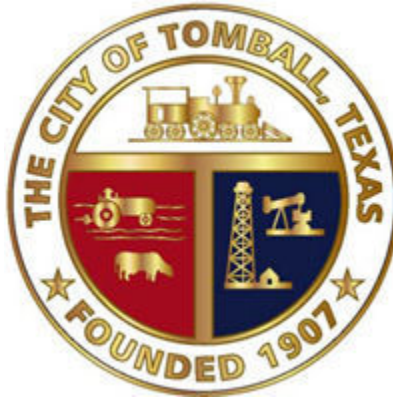


**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, MARCH 12, 2012

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, March 12, 2012 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 February 13, 2012.
- 5.0 New Business:

- 5.1 Consideration to approve **FREY'S BACKYARD**: Being a Commercial Plat of 0.743 Acre (Block 1, Lot 1) located in the J.M. Hooper Survey, A-375 in the City of Tomball, Harris County, Texas.
- 5.2 Consideration to approve **FLEUR DE LIS ESTATE**: Being a Replat of Lots 17, 18, and 19, in Block 30 of the Revised Map of Tomball as recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas and all of Unrestricted Reserve if "S & D Lauve Tract" as recorded under Film Code No. 597002 of the Map Records of Harris County, Texas.
- 5.3 Consideration to approve **FINAL PLAT ACQUEST TOMBALL**: Being a Subdivision of 7.0434 Acres situated in the Joseph House Survey, A-34, City of Tomball, 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 8th day of March 2012 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

Meeting Date: March 12, 2012

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: March 12, 2012

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: March 12, 2012

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 13, 2012.

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:

P&Z Regular Meeting Minutes 02.13.12

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

MONDAY, FEBRUARY 13, 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 Kendler
Commissioner Beauvais

Others present:

Director of Community Development – Narciso Lira
Assistant City Engineer – Lori Lakatos
City Attorney – Loren Smith
Engineering & Planning Senior Administrative Assistant – Brandy Pate

Draft

2.0 No public comments were received

3.0 No Reports and Announcements were heard

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning & Zoning Commission meeting of January 9, 2012; second by Commissioner Kendler.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve REPLAT MARTIN MARIETTA SUBDIVISION:** Being a Subdivision of 31.4759 Acre, Being all of Reserve A, Block 1 and 0.1780 Acre Tract 1.5012 Acre Tract dedicated for Road Widening to City of Tomball; Martin Marietta Subdivision recorded under Film Code No. 597006, Harris County Map Records; Situated in the William Hurd Survey, Abstract 371 and the Jesse Pruett Survey Abstract 629, City of Tomball, Harris County, Texas.
The Public Hearing was opened by Chairman Wallace at 6:02 p.m.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **REPLAT MARTIN MARIETTA SUBDIVISION** with contingencies; second by Commissioner Chervenak.

Motion carried unanimously.

- 5.2 Consideration to approve **PRELIMINARY PLAT TOMBALL COMMUNITY BASED OUTPATIENT CLINIC**: A subdivision of 7.0434 Acres, Situated in the Joseph House Survey, A-34, City of Tomball, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Kendler made a motion to approve **PRELIMINARY PLAT TOMBALL COMMUNITY BASED OUTPATIENT CLINIC** with contingencies; second by Commissioner Tague.

Motion carried unanimously.

- 5.3 Consideration to approve **FINAL PLAT RESERVE AT SPRING LAKE SECTION ONE**: Being 218.2019 Acres located in the Joseph Miller League, A-50 W.H. Clemens Survey, A-1641, Harris County, Texas, City of Tomball, Texas.

Commissioner Chervenak made a motion to approve **FINAL PLAT RESERVE AT SPRING LAKE SECTION ONE** with contingencies; second by Commissioner Tague.

Motion carried unanimously.

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

Motion carried unanimously.

Meeting adjourned at 6:05 p.m.

PASSED AND APPROVED this _____ day of _____ 2012.

Brandy Pate
P&Z Commission Secretary

Lori Wallace
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: March 12, 2012

Data Sheet

Topic:

Consideration to approve **FREY'S BACKYARD**: Being a Commercial Plat of 0.743 Acre (Block 1, Lot 1) located in the J.M. Hooper Survey, A-375 in the City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

Engineering and Planning

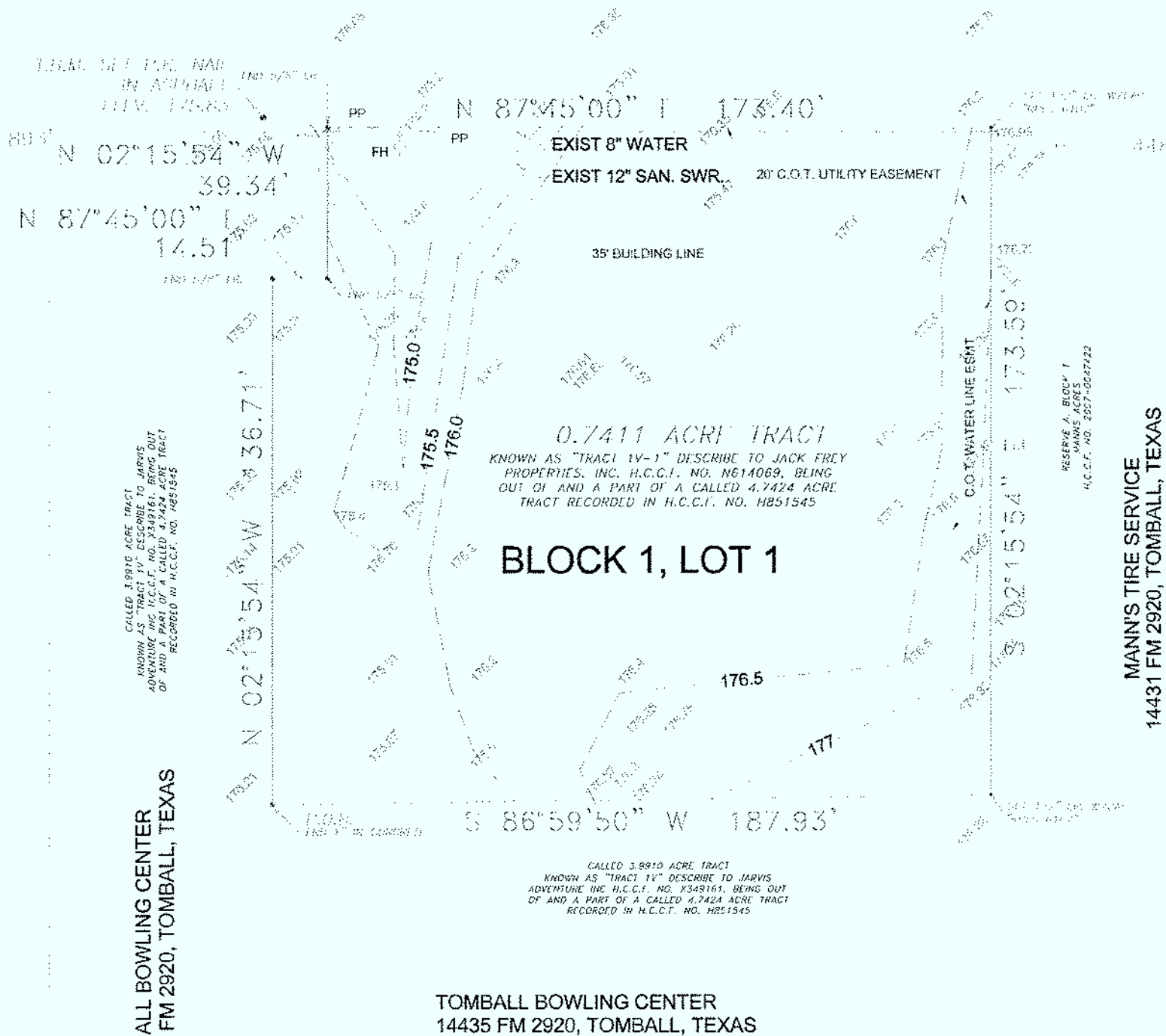
ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Frey's Backyard Plat

F.M. 2920 (TOMBALL-WALLER ROAD) (120' R.O.W.)

CALVERT ROAD (60' ROW)



PARR COURT (60' ROW)

METES AND BOUNDS DESCRIPTION

0.7411 ACRE TRACT
BEING A TRACT OR PARCEL OF LAND CONTAINING 0.7411 AC. LOCATED IN THE J.M. HOOPER SURVEY, A-375, IN HARRIS COUNTY, TEXAS BEING A NORTHERN PORTION OF THAT CERTAIN CALL 4.7424 ACRE TRACT AS RECORDED IN THE HARRIS COUNTY CLERK'S FILE (HCCF) NO. H-851546, SAID 0.7411 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID ROD ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALL 3.9910 ACRE TRACT, KNOWN AS "TRACT IV" AS CONVEYED TO JARVIS ADVENTURE, INC. AND DESCRIBED IN HCCF NO. X-34916, SAID CALL 3.9910 ACRE TRACT ALSO BEING THE REMAINDER OF THE AFOREMENTIONED CALLED 4.7424 ACRE PARENT TRACT, SAID ROD ALSO BEING ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF FM 2920 (120 FOOT WIDE), FROM WHICH A POINT MARKING THE INTERSECTION OF THE EAST R.O.W. LINE OF CALVERT ROAD (60 FOOT WIDE) WITH THE SOUTH R.O.W. LINE OF FM 2920 BEARS S 87°45'00" E, 893 FEET;
THENCE N 87°45'00" E, ALONG THE SOUTH R.O.W. LINE OF FM 2920, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 173.40 FEET TO A 5/8" IRON ROD WITH CAP (MARKED RPLS 8107) SET FOR THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF RESERVE A, BLOCK 1 OF MANN'S ACRES SUBDIVISION AS RECORDED IN HARRIS COUNTY MAP RECORDS (H.C.M.R.) FILM CODE NO. 603229, FROM WHICH A POINT MARKING THE INTERSECTION OF THE SOUTH R.O.W. LINE OF FM 2920 WITH THE WEST R.O.W. LINE OF PARR COURT BEARS N 87°45'00" E, 457.75 FEET;
THENCE S 02°15'54" E, ALONG THE WEST LINE OF SAID RESERVE "A", BLOCK 1 OF MANN'S ACRES, SAME BEING THE EAST LINE OF THE HERIN DESCRIBED TRACT, A DISTANCE OF 173.59 FEET TO A 5/8 INCH IRON ROD WITH CAP (MARKED RPLS 8107) SET FOR THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
THENCE S 86°59'50" W, LEAVING THE WEST LINE OF SAID RESERVE "A", BLOCK 1 AND ALONG A NORTH LINE OF THE AFOREMENTIONED CALL 3.9910 ACRE TRACT, A DISTANCE OF 187.93 FEET TO AN "X" FOUND IN CONCRETE, SAID "X" BEING AN INTERIOR CORNER OF SAID CALL 3.9910 ACRES AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 02°15'54" W, ALONG AN EASTERLY LINE OF HE AFOREMENTIONED CALL 3.9910 ACRE TRACT, SAME BEING A WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 136.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 87°45'00" E, A DISTANCE OF 14.51 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 02°15'54" W, ALONG THE COMMON LINE OF SAID CALL 3.9910 ACRES AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 39.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7411 ACRE OF LAND.

REINFORCE INFORMATION: NATIONAL CHAIN
"1998" MONUMENT NUMBER "191602", IRON
ROD SET IN CONCRETE, STAMPED "191602"
191602, LOCATED APPROXIMATELY 60 FEET WEST
OF THE INTERSECTION OF CALVERT ROAD AND
F.M. 2920, A ONE (1) NORTH RIGHT OF WAY
OF F.M. 2920, ELEVATION = 174.38 FEET.
NAVD 83.

RECORD PLAIN "191602"
"1998" IRON ROD SET IN CONCRETE
THE ROD BEING FOUND PLAIN "191602"
"1998" COMMUNITY MAP
NO. 449701, C. 05/06 (REV 06/18/07)

I, CHRISTOPHER J. BROUSSARD, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4") INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED IN TO THE NEAREST INTERSECTION OF PUBLIC STREET RIGHT-OF-WAY.

CHRISTOPHER J. BROUSSARD, R.P.L.S.
TEXAS REGISTRATION NO. 6107

STATE OF TEXAS
COUNTY OF HARRIS

I, DAVID FREY, OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 0.743 ACRE TRACT DESCRIBED IN ABOVE AND FOREGOING MAP OF THE PLAT OF FREY'S BACKYARD COMMERCIAL SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, THE OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, THE OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, THE OWNER DOES HEREBY COVENANT AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, THE OWNER DOES 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 TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, THE OWNER DOES 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 IS HEREBY 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, THE OWNER CERTIFIES AND COVENANTS THAT HE HAS 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.

WITNESS OUR HAND IN THE CITY OF HOUSTON, TEXAS, THIS _____ DAY OF _____, 2012

BY: _____
DAVID FREY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID FREY KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY AS HEREIN STATED.

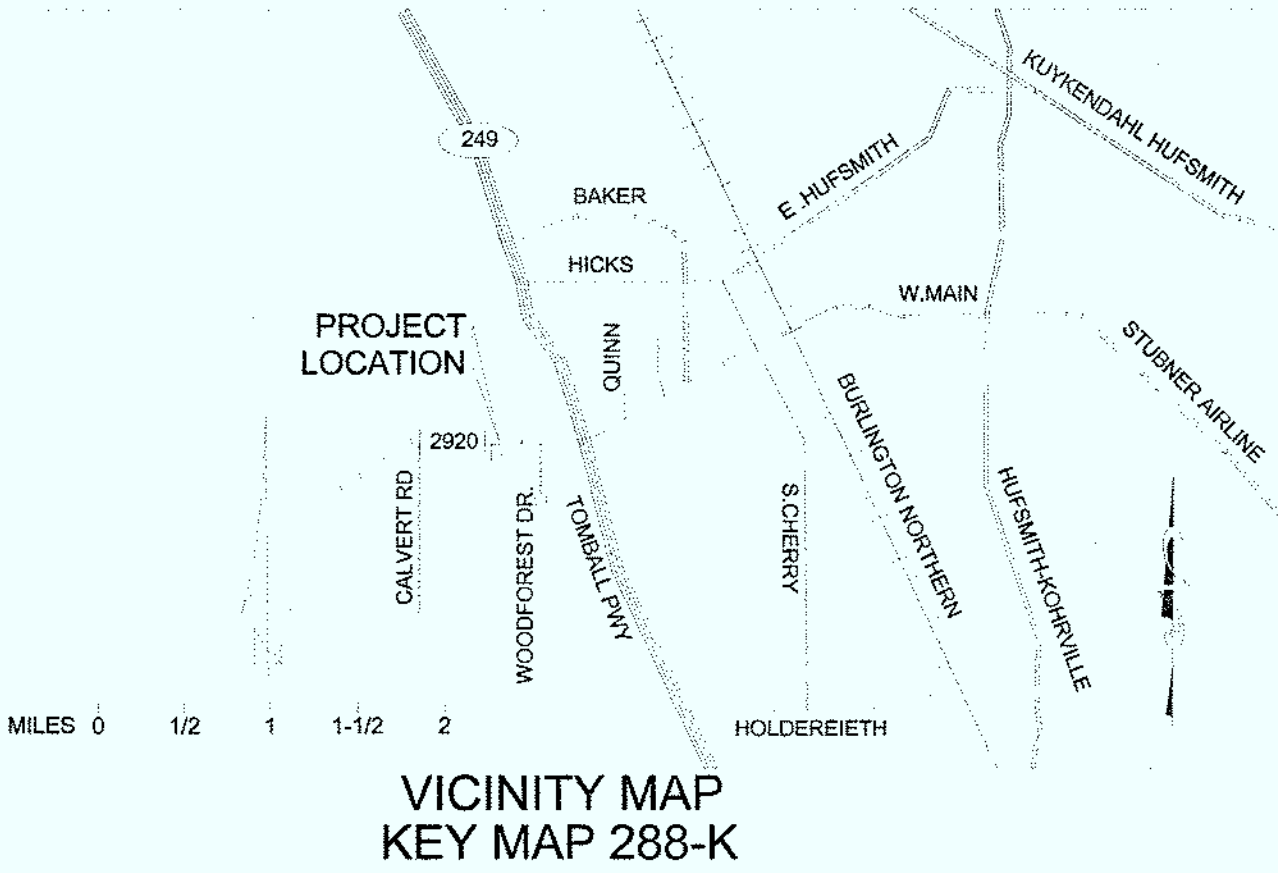
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2012.

NOTARY PUBLIC IN AND THE FOR
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

BY: _____ BY: _____

THIS IS TO CERTIFY THAT THE TOMBALL PLANNING AND ZONING COMMITTEE OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FREY'S BACKYARD COMMERCIAL SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2012.

ZONING DISTRICT: C (COMMERCIAL)



I, BEVERLY B. KAUFMAN, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 2012 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

BEVERLY B. KAUFMAN
COUNTY CLERK OF
HARRIS COUNTY, TEXAS
BY: _____
DEPUTY

I, STAN STEWART, 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 _____, 2012, AT _____ O'CLOCK _____ M. AND DULY RECORDED ON _____, 2012, 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 STEWART
COUNTY CLERK OF
HARRIS COUNTY, TEXAS
BY: _____
DEPUTY EDWINA V. MACK

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND THE SUBDIVISION OF FREY'S BACKYARD 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 _____, 2011.

LORI WALLACE
CHAIRMAN

TOM CROFOOT
VICE-CHAIRMAN

WE, THE CITY OF TOMBALL AND THE CITY ENGINEER OF THE CITY OF TOMBALL DO HEREBY CERTIFY THAT THIS PLAT OF HILLTOP TOOL RENTAL IS IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TOMBALL.

GEORGE SHACKELFORD
CITY MANAGER

LORI LAKATOS, P.E.
ACTING CITY ENGINEER

PLAT OF
FREY'S BACKYARD
BLOCK 1, LOT 1, COMMERCIAL PLAT OF 0.743 ACRE
LOCATED IN THE
J. M. HOOPER SURVEY, A-375
IN THE CITY OF TOMBALL
HARRIS COUNTY, TEXAS
JOB NO. D951-P FEBRUARY 5, 2012

OWNER
DAVID FREY
FREY'S BACKYARD, LLC
P.O. BOX 2095
TOMBALL, TEXAS 77377-2095
713-304-0888

BROUSSARD LAND SURVEYING
CHRISTOPHER J. BROUSSARD, R.P.L.S.
17811 GABLES BEND
TOMBALL, TEXAS 77377
R.P.L.S. NO. 6107
CHRIS_BROUSSARD@HOTMAIL.COM

DAVID S. BROUSSARD, P.E.
17527 HAWKIN LANE
TOMBALL, TEXAS
P.N. F-8022
281.732.0464
DAVIDS51950@YAHOO.COM

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: March 12, 2012

Data Sheet

Topic:

Consideration to approve **FLEUR DE LIS ESTATE**: Being a Replat of Lots 17, 18, and 19, in Block 30 of the Revised Map of Tomball as recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas and all of Unrestricted Reserve if "S & D Lauve Tract" as recorded under Film Code No. 597002 of the Map Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

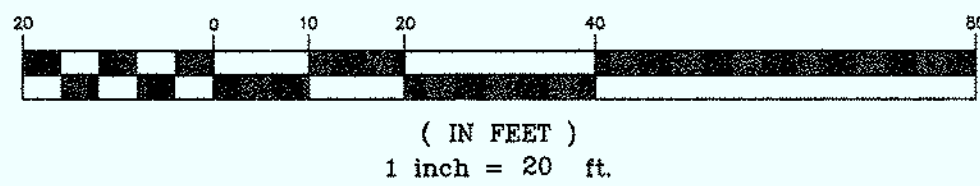
Engineering and Planning

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

ATTACHMENTS:

Fleur de Lis Estate Replat

GRAPHIC SCALE



LEGEND:
 SQ. FT. - SQUARE FEET
 ESMT. - EASEMENT
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 A.E. - AERIAL EASEMENT
 R.O.W. - RIGHT-OF-WAY
 H.C.C.F. - HARRIS COUNTY CLERKS FILE
 H.C.D.R. - HARRIS COUNTY DEED RECORDS
 H.C.M.R. - HARRIS COUNTY MAP RECORDS
 VOL. - VOLUME
 PG. - PAGE
 F.C. - FILM CODE

**STATE OF TEXAS
 COUNTY OF HARRIS**

We, John Ray Lawson, Jr. and Barbara E. Lawson being hereinafter referred to as Owners of the 0.5624 acre tract described in the above and foregoing map of Fleur De Lis Estate, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or 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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane 20 feet above ground 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 is shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening are of sufficient size to permit the free flow of water without backwater and in no instance, have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land 25 feet wide on each 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 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, public easements denoted on this plat are hereby dedicated to the use of 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 parts 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, paved surfaces, 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 or any public utility shall be responsible for replacing or reimbursing the property owners due to removal or relocation of any obstructions in the public easements.

IN TESTIMONY WHEREOF, John Ray Lawson, Jr. and Barbara E. Lawson has caused these presents to be signed, this ____ day of _____, 2012.

By: _____
 John Ray Lawson, Jr., Owner

Attest:
 Barbara E. Lawson, Owner

**STATE OF TEXAS
 COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared John Ray Lawson, Jr. and Barbara E. Lawson, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledgement 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 owners.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2012.

Notary public in and for the State of Texas

We, JPMorgan Chase Bank, N.A. owner and holder of a lien (or liens) against the property described in the plat known as Fleur De Lis Estate, said lien (or liens) being evidenced by instrument of record in the Clerks File No. 20120019921 of the O.P.R.O.R.P. 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 dedications and restrictions shown herein to said subdivision plat and I am (or we are) the present owner (or owners) of said lien (or liens) and have not assigned the same nor any part thereof.

By: _____

Printed Name: _____

Title: _____

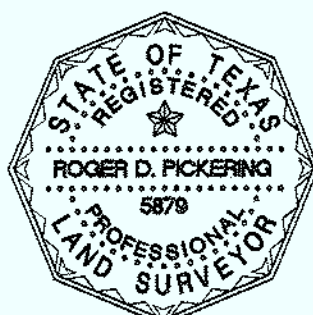
**STATE OF TEXAS
 COUNTY OF HARRIS**

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 acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2012.

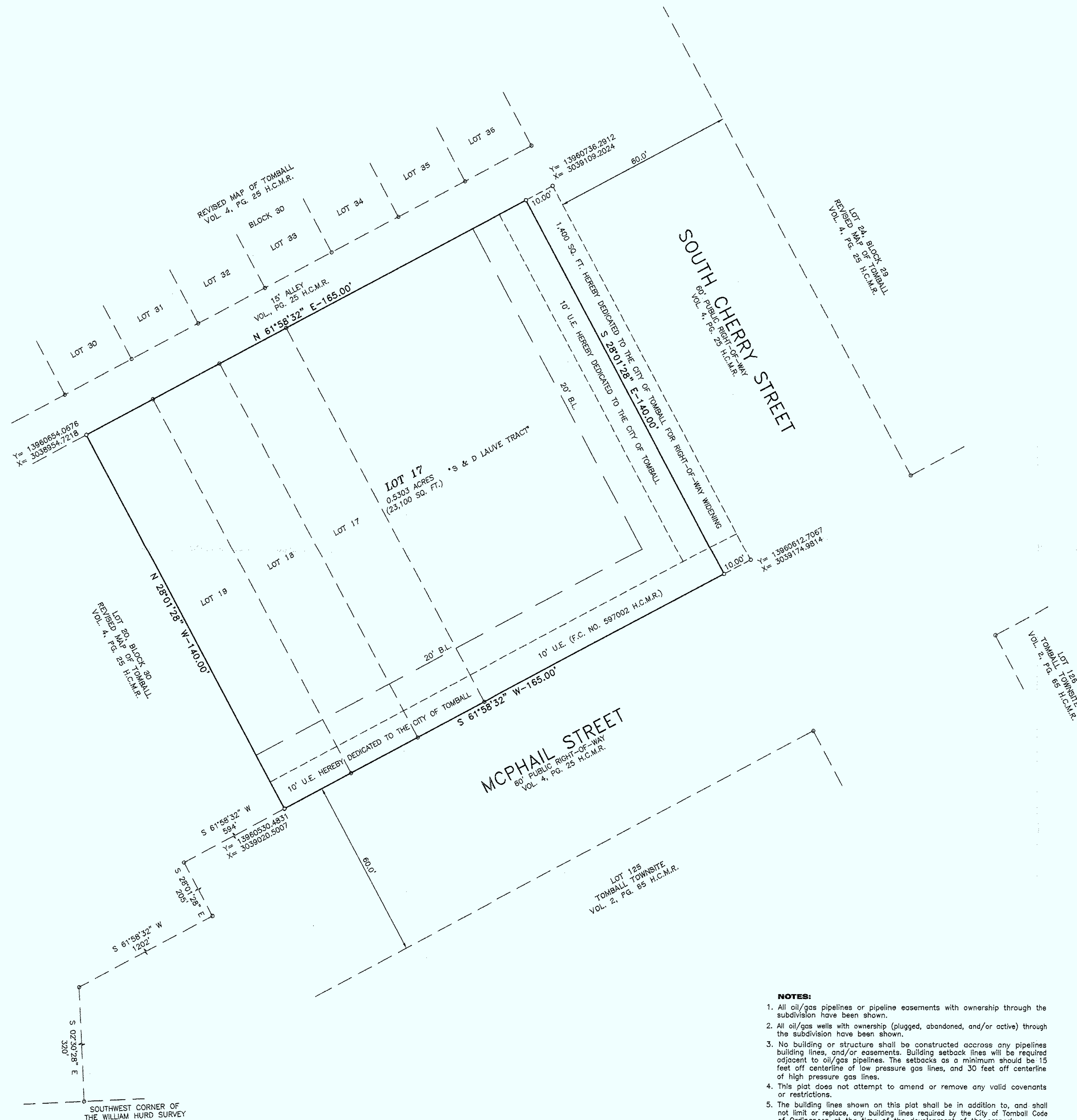
Notary public in and for the State of Texas

I, Roger D. Pickering, am authorized or registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have on 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.



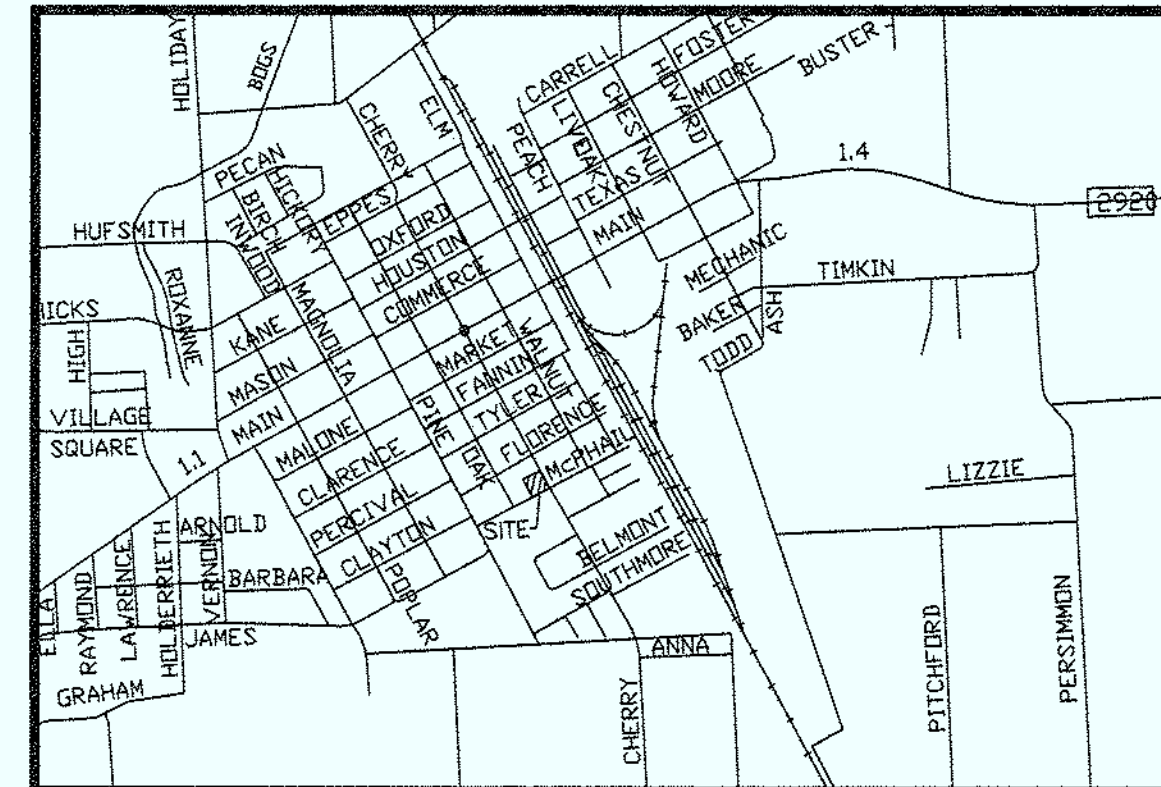
Roger D. Pickering, R.P.L.S.
 Texas Registration No. 5879

**WILLIAM HURD SURVEY, A-371
 HARRIS COUNTY, TEXAS**



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 as 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.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface to surface by applying the following combined scale 0.999947.
- According to FEMA Firm Panel No. 48201C0230L, Effective Date 6-18-07, this property is in Zone "X" and is not within the 0.2% Annual Chance Flood Plain.



**VICINITY MAP
 NOT TO SCALE**

**STATE OF TEXAS
 COUNTY OF HARRIS**

This is to certify that the City Council for the City of Tomball, Texas, has approved this plat and subdivision of Fleur De Lis Estate 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 _____, 2012.

Gretchen Fagan, Mayor

Doris Speer, City Secretary

We, the City Manager and City Engineer for the City of Tomball, do hereby certify that this plat of Fleur De Lis Estate is in conformance with the City of Tomball ordinances.

George Shackelford, City Manager

David Kauffman, Public Works Director

This is to certify that the planning & zoning commission of the City of Tomball, Texas has approved this plat and subdivision of Fleur De Lis Estate in conformance with the laws of the State of Texas as shown hereon and authorized the recording of this plat on this ____ day of _____, 2012.

Chairman
 Lori Wallace

Vice-Chairman
 Evelyn Chervenak

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____, 2012, at _____ o'clock ____ M., and duly recorded on _____, 2012, 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

FLEUR DE LIS ESTATE

BEING A REPLAT OF LOTS 17, 18 AND 19, IN BLOCK 30 OF THE REVISED MAP OF TOMBALL AS RECORDED IN VOLUME 4, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND ALL OF UNRESTRICTED RESERVE OF "S & D LAUVE TRACT" AS RECORDED UNDER FILM CODE NO. 597002 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
 TO CREATE ONE RESIDENTIAL LOT

OWNER:
 JOHN RAY LAWSON, JR. AND BARBARA E. LAWSON
 22119 SILVER BLUEBERRY TRAIL
 CYPRESS, TEXAS 77433
 PHONE NO: 832-493-5032

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 7702 Pin Oak Street, Montgomery, Texas 77316
 (936)-447-4703 (281)-804-0785

PROJECT NO.: 70087-11P

SHEET 1 OF 1

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: March 12, 2012

Data Sheet

Topic:

Consideration to approve **FINAL PLAT ACQUEST TOMBALL**: Being a Subdivision of 7.0434 Acres situated in the Joseph House Survey, A-34, City of Tomball, Harris County, Texas.

Background:

The Preliminary Plat of Tomball Community Based Outpatient Clinic was approved with contingencies by the Planning and Zoning Commission on February 13, 2012. Comments have been addressed, including the plat name being shortened, and the Final Plat is now being forwarded to the Planning and Zoning Commission for approval recommendation.

Origination:

Recommendation:

Funding:

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

Engineering and Planning

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