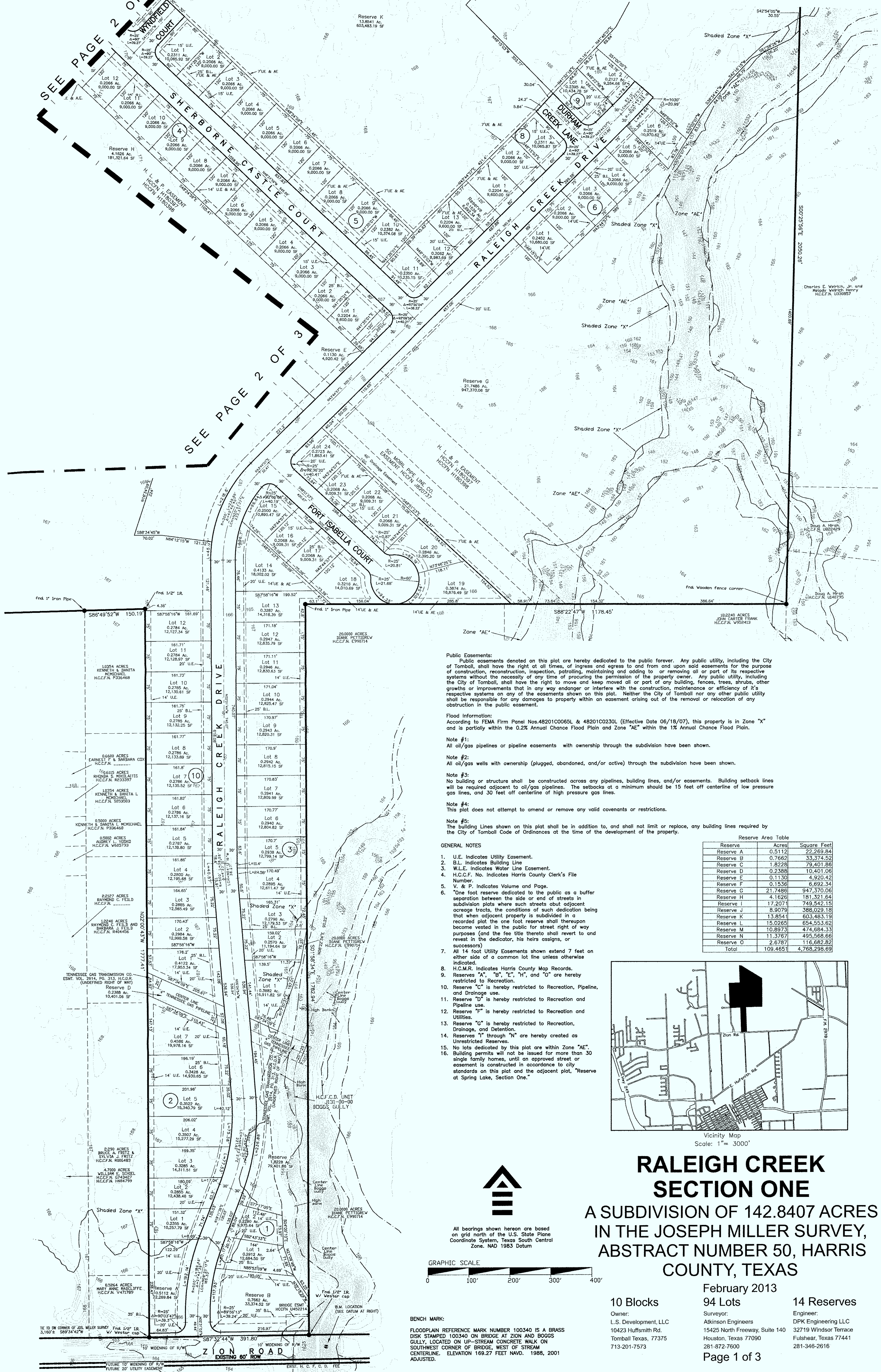
Raleigh Creek Section One Plat 1 of 3

Raleigh Creek Section One Plat 2 of 3

Raleigh Creek Section One Plat 3 of 3

SEE PAGE 2 OF 3

SEE PAGE 2 OF 3



RALEIGH CREEK SECTION ONE

A SUBDIVISION OF 142.8407 ACRES
IN THE JOSEPH MILLER SURVEY,
ABSTRACT NUMBER 50, HARRIS
COUNTY, TEXAS

February 2013

10 Blocks

Owner:
L.S. Development, LLC
10423 Huffsmith Rd.
Tomball, Texas, 77375
713-201-7573

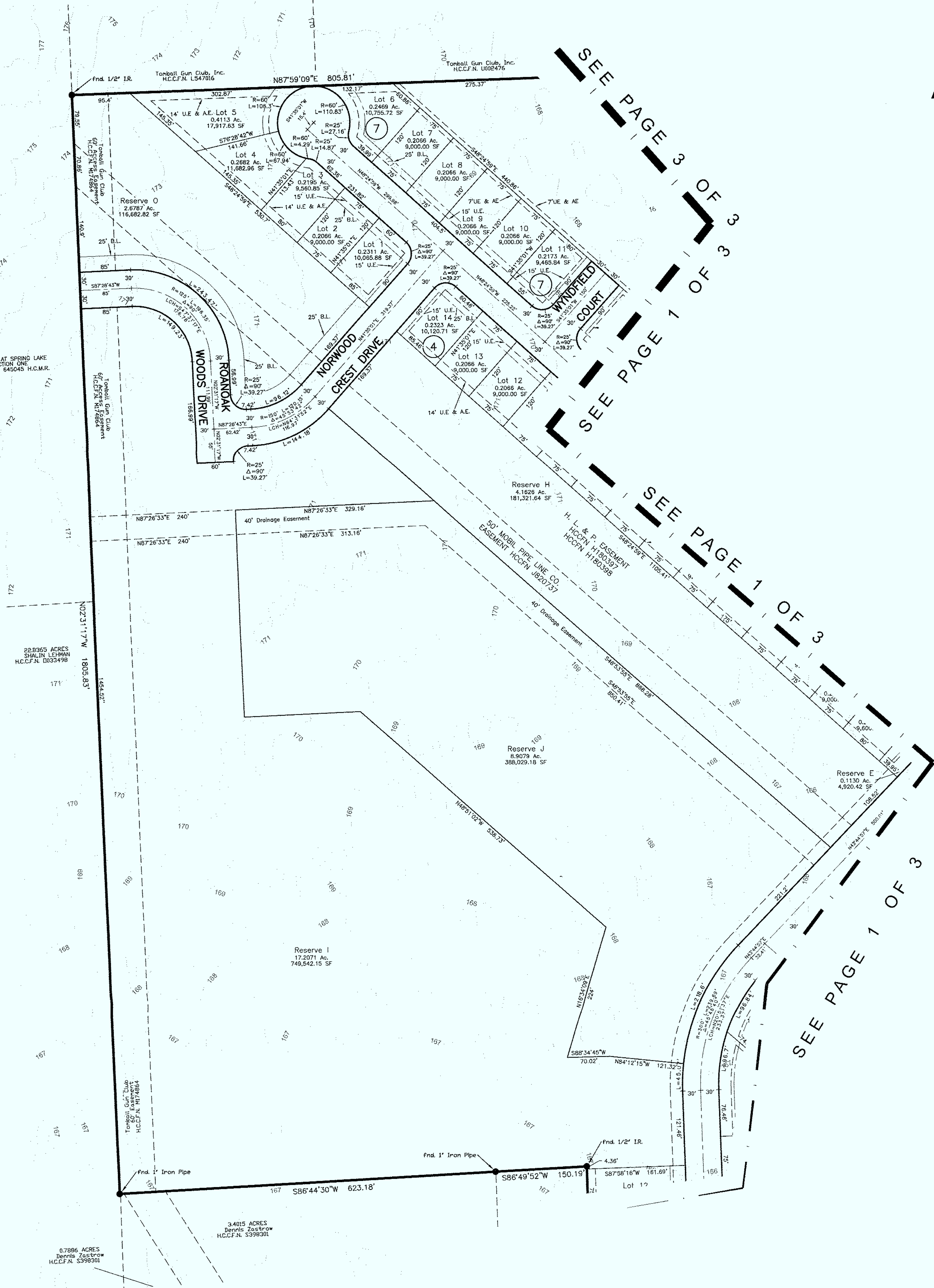
94 Lots

Surveyor:
Atkinson Engineers
15425 North Freeway, Suite 140
Houston, Texas 77090
281-872-7600

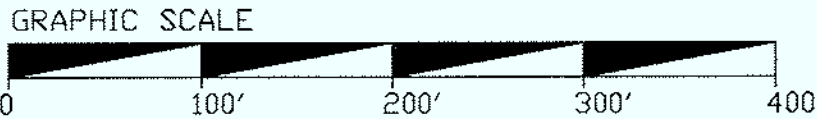
14 Reserves

Engineer:
DPK Engineering LLC
32719 Windsor Terrace
Fulshear, Texas 77441
281-346-2616

Page 2 of 3



All bearings shown hereon are based
on grid north of the U.S. State Plane
Coordinate System, Texas South Central
Zone, NAD 1983 Datum.



THE STATE OF TEXAS
COUNTY OF HARRIS

WE, L S DEVELOPMENT, LLC., acting by and through, JIM SPURLIN, President and ALISON SPURLIN, Secretary, being officers of L S DEVELOPMENT, LLC., hereinafter referred to as owners of the 142.8635 Acre Tract described in the above and foregoing plat of RALEIGH CREEK, SECTION ONE, 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 opening area of sufficient size to permit the free flow of water without backwater and in no instance have drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, ravines, draws, sloughs, or other natural drainage courses located and depicted upon 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.

L S DEVELOPMENT, LLC.

IN TESTIMONY WHEREOF, L S DEVELOPMENT, LLC., has caused these presents to be signed by JIM SPURLIN, its President, thereunto authorized, attested by its Secretary, ALISON SPURLIN, and its common seal hereunto affixed this ____ day of _____, 20____.

By: JIM SPURLIN, President By: ALISON SPURLIN, Secretary

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JIM SPURLIN and ALISON SPURLIN, President and Secretary respectively of L S Development, LLC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this ____ day of _____, 20____.

Notary Public In and For the State of Texas
My Commission Expires: _____

I, Neil M. Atkinson, am registered under the laws of the State of Texas to practice the profession of Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods having an outside diameter of not less than three-quarter inch (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.

Neil M. Atkinson
Registered Professional Land Surveyor
Texas Registration No. 5897

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of RALEIGH CREEK, SECTION ONE in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 20____.

By: Lori Wallace
Chairman

By: Evelyn Chervenak
Vice Chairman

I, Neil M. Atkinson, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has a legal interest in, except the additional land to the North and west that was shown on the overall preliminary plat.

Neil M. Atkinson
Registered Professional Land Surveyor No. 5897

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

By: George Shackelford City Manager By: Lori Lakatos, P.E. Acting City Engineer

This is to certify that the City accepts the Planning Commission's authorized approval and acceptance of all dedicated public easements in conformance with the laws of the State of Texas and the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 20____.

By: Gretchen Fagan Mayor By: Doris Speer City Secretary

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office on 20____ at ____ o'clock____, and duly recorded on ____ of ____ 20____ at ____ o'clock____, and under film code number ____ of the map records of Harris County for said County.

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

Stan Stanart
County Clerk of
Harris County, Texas

By: Deputy

[illegible]