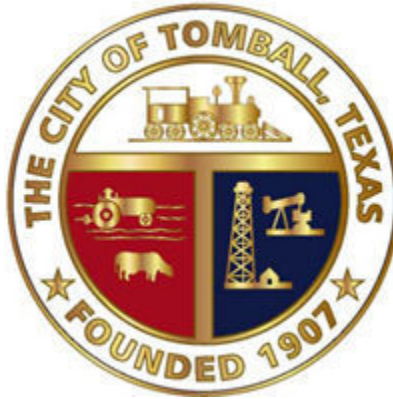


**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, JANUARY 14, 2013

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, January 14, 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
 - Receive Presentation of Planning & Zoning Commission 2012 Annual Report
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 10, 2012.

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.
- 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.

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 10th day of January 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: January 14, 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: January 14, 2013

Data Sheet

Topic:

- Receive Presentation of Planning & Zoning Commission 2012 Annual Report

Background:

Origination:

Recommendation:

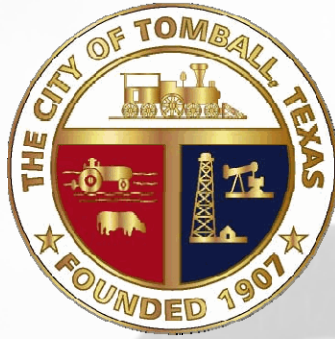
Funding:

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

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

ATTACHMENTS:

Planning and Zoning Commission 2012 Annual Report



Planning & Zoning Commission

2012 Annual Report

Introduction

This annual report was prepared by the Community Development Department to provide an overview of the Planning & Zoning (P&Z) Commission's actions during the 2012 calendar year. The report details the development review activities in the following categories: rezonings, Zoning Ordinance text amendments, conditional use permits, planned development districts, Comprehensive Plan amendments, and preliminary/final plats. The summary of each activity offers a review of development applications received and the actions taken by P&Z on each request to show the trends of zoning, subdivision, and land use in the City.

Membership

P&Z consists of 5 members appointed by the Tomball City Council. Each member serves for a term of office of three 3 years. Members may be reappointed, at the discretion of the City Council, with no limitation on the number of terms a member may serve. Meetings are held on the second Monday of each month.

In 2012, P&Z conducted a total of 14 meetings. Of the 14 meetings, 12 were regular meetings, one was a special joint City Council/P&Z/Downtown Tomball Advisory Committee meeting (June 4th), and one was a special joint City Council/P&Z meeting (September 4th). Below is a summary of commissioner attendance for the 14 called meetings during the 2012 calendar year.

Commissioner	Meetings Held	Meetings Attended	Attendance Rate
Wallace	14	12	86%
Tague	14	13	93%
Chervenak	14	13	93%
Kendler	7	6	86%
Beauvais	14	11	79%
Roquemore	7	7	100%

Cases Heard

During its 14 meetings in 2012, P&Z reviewed 13 rezonings, 5 Zoning Ordinance text amendments, 4 conditional use permits, 1 planned development district, 3 Comprehensive Plan map amendments, and 26 plats.

Rezonings

According to Section 8 of the Zoning Ordinance, one of P&Z's primary duties is to make recommendations to the City Council regarding zoning changes and Zoning Ordinance amendments. The zoning process provides for amendments to the Zoning Ordinance and Map based on the following criteria: to correct any error in the regulations of the Zoning Ordinance or Zoning Map; to recognize changed or changing conditions or circumstances in a particular locality; to recognize changes in technology, the style of living, or manner of

conducting business; or to change the use of the property in accordance with the City's adopted Comprehensive Plan.

In 2012, P&Z reviewed 13 rezoning cases. Of the 13 rezoning cases, 11 were recommended for approval (85% approval rate) and 2 were recommended for denial (15% denial rate). These requests are shown below.

Case Number	Request		Date Heard	Action
	Zone From	Zone To		
P12-421	Agricultural District	Light Industrial District	4/9/2012	Approval
P12-427	Duplex District	Commercial District	5/14/2012	Approval
P12-428	Duplex District	Commercial District	5/14/2012	Approval
P12-429	Duplex District	Commercial District	5/14/2012	Approval
P12-436	Agricultural District	Commercial District	6/11/2012	Denial
P12-457	Duplex District	Commercial District	8/13/2012	Approval
P12-459	SF-20-E District	Agricultural District	9/10/2012	Approval
P12-468	Agricultural District	Light Industrial District	9/10/2012	Approval
P12-469	Agricultural, SF-20-E, and Light Industrial District	Light Industrial District	9/10/2012	Approval
P12-481	Agricultural District	Light Industrial District	9/10/2012	Approval
P12-484	SF-6 District	Commercial District	10/8/2012	Denial
P12-483	SF-6 District	Commercial District	10/8/2012	Approval; OT & MU District
P12-514	Agricultural District	Light Industrial District	12/10/2012	Approval

Zoning Ordinance Text Amendments

A zoning text amendment is a revision of language in the Zoning Ordinance. Commonly, zoning text amendments are requested in order to change specific development standards within one or more zoning districts. Text amendments affect all properties within which the change is made, not just a specific site. Like rezoning cases, all Zoning Ordinance text amendment requests are first scheduled for a public hearing before P&Z for review and formal recommendation and then forwarded to City Council for final consideration.

In 2012, P&Z reviewed 5 Zoning Ordinance text amendment request. Of the 5 rezoning cases, 4 were recommended for approval (80% approval rate) and 1 was recommended for denial (20% denial rate). These requests are shown below.

Case Number	Requested Text Amendment	Date Heard	Action
P11-382	Request by K.E. Jams Investments, Inc. to amend Section 45.2 (“Definitions”) of the City’s Comprehensive Zoning Ordinance (Ordinance No. 2008-01) by revising the definition of “Recreational Vehicle (RV) Park/Campground” to eliminate the maximum amount of time a recreational vehicle, travel trailer, or similar vehicle can reside, park, or lease space in a recreational vehicle park or campground.	1/9/2012	Denial
P12-431	Request by Bass Law Firm, PLLC, on behalf of Texas Prospects Baseball Academy, to amend Section 38.2 (“Use Charts”) of the City’s Comprehensive Zoning Ordinance (Ordinance No. 2008-01) by allowing a “Playfield or Stadium (Private)” land use in the Agricultural District with a conditional use permit.	6/11/2012	Approval
P12-477	City-initiated text amendment to the Tomball Comprehensive Zoning Ordinance (Ordinance No. 2008-01) to amend Section 43.8 (“Temporary Structures & Uses”) by allowing governmental entities and public school districts to utilize temporary buildings under certain conditions.	9/4/2012	Approval
P12-510	City-initiated text amendment to the Tomball Comprehensive Zoning Ordinance (Ordinance No. 2008-01) to amend Section 42.4 (“Fences in Residential Areas”).	11/12/2012	Approval
P12-513	Request by Baker Hughes Oilfield Operations, Inc. to amend Section 38.2 (“Use Charts”) of the City’s Comprehensive Zoning Ordinance (Ordinance No. 2008-01) by creating a new land use called “Training Well,” permitting it by right in the Light Industrial District, and assigning it a parking requirement of one parking space per acre of land area; creating a new Section 43.9 (“Training Wells and Training Well Sites”) to regulate Training Wells and Training Well Sites; and amending Section 45.2 (“Definitions”) by creating a definition for “Training Well” and “Training Well Site.”	12/10/2012	Approval

Conditional Use Permits

A conditional use permit (CUP) is a special permit issued by the City of Tomball to establish a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. All CUP requests are first scheduled for a public hearing before P&Z for review and formal recommendation and then forwarded to City Council for final consideration.

In 2012, P&Z reviewed 4 CUP requests. Of the 4 CUP cases, 3 were recommended for approval (75% approval rate) and 1 was recommended for denial (25% denial rate). These requests are shown below.

Case Number	CUP Request	Date Heard	Action
P12-430	Request by David Quinn, on behalf of Tomball Tomahawk Properties, LLC, for a Conditional Use Permit to operate a “Barber/Beauty Shop (No Related School/College).” The property is an approximately 0.85 acre site, legally described as Lot 1, Block 1, Tomahawk Properties, generally located on the easterly side of Baker Drive, southerly of Inwood Street. The site is located in the Single-Family Residential-6 District with a vested rights classification of Office District.	5/14/2012	Denial
P11-383	Request by K.E. Jams Investments, Inc. to amend Conditional Use Permit #1 by expanding the “Recreational Vehicle Park” land use at Corral Recreational Vehicle Park. The property is an approximately 23.74 acre site, legally described as Lot 168, Amending Plat of Tomball Outlots, generally located on the westerly side of South Cherry Street, northerly of Agg Road. The site is located in the Manufactured Home Park District.	6/11/2012	Approval
P12-448	Request by E.L. Chapman for a Conditional Use Permit to operate a “Feed & Grain Store/Farm Supply Store.” The property is an approximately 0.71 acre site, legally described as Tract 4, Block 3, Hirschfield Farms Section 1 (Unrecorded), generally located on the easterly side of State Highway 249 Expressway, northerly of Hirschfield Road at 13918 Hirschfield Road. The site is located in the General Retail District.	7/9/2012	Approval
P12-518	Request by the City of Tomball to amend Ordinance 2012-21 (Conditional Use Permit #8) by removing the condition that “Outside storage shall be limited to a maximum of five (5) percent of the total lot area or 1,546 square feet.”	12/10/2012	Approval

Planned Development District

A Planned Development District (PDD) is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options, or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in the Zoning Ordinance, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community. All PDD requests are first scheduled for a public hearing before P&Z for review and formal recommendation and then forwarded to City Council for final consideration.

In 2012, P&Z reviewed and approved 1 PDD requests. This request is shown below.

Case Number	PDD Request	Date Heard	Action
P12-516	Request by Dan Schaub, on behalf of Albers Properties, L.P. and 5 B Ventures, L.L.C., to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 16.1 acres of land, legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 and Lots 1, 2, 3, 4, 5, and 6, Block 2, Chestnut Business Park, within the City of Tomball, Harris County, Texas, generally located easterly of South Chestnut Street, southerly of Timkin Road, from the Single-Family Residential-6 District to the Planned Development District – 3 ("Chestnut Business Park") to facilitate Chestnut Business Park.	12/10/2012	Approval

Comprehensive Plan Map Amendments

For the first time since the adoption of the Comprehensive Plan in 2009, P&Z heard requests to amend the Comprehensive Plan future land use map. These requests were made in conjunction with rezoning applications to ensure the future zoning classification was consistent with the City's long-range vision. All Comprehensive Plan amendment requests are first scheduled for a public hearing before P&Z for review and formal recommendation and then forwarded to City Council for final consideration.

In 2012, P&Z reviewed and approved 3 Comprehensive Plan future land use map amendment requests. These requests are shown below.

Case Number	Comp Plan Map Amendment	Date Heard	Action
P12-456	Request by Joel C. English, on behalf of Mustafa Mandviwala, to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 1.28 acres of land, legally described as Tract 1, Meadow Lark Hill, unrecorded, within the City of Tomball, Harris County, Texas, generally located on the southwestern corner of Michel Road and Johnson Road, from High Density Residential to Employment / Office.	8/13/2012	Approval
P12-515	Request by Baker Hughes Oilfield Operations, Inc., on behalf of Thomas W. Blake, Estate of Freda Johlke, Cypressbrook 2920, L.P., and Abco Land Corporation, to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 96.94 acres of land, generally located on the northeast corner of F.M. 2920 and F.M. 2978, from Mixed Use to Business/Industrial.	12/10/2012	Approval
P12-517	Request by Dan Schaub, on behalf of Albers Properties, L.P. and 5 B Ventures, L.L.C., to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 16.1 acres of land, legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 and Lots 1, 2, 3, 4, 5, and 6, Block 2, Chestnut Business Park, within the City of Tomball, Harris County, Texas, generally located easterly of South Chestnut Street, southerly of Timkin Road, from Medium Density Residential to Business/Industrial.	12/10/2012	Approval

Plats

“Platting” is the process required by the Texas Local Government Code to obtain an approval of a subdivision of real property. By definition, a “Plat” is the written depiction of the lots, blocks, and reserves created by the subdivision of real property, which must be recorded in the Official Public Records of Real Property of Harris or Montgomery County, after it has received the requisite approvals. P&Z reviews both preliminary and final plats.

The preliminary plat provides the general layout of a proposed subdivision with existing and proposed features. In addition to the plat drawing, a preliminary plat submittal must include topographic information, a preliminary water and sewer layout, and a preliminary drainage analysis. In 2012, P&Z reviewed and approved 8 preliminary plats. The preliminary plats are shown below.

Name	Date Heard	Action
Prelim. Plat Reserves at Spring Lake Section One	1/9/2012	Approval
Prelim. Plat Tomball Community Based Outpatient Clinic	2/13/2012	Approval
Shepherd Center Prelim. Plat	5/14/2012	Approval
Prelim. Plat Gateway Business Park	9/10/2012	Approval
Prelim. Plat of Valley Tree Subdivision	10/8/2012	Approval
Tomball Business and Technology Park Prelim. Plat	12/10/2012	Approval
Breaux Machine Works Prelim. Plat	12/10/2012	Approval
Shaw Commercial Prelim. Plat	12/10/2012	Approval

A final plat is the last step in the creation of a subdivision. It creates the official documents that are approved by the City and submitted for recording with the County Clerk. The final plat shows surveyed lot lines, street rights-of-way, easements, monuments, distances, angles, and bearings pertaining to the exact dimensions of all parcels, street lines, and so forth. Final plats may include replats, abbreviated plats, amending plats, or vacating plats. In 2012, P&Z reviewed and approved 18 final plats. The final plats are shown below.

Name	Type	Date Heard	Action
Martin Marietta	Replat	2/13/2012	Approval
Reserves at Spring Lake Section One	Final Plat	2/13/2012	Approval
Fleur De Lis Estate	Replat	3/12/2012	Approval
Frey's Backyard	Final Plat	3/12/2012	Approval
Acquest Tomball	Final Plat	3/12/2012	Approval
Tomball 2920	Replat	4/9/2012	Approval
BJS Manufacturing Center	Replat	4/9/2012	Approval
Dakota Pines	Replat	5/14/2012	Approval
Shepherd Center	Final Plat	5/14/2012	Approval
Stanfield Estates Subdivision	Replat	7/9/2012	Approval
Parkway Oasis	Replat	9/10/2012	Approval
Point South Business Park	Final Plat	9/10/2012	Approval
Patel Plaza	Replat	10/8/2012	Approval
Dakota Pines	Replat	10/8/2012	Approval
Grant Three	Final Plat	10/8/2012	Approval
Reserves at Spring Lake Section One	Replat	11/12/2012	Approval
Valley Tree Subdivision	Final Plat	11/12/2012	Approval
Baker Hughes Education Center	Replat	12/10/2012	Approval

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: January 14, 2013

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 10, 2012.

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 Meeting Minutes 12.10.12

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

MONDAY, DECEMBER 10, 2012



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 Manager – George Shackelford
Assistant City Manager – Christal Weber
City Engineer – Lori Lakatos
City Planner – Rebeca Guerra
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 No reports or announcements were heard.

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 12, 2012; second by Commissioner Beauvais.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **TOMBALL BUSINESS AND TECHNOLOGY PARK PRELIMINARY PLAT**: A subdivision of 120.8081 Acres, A portion of which is a partial Replat of Lots 384, 385, 386, 387, and 394, of the Tom Ball Townsite as recorded in Vol. 2, Pg. 65 of the Harris County Map Records, and Being a Replat of Lot 4 of Tomball South Commercial as Recorded in Film Code No. 632199 of the

Harris County Map Records, in the Elizabeth Smith Survey, Abstract No. 70, and the C. N. Pillot Survey, Abstract No. 632, City of Tomball, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Chervenak made a motion to approve **TOMBALL BUSINESS AND TECHNOLOGY PARK PRELIMINARY PLAT** with contingencies; second by Commissioner Tague.

Motion carried unanimously.

- 5.2 Consideration to approve **BREAUX MACHINE WORKS PRELIMINARY PLAT**: A subdivision of 4.3402 Acres, being comprised of Lots 1, 2, and 3, Block 3 of Hirschfield Farms an Unrecorded Subdivision and 0.1246 Acre Residue of a call 2.8805 Acre Tract as recorded in H.C.C.F. No. J-904080 and 1.5918 Acres Residue of a call 3.5864 Acre Tract as recorded in Film Code 119-48-0065, H.C.C.F located in the John M. Hooper Survey, A-375 City of Tomball, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Beauvais made a motion to approve **BREAUX MACHINE WORKS PRELIMINARY PLAT** with contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.3 Consideration to approve **SHAW COMMERCIAL PRELIMINARY 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 the Real Property Records of Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **SHAW COMMERCIAL PRELIMINARY PLAT** with contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.4 Consideration to approve **BAKER HUGHES EDUCATION CENTER**: 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 Beauvais made a motion to approve **BAKER HUGHES EDUCATION CENTER** with contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.5 Consideration to approve **ZONING CASE P12-513**: Request by Baker Hughes Oilfield Operations, Inc. to amend Section 38.2 (“Use Charts”) of the City’s Comprehensive Zoning Ordinance (Ordinance No. 2008-01) by creating a new land use called “Training Well,” permitting it by right in the Light Industrial District, and assigning it a parking requirement of one parking space per acre of land area; creating a new Section 43.9 (“Training Wells and Training Well Sites”) to regulate Training Wells and Training Well Sites; and amending Section 45.2 (“Definitions”) by creating a definition for “Training Well” and “Training Well Site.”

The Public Hearing was opened by Chairman Wallace at 6:07 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, George Bernhardt spoke on behalf of the request.

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

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-513**; second by Commissioner Tague.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

- 5.6 Consideration to approve **COMPREHENSIVE PLAN CASE P12-515**: Request by Baker Hughes Oilfield Operations, Inc., on behalf of Thomas W. Blake, Estate of Freda Johlke, Cypressbrook 2920, L.P., and Abco Land Corporation, to amend the City’s Comprehensive Plan by altering the Future Land Use of approximately 96.94 acres of land, generally located on the northeast corner of F.M. 2920 and F.M. 2978, from Mixed Use to Business/Industrial. The subject site is legally described as:

Being a 3.143 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 3.143 acre tract of land being all of that 3.1378 acre tract of land (by deed) deeded to Mary McGill Criner Adickes, Trustee, as recorded in

Clerk's File No. H271449 of the Official Public Records of Real Property of Harris County, Texas, said 3.143 acre tract of land also being a portion of Lot 463, Tomball Townsite as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas;

Being a 0.610 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 0.610 acre tract of land being all of the remainder of that 30 foot wide unnamed road lying between Lot 459, Lot 460, Lot 461, Lot 462, Lot 463, Lot 464, Lot 465, and Lot 466, as shown on said Tomball Townsite, as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas;

Being a 49.544 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 49.544 acre tract of land being all of that 49.547 acre tract of land (by probate) conveyed to Ronald J. Collins, Donald Claude Childress, Roy A. Johlke, and Susan Lorraine Dietz Varsel, Individually and as Administrator of the Estate of Adell G. Dietz, also known as Adell G. Johlke Dietz, deceased, by Cause No. 407636 of the Probate Records of Harris County, Texas, said 49.544 acre tract of land also being a portion of Lot 448, Lot 449, Lot 460, Lot 461, the remainder of Lot 447, the remainder of Lot 459, the remainder of Lot 462, the remainder of Lot 464, the remainder of Lot 465, and the remainder of Lot 466, Tomball Townsite, as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas;

Being a 23.624 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 23.624 acre tract of land being all of that 23.5935 acre tract of land (by deed) deeded to Cypressbook 2920, LP, as recorded in Document No. 20070522269 of the Official Public Records of Real Property of Harris County, Texas, said 23.624 acre tract of land being more particularly described by metes and bounds as follows; and

Being a 20.021 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 20.021 acre tract of land being a portion of the remainder of a 23.6963 acre tract of land (by deed) deeded to ABCO Land Corporation as recorded in Document No. 200265255 of the Official Public Records of Real Property of Harris County, Texas.

The Public Hearing was opened by Chairman Wallace at 6:17 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, George Bernhardt spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:21 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-515**; second by Commissioner Roquemore.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

- 5.7 Consideration to approve **ZONING CASE P12-514:** Request by Baker Hughes Oilfield Operations, Inc., on behalf of Thomas W. Blake, Estate of Freda Johlke, Cypressbrook 2920, L.P., and Abco Land Corporation, to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 96.94 acres of land, generally located on the northeast corner of F.M. 2920 and F.M. 2978, from the Agricultural District to the Light Industrial District. The subject site is legally described as:

Being a 3.143 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 3.143 acre tract of land being all of that 3.1378 acre tract of land (by deed) deeded to Mary McGill Criner Adickes, Trustee, as recorded in Clerk's File No. H271449 of the Official Public Records of Real Property of Harris County, Texas, said 3.143 acre tract of land also being a portion of Lot 463, Tomball Townsite as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas;

Being a 0.610 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 0.610 acre tract of land being all of the remainder of that 30 foot wide unnamed road lying between Lot 459, Lot 460, Lot 461, Lot 462, Lot 463, Lot 464, Lot 465, and Lot 466, as shown on said Tomball Townsite, as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas;

Being a 49.544 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 49.544 acre tract of land being all of that 49.547 acre tract of land (by probate) conveyed to Ronald J. Collins, Donald Claude Childress, Roy A. Johlke, and Susan Lorraine Dietz Varsel, Individually and as Administrator of the Estate of Adell G. Dietz, also known as Adell G. Johlke Dietz, deceased, by Cause No. 407636 of the Probate Records of Harris County, Texas, said 49.544 acre tract of land also being a portion of Lot 448, Lot 449, Lot 460, Lot 461, the remainder of Lot 447, the remainder of Lot 459, the remainder of Lot 462, the remainder of Lot 464, the remainder of Lot 465, and the remainder of Lot 466, Tomball Townsite, as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas;

Being a 23.624 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in

Harris County, Texas, said 23.624 acre tract of land being all of that 23.5935 acre tract of land (by deed) deeded to Cypressbook 2920, LP, as recorded in Document No. 20070522269 of the Official Public Records of Real Property of Harris County, Texas, said 23.624 acre tract of land being more particularly described by metes and bounds as follows; and

Being a 20.021 acre tract of land out of the Jesse Pruitt Survey, Abstract No. 629 in Harris County, Texas, said 20.021 acre tract of land being a portion of the remainder of a 23.6963 acre tract of land (by deed) deeded to ABCO Land Corporation as recorded in Document No. 200265255 of the Official Public Records of Real Property of Harris County, Texas.

The Public Hearing was opened by Chairman Wallace at 6:25 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, George Bernhardt spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:29 p.m.

Commissioner Roquemore made a motion to approve the request for **ZONING CASE P12-514**; second by Commissioner Tague.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

- 5.8 Consideration to approve **COMPREHENSIVE PLAN CASE P12-517**: Request by Dan Schaub, on behalf of Albers Properties, L.P. and 5 B Ventures, L.L.C., to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 16.1 acres of land, legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 and Lots 1, 2, 3, 4, 5, and 6, Block 2, Chestnut Business Park, within the City of Tomball, Harris County, Texas, generally located easterly of South Chestnut Street, southerly of Timkin Road, from Medium Density Residential to Business/Industrial.

The Public Hearing was opened by Chairman Wallace at 6:33 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Dan Schaub spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:36 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-517**; second by Commissioner Roquemore.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

- 5.9 Consideration to approve **ZONING CASE P12-516**: Request by Dan Schaub, on behalf of Albers Properties, L.P. and 5 B Ventures, L.L.C., to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 16.1 acres of land, legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 and Lots 1, 2, 3, 4, 5, and 6, Block 2, Chestnut Business Park, within the City of Tomball, Harris County, Texas, generally located easterly of South Chestnut Street, southerly of Timkin Road, from the Single-Family Residential-6 District to the Planned Development District – 3 ("Chestnut Business Park") to facilitate Chestnut Business Park.

The Public Hearing was opened by Chairman Wallace at 6:40 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Dan Schaub spoke on behalf of the request.

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

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-516**; second by Commissioner Roquemore.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

- 5.10 Consideration to approve **ZONING CASE P12-518**: Request by the City of Tomball to amend Ordinance 2012-21 (Conditional Use Permit #8) by removing the condition that “Outside storage shall be limited to a maximum of five (5) percent of the total lot area or 1,546 square feet.”

The Public Hearing was opened by Chairman Wallace at 6:52 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Bert Livengood spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:55 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-518**; second by Commissioner Beauvais.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

- 6.0 Motion was made by Commissioner Tague to adjourn; second by Commissioner Chervenak.

Motion carried unanimously.

Meeting adjourned at 6:57 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: January 14, 2013

Data Sheet

Topic:

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.

Background:

The Shaw Commercial Preliminary Plat was presented to the Planning and Zoning Commission and approved with contingencies on December 10, 2012. Comments have been addressed and the Final Plat is being presented for approval recommendation to City Council.

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:

Shaw Commercial Final Plat

We, Klein Bank, owner and holder of a lien against the property described in the plat known as SHAW COMMERCIAL, said lien being evidenced by instrument recorded in Clerk's File Number X294188 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 restrictions 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: _____

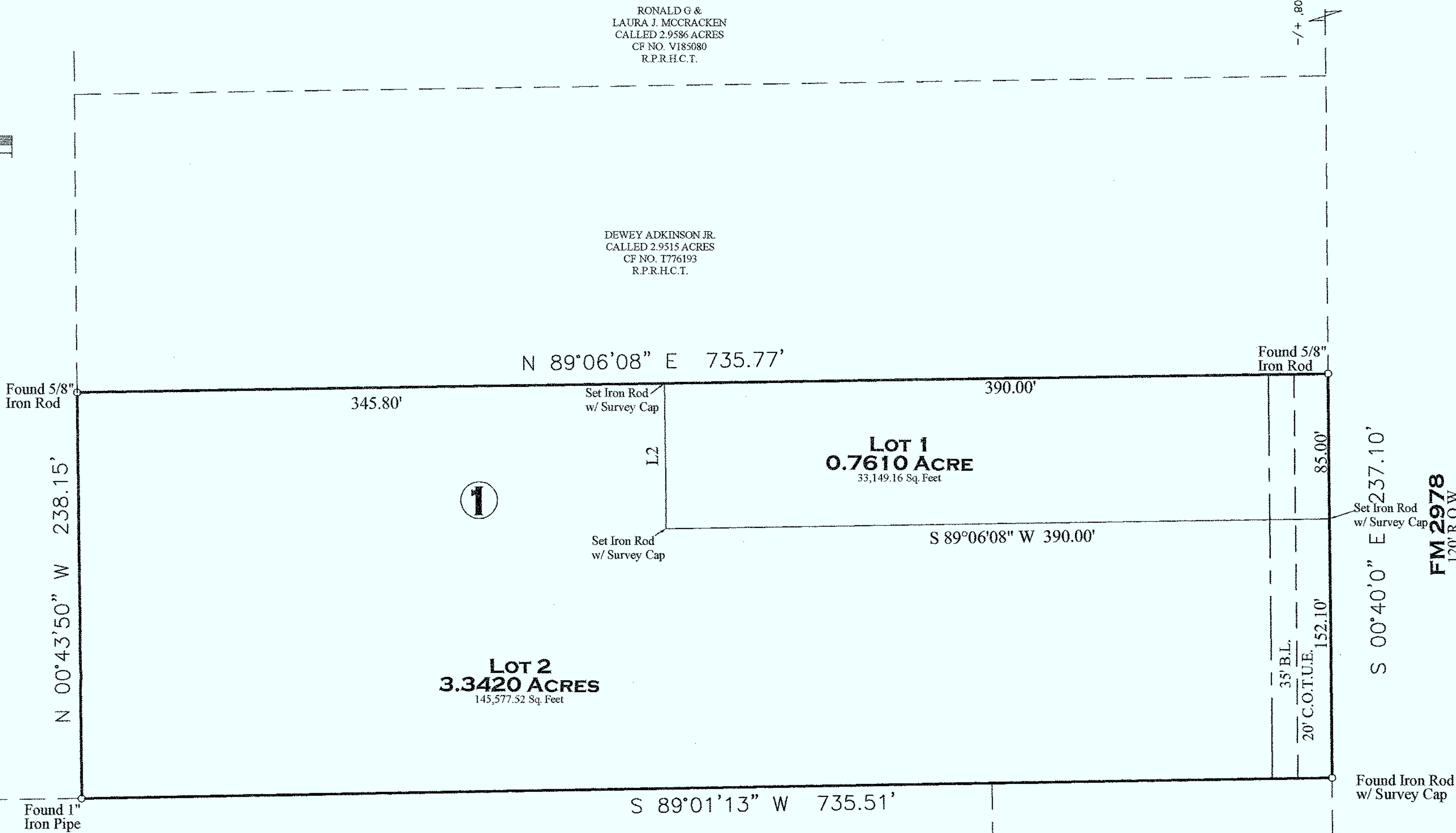
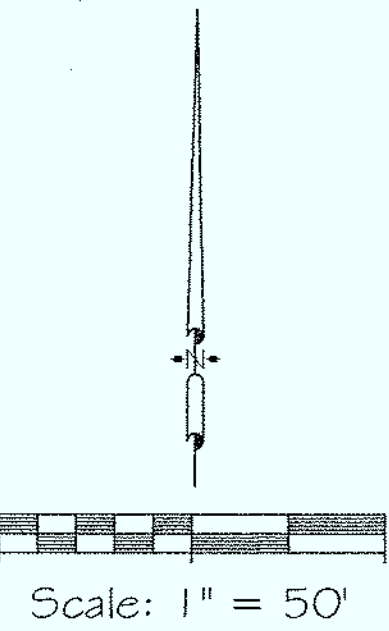
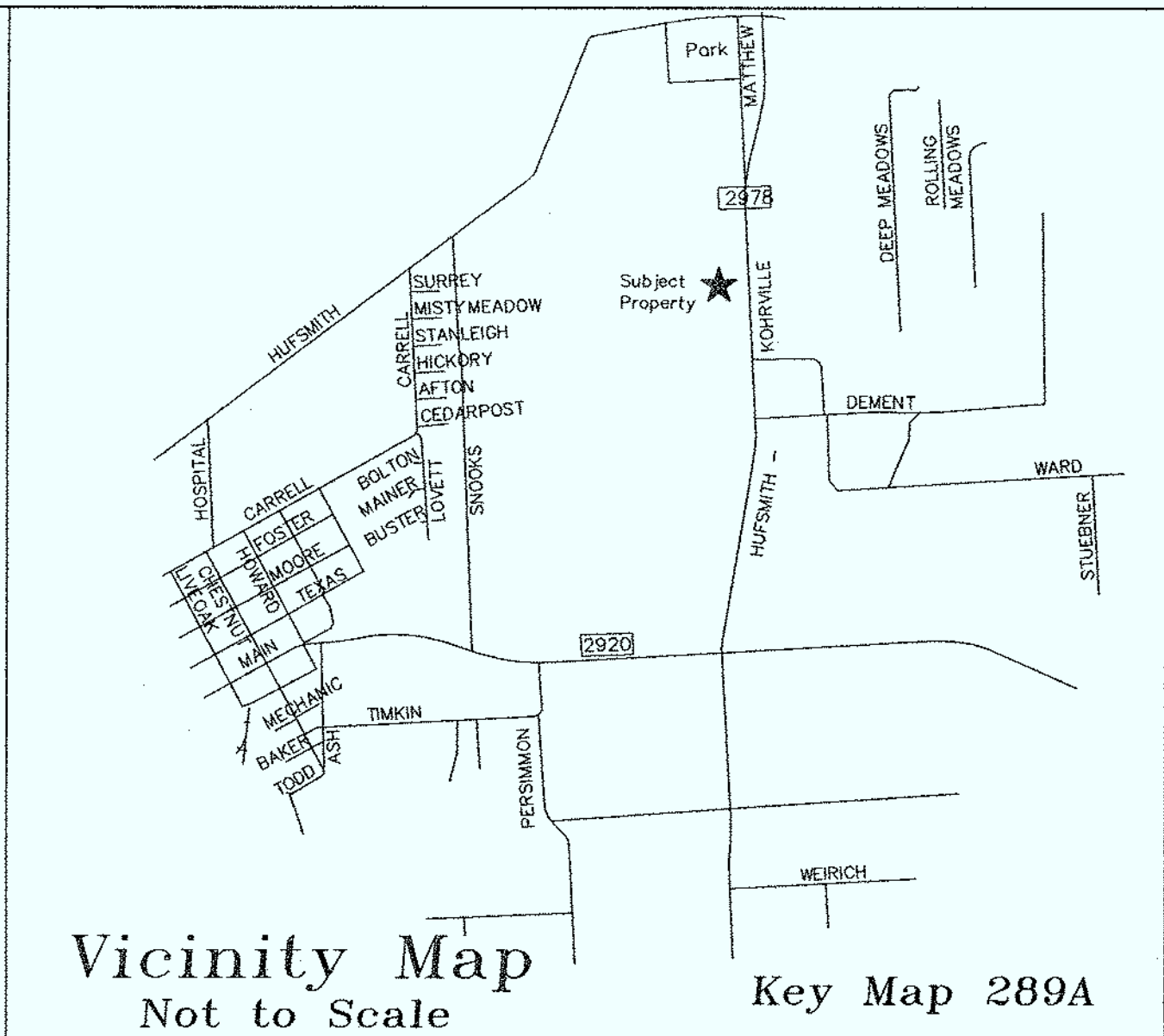
Harris County Clerk Certificate of Filing:

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



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

Steven L. Crews
Texas Registration Number 4141

RMDMG, LTD.
CALLED 43.52 ACRES
CF NO. 20100169651
R.P.R.H.C.T.

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 its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

Flood Information:
According to FEMA Firm Panel No. 48201C0230-L (Effective Date June 18, 2007), this property is in Zone "X" and is within the 0.2% Annual Chance Flood Plain.

Note #1:
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
Note #2:
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3:
No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
Note #4:
This plat does not attempt to amend or remove any valid covenants or restrictions.
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 Recorded Deed.
Note #7:
Subject to a unlocated pipeline right-of-way easement granted to Tennessee Gas Transmission Company per Vol. 2914, Pg. 317 D.R.H.C.T.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
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

HOUSTON COMMUNITY BANK, N.A.
CALLED 1.919 ACRES
CF NO. 20090354507
R.P.R.H.C.T.

JOHN SMITH SURVEY
A-730

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of SHAW COMMERCIAL 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 and 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

FINAL PLAT OF SHAW COMMERCIAL

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 the Real Property Records of Harris County, Texas.

Owner:

Stephen Caldwell Shaw
24219 FM 2978
Tomball, Texas 77375
713-557-4860

2 LOTS, 1 BLOCK

January 2013
Sheet 1 of 1

Surveyor:
C & C SURVEYING, INC.
7424 FM 1488, Suite A
Magnolia, Texas 77354
Office: 281-356-5172
FAX: 281-356-1935

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

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: January 14, 2013

Data Sheet

Topic:

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.

Background:

The Baker Hughes Education Center Preliminary Plat was presented to the Planning and Zoning Commission and approved with contingencies on December 10, 2012. Comments have been addressed and the Final Plat is being presented for approval recommendation to City Council.

Origination:

Recommendation:

Funding:

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

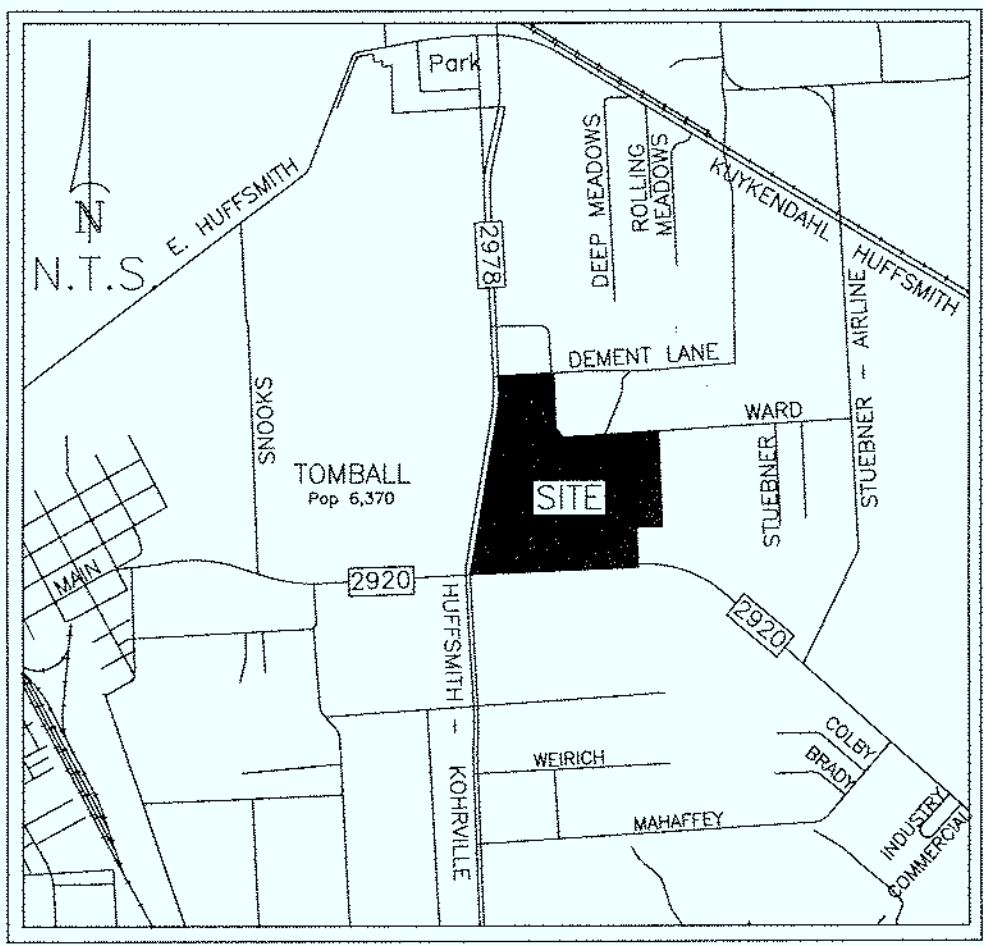
Brandy Pate, Engineering and Planning

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

ATTACHMENTS:

Baker Hughes Education Center Final Plat - Page 1 of 2

Baker Hughes Education Center Final Plat - Page 2 of 2



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 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.
- 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 HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE - NAD83. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18TH, 2007), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAN.

LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 3/4" IRON ROD WITH CAP STAMPED "GORRONDONA"
- HCDR DEED RECORDS OF HARRIS COUNTY, TEXAS
- O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- B.L. BUILDING LINE
- C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT
- FH FIRE HYDRANT

LINE TABLE			
LINE	BEARING	DISTANCE	
L-1	N 09°36'44"E	59.49'	
L-2	N 02°31'47"W	30.00'	
L-3	N 09°36'44"E	30.69'	

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5669.65'	7°05'30"	N 06°03'35"E	701.29'	701.74'
C-2	3879.77'	6°48'43"	N 06°12'23"E	461.00'	461.27'

F. M. HIGHWAY No. 2978
A/K/A HUFFSMITH - KOHRVILLE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 2, PG. 65, HCDR)
(F.C.NOS. C863322, D001520 & D012567, HCDR)

N 09°36'44"E 1328.42'
N 87°01'05"E 722.72'
N 87°22'55"E 1001.86'
S 87°23'55"W 883.14'
N 87°23'55"E 889.51'
S 87°22'55"W 2129.07'

LOT 1
24.4645 ACRES
1,065,674.03 S.F.

F. M. HIGHWAY No. 2920
(120' WIDE RIGHT-OF-WAY)
(VOL. 3637, PG. 23 & VOL. 3637, PG. 25 & VOL. 3711, PG. 281. HCDR)

Final Plat Baker Hughes Education Center 1 BLOCK 2 LOTS

A SUBDIVISION OF 96.9420 ACRES (4,222,793.52 S.F.) 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

THE PURPOSE OF THE REPLAT IS CREATE 2 LOTS

OWNER / DEVELOPER
BAKER HUGHES OILFIELD
OPERATIONS INC.
2929 ALLEN PARKWAY
SUITE 2100
HOUSTON, TX 77019
TEL (713)439 8061
George Bernhardt

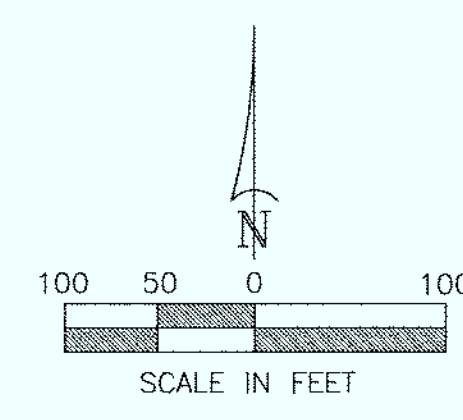
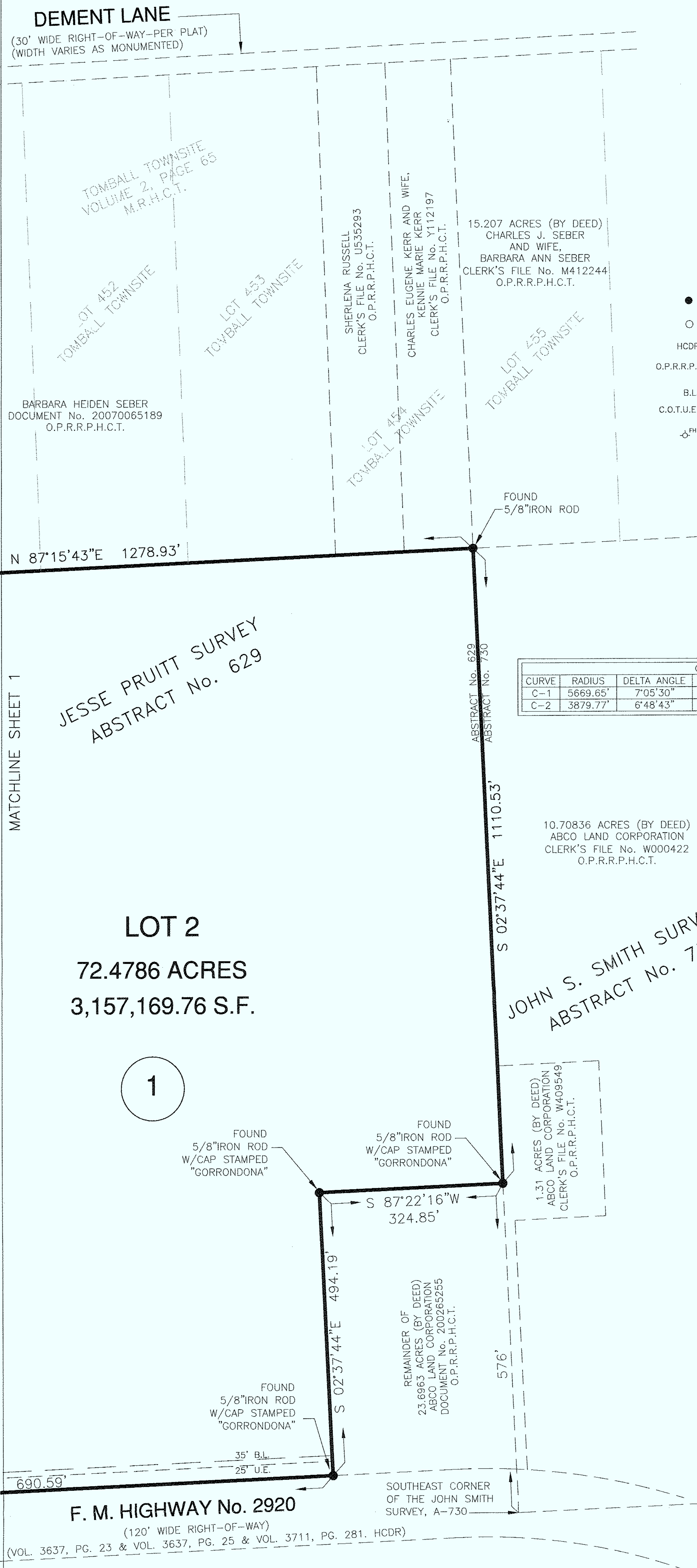
SURVEYOR
GORRONDONA & ASSOCIATES, INC.
11710 NORTH FREEWAY, SUITE 700
HOUSTON, TX 77060
TEL (281)469 3347
FAX (281)419 2506
Matt Ewing

PLANNER
M2L ASSOCIATES, INC.
8955 Katy Freeway
Suite 300
Houston, TX
TEL (713)722 8897
FAX (713)722 8048
Karen Rogers

DATE: JANUARY 7, 2013

SHEET 1 OF 2

MATCHLINE SHEET 2

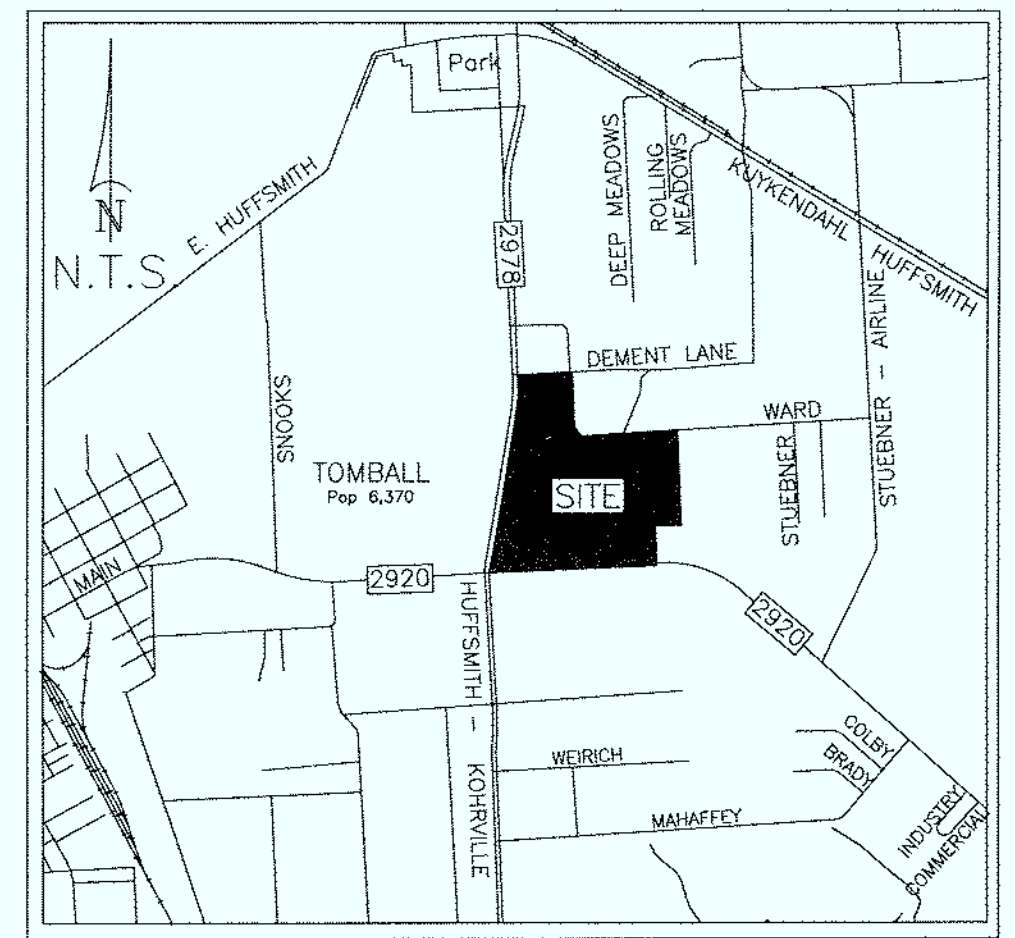


LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 3/4" IRON ROD WITH CAP STAMPED "GORRONDONA"
- HCDR DEED RECORDS OF HARRIS COUNTY, TEXAS
- O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- B.L. BUILDING LINE
- C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT
- FH FIRE HYDRANT

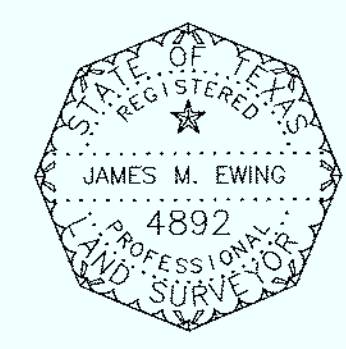
LINE TABLE				
LINE	BEARING	DISTANCE		
L-1	N 09°36'44"E	59.49'		
L-2	N 02°31'47"W	30.00'		
L-3	N 09°36'44"E	30.69'		

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5669.65'	7°05'30"	N 06°03'35"E	701.29'	701.74'
C-2	3879.77'	6°48'43"	N 06°12'23"E	461.00'	461.27'



- GENERAL NOTES:
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 - ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
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 - THE HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE NAD83. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
 - ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18TH, 2007), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

I, JAMES M. EWING, 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, AND 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 (3/4) AND LENGTH OF NOT LESS THAN THREE (3) FEET, EXCEPT WHERE CORNERS WERE FOUND; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).



James M. Ewing
Registered Professional Land Surveyor
Texas Registration No. 4892

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND THE SUBDIVISION OF BAKER HUGHES EDUCATION CENTER 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.

LORI WALLACE
CHAIRMAN

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 ORDINANCES.

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 OF THE DEDICATED PUBLIC EASEMENTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT, THIS _____ DAY OF _____, 2013.

GRETCHEN FAGAN
MAYOR

DORIS SPEER
CITY SECRETARY

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 _____, 2013, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2013, AT _____ O'CLOCK _____ M., AND IN 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

BZ: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HARRIS

WE, BAKER HUGHES OILFIELD OPERATIONS, INC., ACTING BY AND THROUGH _____, BEING OFFICER OF BAKER HUGHES OILFIELD OPERATIONS, INC., OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 96.9420 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BAKER HUGHES EDUCATION CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF 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 TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER 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.

IN TESTIMONY WHEREOF, BAKER HUGHES OILFIELD OPERATIONS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ IT'S _____ THEREUNTO AUTHORIZED, ATTESTED BY IT'S SECRETARY (OR AUTHORIZED TRUST OFFICER) _____ THIS _____ DAY OF _____, 2013.

BAKER HUGHES OILFIELD OPERATIONS, INC.

BY: _____
Name _____
Title _____

ATTESTS:
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 ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

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 ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

Final Plat Baker Hughes Education Center 1 BLOCK 2 LOTS

A SUBDIVISION OF 96.9420 ACRES (4,222,793.52 S.F.) 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

THE PURPOSE OF THE REPLAT IS CREATE 2 LOTS

OWNER / DEVELOPER BAKER HUGHES OILFIELD OPERATIONS INC. 2929 ALLEN PARKWAY SUITE 2100 HOUSTON, TX 77019 TEL (713)439 8061 George Bernhardt	SURVEYOR GORRONDONA & ASSOCIATES, INC. 11710 NORTH FREEWAY, SUITE 700 Houston, TX 77060 TEL (281)469 3347 FAX (281)419 2506 Matt Ewing	PLANNER M2L ASSOCIATES, INC. 8955 Katy Freeway Suite 300 Houston, TX TEL (713)722 8897 FAX (713)722 8048 Karen Rogers
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DATE: JANUARY 7, 2013

SHEET 2 OF 2