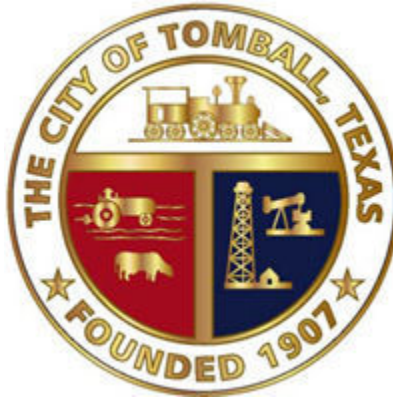


**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, FEBRUARY 13, 2012

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, February 13, 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 January 9, 2012.
- 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.
- 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.
- 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.

6.0 Adjournment

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 9th day of February 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: February 13, 2012

Data Sheet

Topic:

Background:

Origination:

Recommendation:

Funding:

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

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

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 13, 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: February 13, 2012

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 9, 2012.

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:

P&Z Minutes 01.09.12

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

MONDAY, JANUARY 9, 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 – Excused Absence

Others present:

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

Draft

2.0 No public comments were received

3.0 Reports and Announcements:

Rodney Schmidt, Assistant City Planner announced the upcoming Boards & Commissions Recruitment Reception to be held on Tuesday, January 24, 2012 from 5:30 – 7:30 p.m. at the Tomball Community Center located at 221 Market Street, Room B.

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning & Zoning Commission meeting of December 12, 2011; second by Commissioner Chervenak.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve ZONING CASE 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.

The Public Hearing was opened by Chairman Wallace at 6:02 p.m.

Rodney Schmidt, Assistant City Planner presented the staff report.

Applicant, Mike O'Brien, spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:16 p.m.

Commissioner Chervenak made a motion to approve the rezoning request for **ZONING CASE P11-382**; second by Commissioner Kendler. Vote was as follows:

Commissioner Tague	<u>Nay</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Absent</u>
Commissioner Kendler	<u>Nay</u>
Commissioner Wallace	<u>Aye</u>

Motion FAILED, 2 votes Aye, 2 votes Nay

- 5.2 Consideration to approve **PRELIMINARY PLAT RESERVE AT SPRING LAKE SECTION ONE**: Being 232.88 Acres located in the Joseph Miller League, A-50 W.H. Clemens Survey, A-1641, Harris County, Texas, City of Tomball, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

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

Motion carried unanimously.

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

Motion carried unanimously.

Meeting adjourned at 6:58 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: February 13, 2012

Data Sheet

Topic:

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.

Background:

Origination:

Recommendation:

Funding:

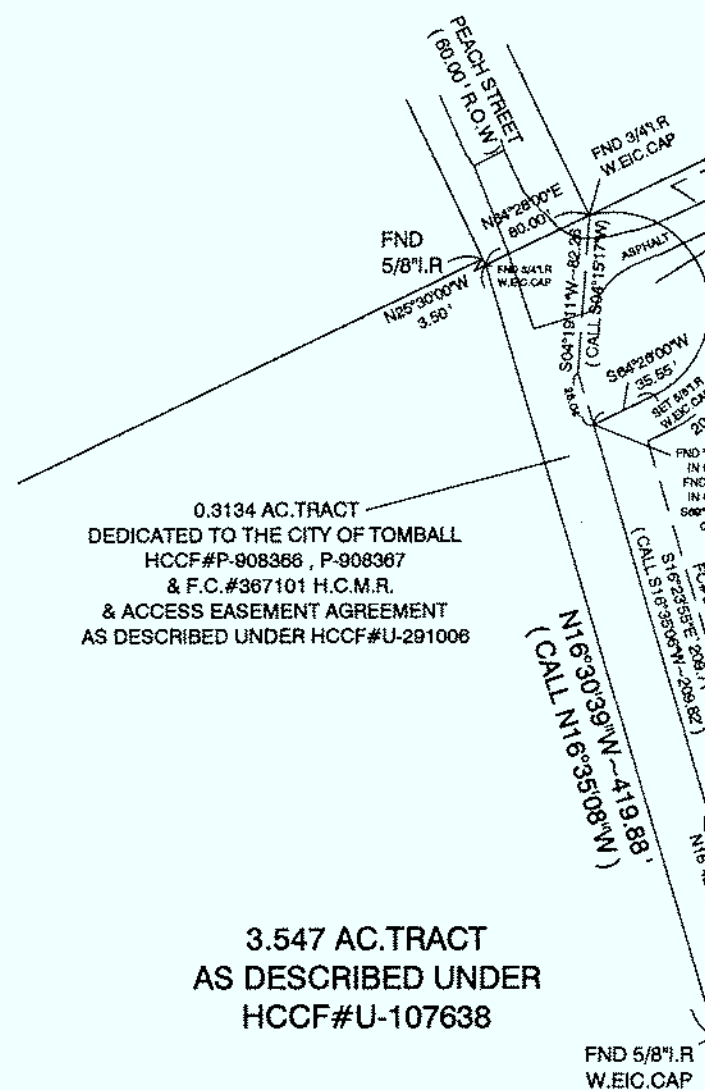
Party(ies) responsible for placing this item on agenda:

Engineering and Planning

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

ATTACHMENTS:

Replat Martin Marietta Subdivision



THE STATE OF TEXAS
COUNTY OF HARRIS

I, MARTIN MARIETTA MATERIALS SOUTHWEST, INC., acting by and through, George Burger, V.P. General Manager-Houston District, and Andy Batsell, Area Sales Manager-Houston District, hereinafter referred to as Owner of the 31.4759 Acre Tract described in the above and foregoing plat of MARTIN MARIETTA SUBDIVISION, do hereby make and establish of said subdivision property according to all lines, 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 and unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, owners do hereby covenants and agree that all of the property within the boundaries of this plat shall be restricted to provide that 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.

MARTIN MARIETTA MATERIALS SOUTHWEST, INC.

In testimony whereof, I have caused these presents to be signed by RON KOPPLIN, Area General Manager - Houston District and attested by DAVID L. COOK, Manager-Houston District, thereunto authorized, this _____ day of _____, 2012.

By: GEORGE BURGER Attest: ANDY BATSELL
V.P., General Manager Area Sales Manager
Houston District Houston District

THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared George Burger and Andy Batsell, known to me the persons whose names are subscribed to the foregoing instrument and acknowledge to me that he 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 _____, 2012.

Notary Public in and for the State of Texas

My Commission expires: _____

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.

George Shackelford, City Manager Lori Lakatos, P.E., CFM, 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 _____, 2012.

BY: Gretchen Fagan, Mayor Doris Speer, City Secretary

This is to certify that the Planning & Zoning Commission of the City of City of Tomball, Texas has approved this plat and subdivision of MARTIN MARIETTA SUBDIVISION REPLAT in conformance with laws of the State of Texas and the ordinance of the City of Tomball as shown authorized the recording of this plat this _____ day of _____, 2012.

By: Lori Wallace, Chairman

Evelyn Chervenak, Vice Chairman

I, EMIL HADDAD, 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 suits permanent metal) pipes or rods having an outside diameter of not less than three-quarters 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.

EMIL HADDAD, R.P.L.S.
Texas Registration No.5072

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

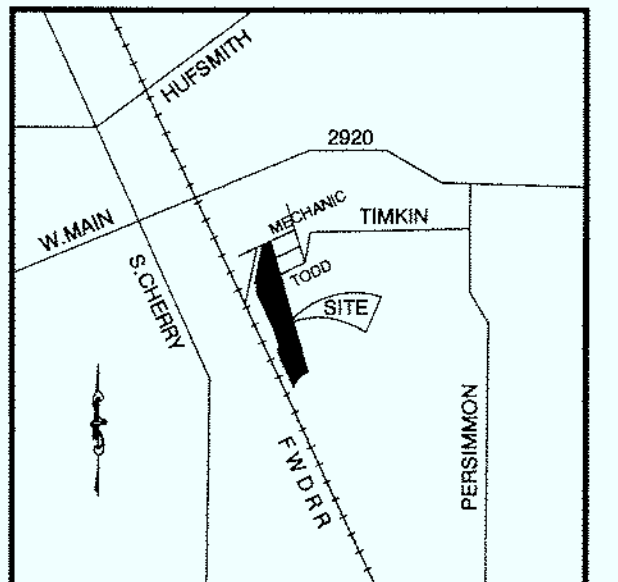
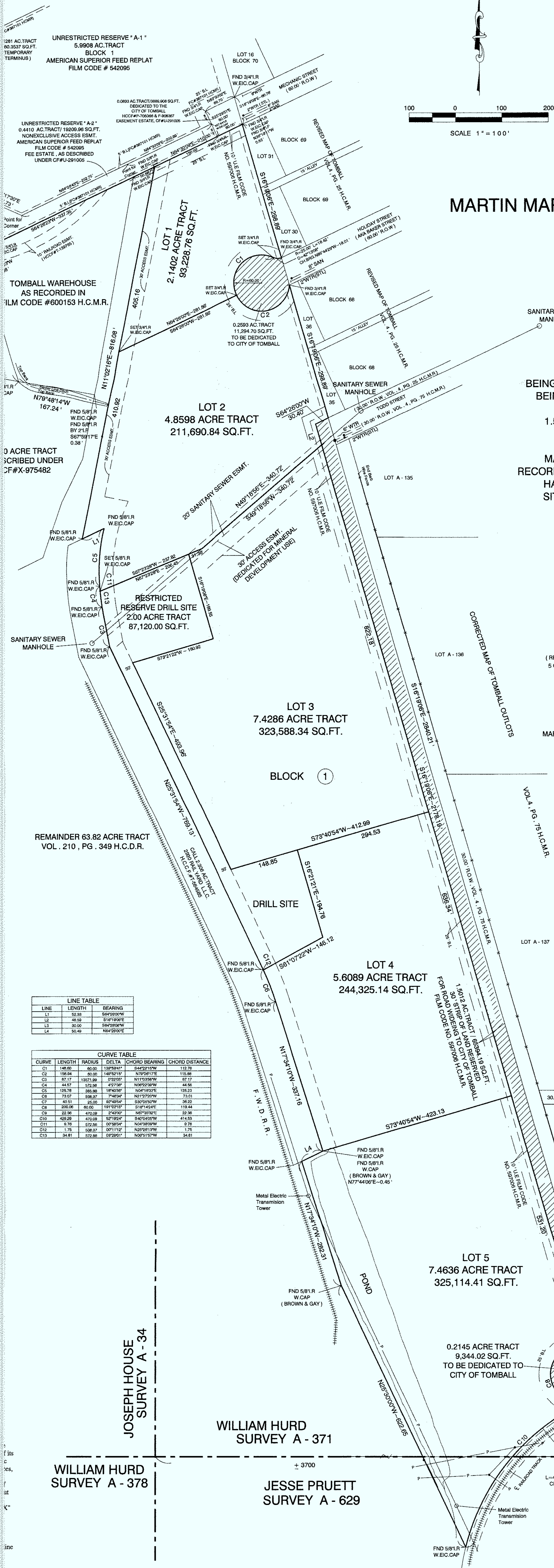
By: Deputy

LEGEND NOTES

B.L. Indicates "Building Line"
U.E. Indicates "Utility Easement"
R.O.W. Indicates "Right-of-Way"
Ac. Indicates "Acre"
Vol. Indicates "Volume"
Pg. Indicates "Page"
I.R. Indicates "Iron Rod"
H.C.M.R. Indicates "Harris County Map Records"
H.C.D.R. Indicates "Harris County Deed Records"

GENERAL NOTES

- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, inc. City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all respective systems without the necessity of any time of procuring the permission of the property owner, utility, including the City of Tomball, shall have the right to move and keep moved all or part of any buildings, 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 Tomball nor any other public utility shall be responsible for any damages to property within an easement of the removal or relocation of any obstruction in the public easement.
- According to the FEMA Firm Panel No. 4803150230L (Effective Date June 18, 2007), this property is and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipelines easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership 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 setback at a minimum should be 15 feet of low pressure gas lines, and 30 feet off centerline of high pressure gas line.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The building lines shown in this plat shall be in addition to, and shall not limit or replace, any building required by the City of Tomball Code of Ordinances at the time of the development of the property.
- Property may be subject to gas or oil well sites that are located within the heavily wooded area. A run instrument recorded in the Harris County Contract Records may designate drill sites, in Vol.225, Pg.222 Vol.236, Pg.166 and also recorded under H.C.C.F.No.K-405859 and T-514545.



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 WIDE 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

CONTAINING

5 LOTS 1 BLOCK
1 RESERVE

FEBRUARY 2012

(REASON FOR REPLAT TO SUBDIVIDED RESERVE A INTO
5 COMMERCIAL LOTS, 1 RESERVE FOR DRILL SITE AND
EXTEND THE CUL-DE-SAC FROM
50 FEET RADIUS INTO 60 FEET RADIUS)

OWNER

MARTIN MARIETTA MATERIALS SOUTHWEST, INC.
17910 I H - 10 WEST
SAN ANTONIO, TEXAS 78257
TEL:(281)441-6804

SURVEYOR

E.I.C.SURVEYING COMPANY
12345 JONES ROAD # 270
HOUSTON, TEXAS 77070
TEL:(281)955-2772

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.33	S64°28'00"W
L2	48.59	S10°00'00"E
L3	30.00	S84°28'00"W
L4	50.49	N64°28'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	148.80	60.00	135°28'41"	S44°22'19"W	112.76
C2	156.84	80.00	148°26'19"	N10°26'17"E	115.86
C3	87.17	11321.99	0°22'00"	N11°52'00"W	87.17
C4	44.67	572.96	4°27'38"	N09°22'38"W	44.66
C5	125.79	388.36	1°04'38"	N07°16'03"E	125.73
C6	73.07	538.87	7°46'54"	N11°27'20"W	73.01
C7	40.51	25.00	89°49'04"	S87°02'00"W	36.22
C8	250.08	60.00	191°12'17"	S11°14'44"E	119.44
C9	22.36	470.09	2°43'02"	N07°16'03"E	22.36
C10	426.29	470.09	50°19'24"	S47°04'00"W	414.83
C11	5.70	572.96	0°26'54"	N04°30'00"W	5.70
C12	1.75	538.37	0°11'13"	N25°21'19"W	1.75
C13	34.81	572.96	0°29'01"	N09°15'13"W	34.81

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 13, 2012

Data Sheet

Topic:

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.

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:

Preliminary Plat Tomball Community Based Outpatient Clinic

STATE OF TEXAS
COUNTY OF HARRIS

We, Tomball VA, LLC, acting by and through, Omar Abu-Sitta, President, and Mary Sutton, Secretary, being officers of Tomball VA, LLC, owners hereinafter referred to as Owners (whether one or more) of the 7.0434 acres tract described in the above and foregoing map of TOMBALL COMMUNITY BASED OUTPATIENT CLINIC, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions or notations on said plot and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drainage 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 purpose forever unobstructed aerial easement five feet in width from a plan 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 plot is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located and depicted upon in said plot, 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 plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the Tomball VA, LLC has caused these presents to be signed by Omar Abu-Sitta, President, thereto authorized, attested by its secretary (or authorized trust officer), Mary Sutton, and its common seal hereunto affixed this _____ day of _____, 2012.

Tomball VA LLC

By: Omar Abu-Sitta, President

Attest: Mary Sutton, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Omar Abu-Sitta and Mary Sutton known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the State of Texas
County of Harris

My commission expires: _____

We, Trustmark National Bank, owner and holder of a lien against the property described in the plot known as TOMBALL COMMUNITY BASED OUTPATIENT CLINIC, said lien being evidenced by instrument of record in the Clerk's File No. 20120043744 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate to said plot said lien, and we confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: XXXX XXXXX
Executive Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared XXXX XXXXX, Executive Vice President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

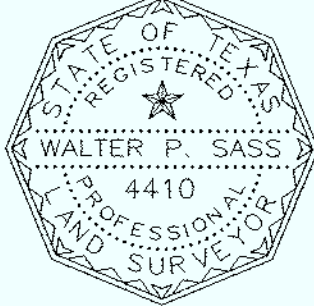
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2012.

Notary Public in and for
Harris County, Texas

I, Laurie Young, 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 plot are accurately identified and located and further certify that this plot represents all of the contiguous land which the (owner of subdivider) owns or has a legal interest in.

Laurie Young

I, Walter P. Sass, 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 pipes or rods having an outside diameter of not less than three quarter (3/4) 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.



Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

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 _____, 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

Stan Stanart
County Clerk
of Harris County, Texas

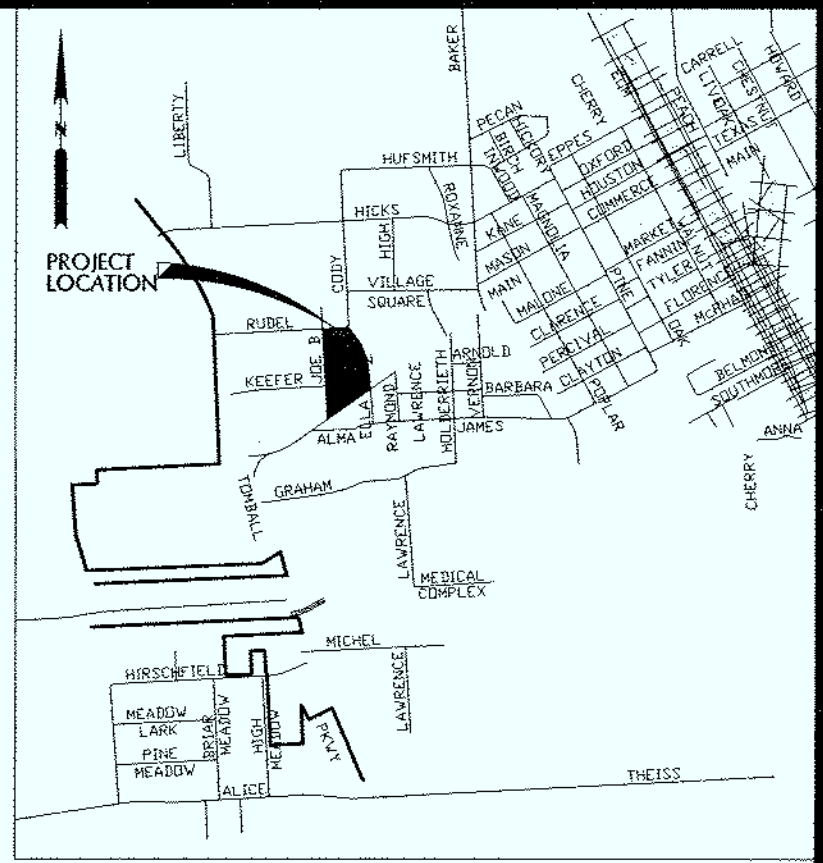
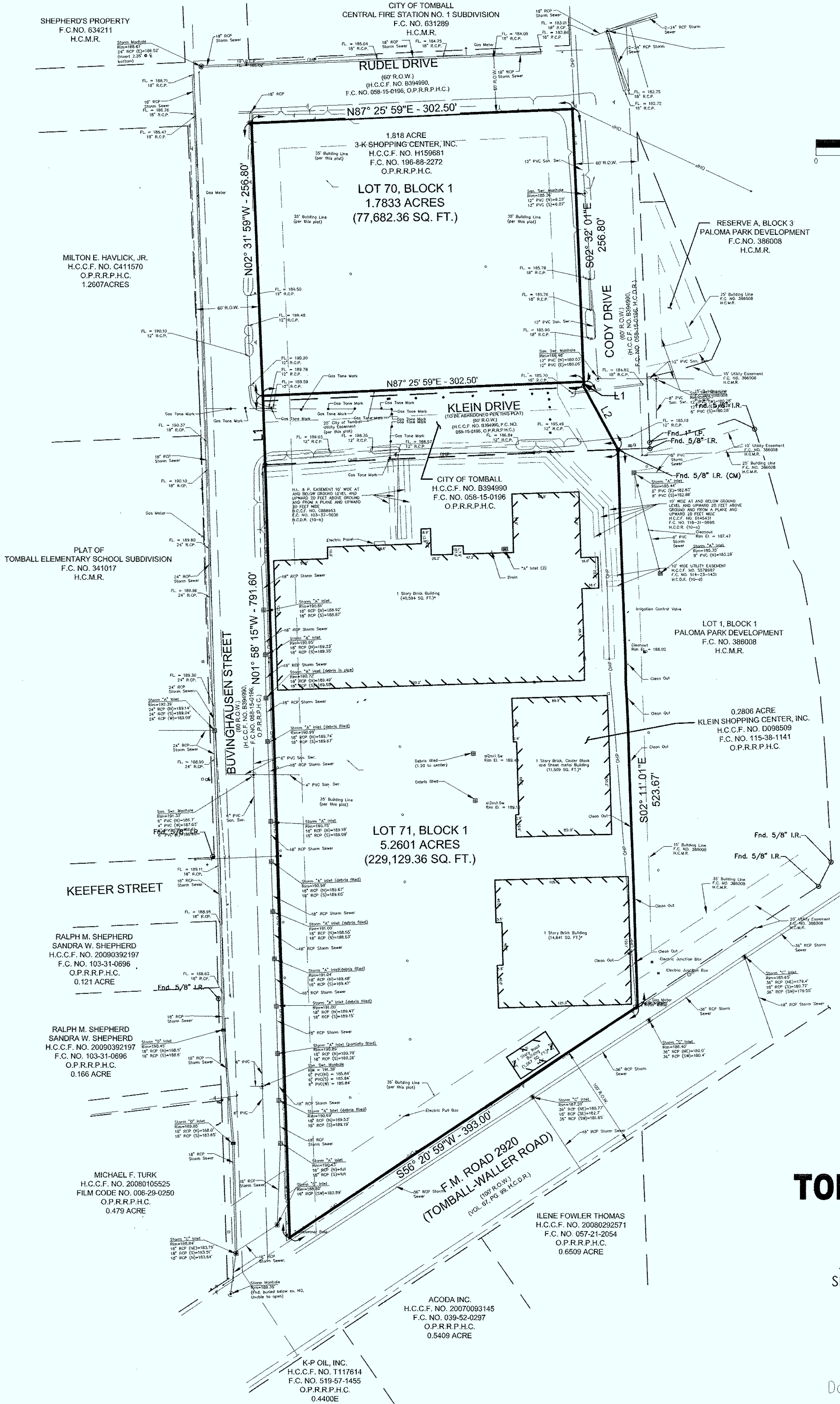
By: Deputy

This is to certify that the Planning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TOMBALL COMMUNITY BASED OUTPATIENT CLINIC 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.

Lori Wallace
Chair

or M. Sonny Garza
Vice-Chairman

By: Brancy Pate
Secretary



VICINITY MAP
N.T.S.
KEY MAP No. 288-F.G.K & L

- NOTES:
1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.000086237.
 2. BASIS OF BEARINGS BEING THE TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE No. 4204).
 3. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
 4. O.P.R.R.P.H.C. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
 5. THE BUILDING LINES SHOWN IN THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF TOMBALL CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
 6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0210, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2007, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 7. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 8. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 9. 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 SETBACK AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINE.
 10. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 11. 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.

Line Table		
Line #	Length	Direction
L1	5.00'	S02° 32' 01"W
L2	66.79'	S28° 37' 28"E

OWNER:

Tomball VA LLC
80 Curtwright Drive, Suite 5
Williamsville, NY 14221
716-204-3570

SURVEYOR:

WEISSER
Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

PRELIMINARY PLAT TOMBALL COMMUNITY BASED OUTPATIENT CLINIC

A SUBDIVISION OF 7.0434 ACRES (306,811.36 SQ. FT.)
SITUATED IN THE JOSEPH HOUSE SURVEY, A-34, CITY OF
TOMBALL, HARRIS COUNTY, TEXAS

2 LOTS

1 BLOCK

SCALE: 1" = 60'

Date : FEBRUARY 2012 Job No. : IN014 (2210-001)

(SHEET 1 OF 1)

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: February 13, 2012

Data Sheet

Topic:

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.

Background:

The Preliminary Plat Reserve at Spring Lake Section One was approved with contingencies by the Planning and Zoning Commission on January 9, 2012. Corrections have been made the Final Plat is being presented for approval recommendation to City Council.

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:

Final Plat Reserve at Spring Lake Section One Pg. 1 of 6

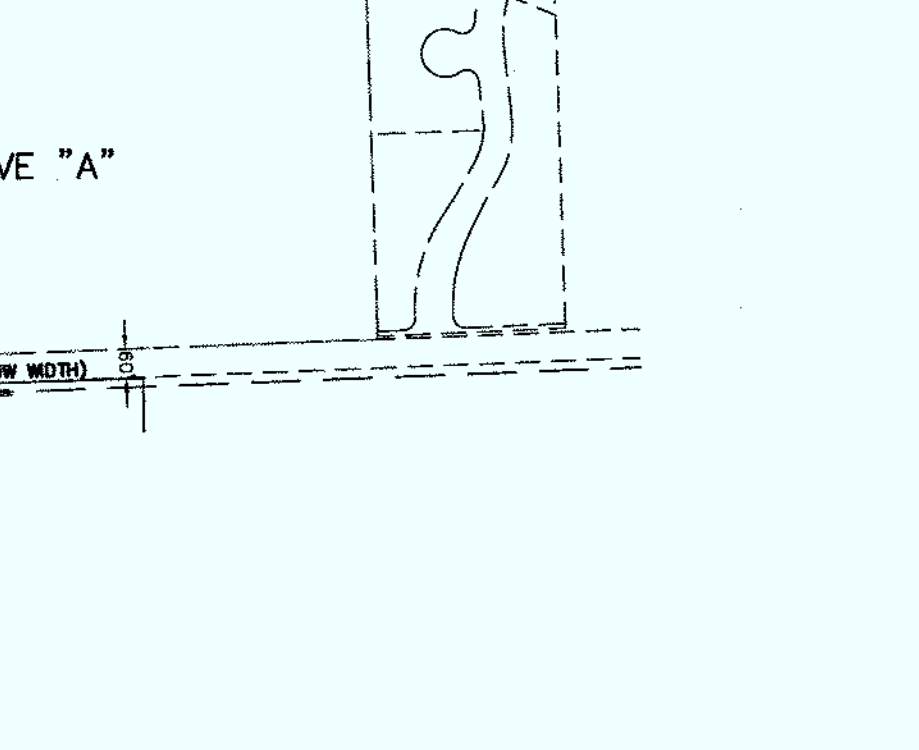
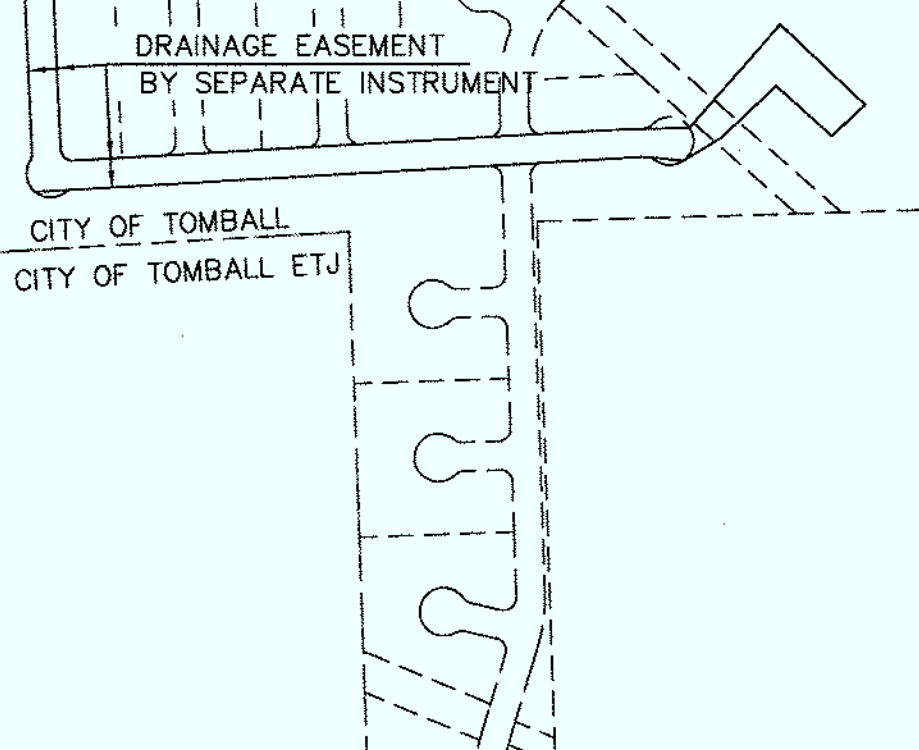
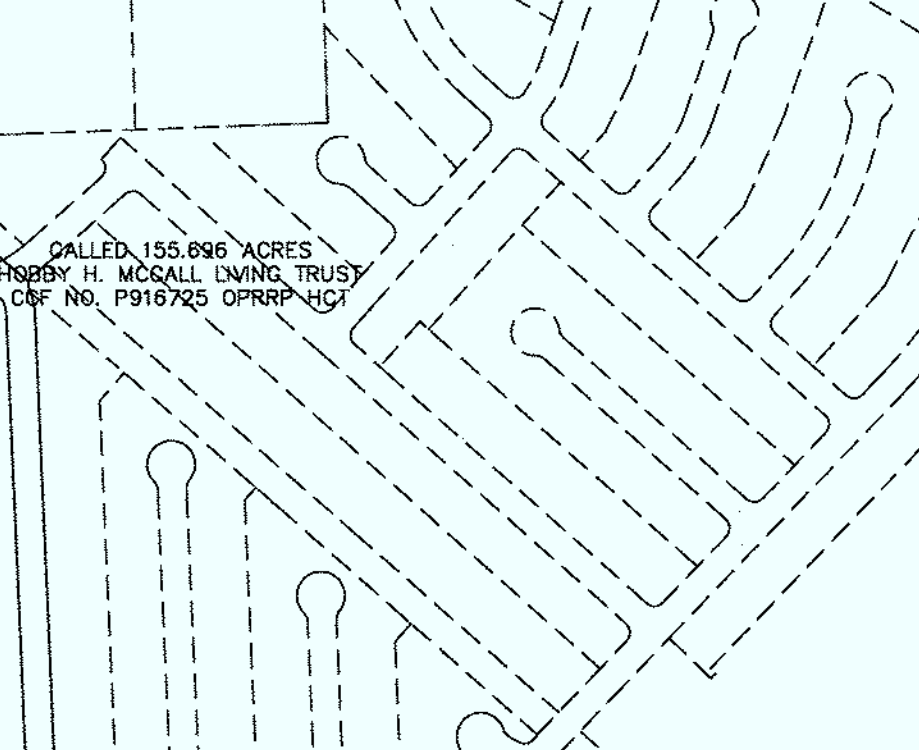
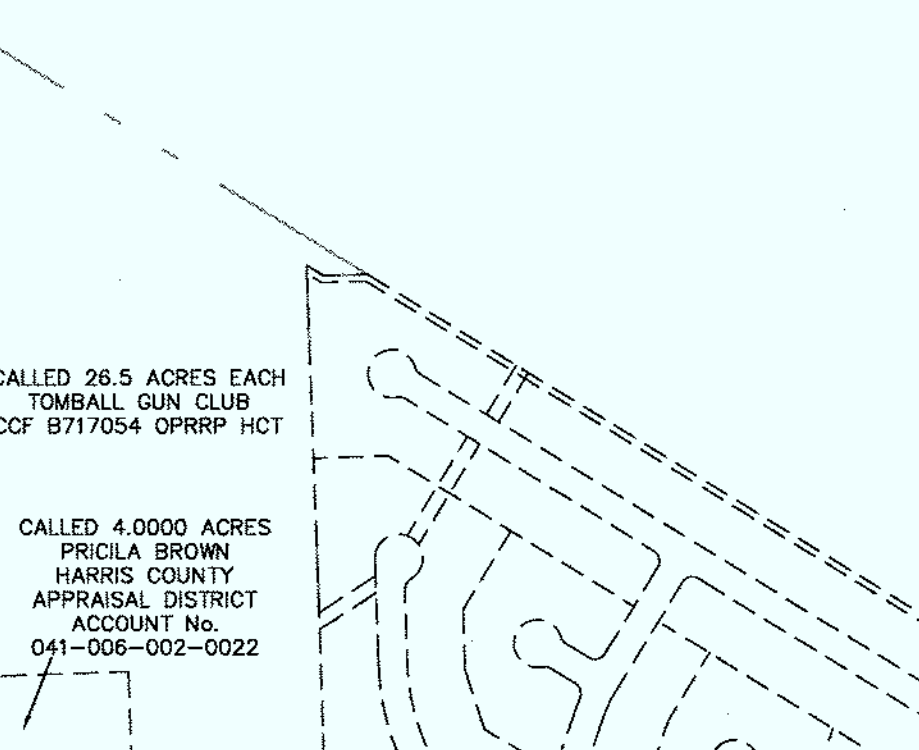
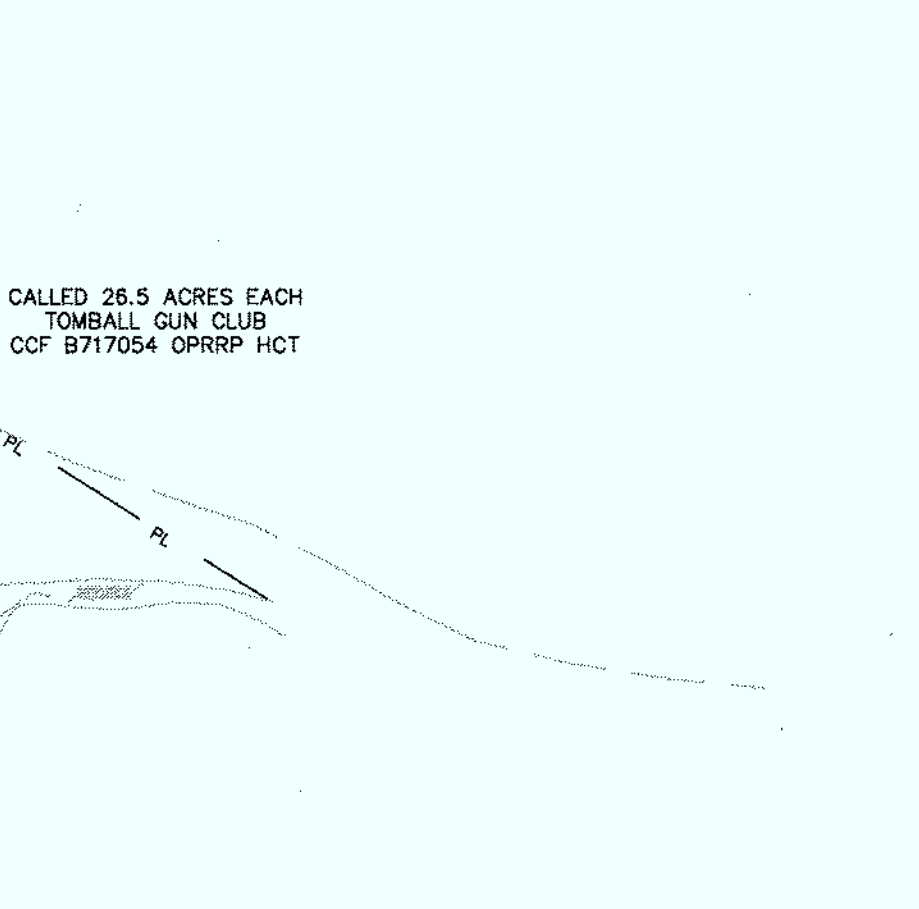
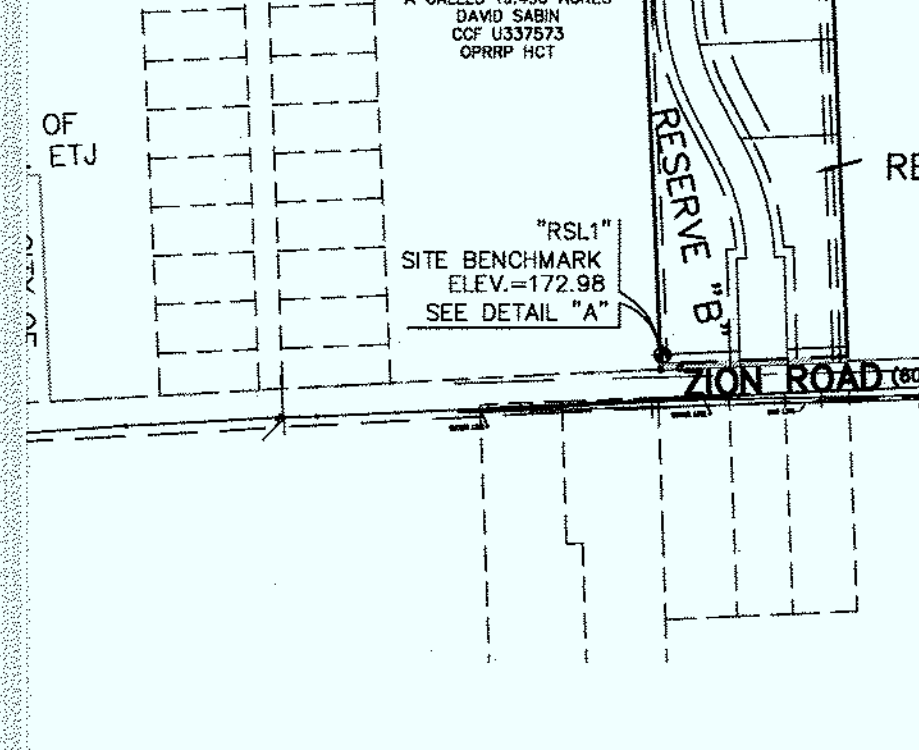
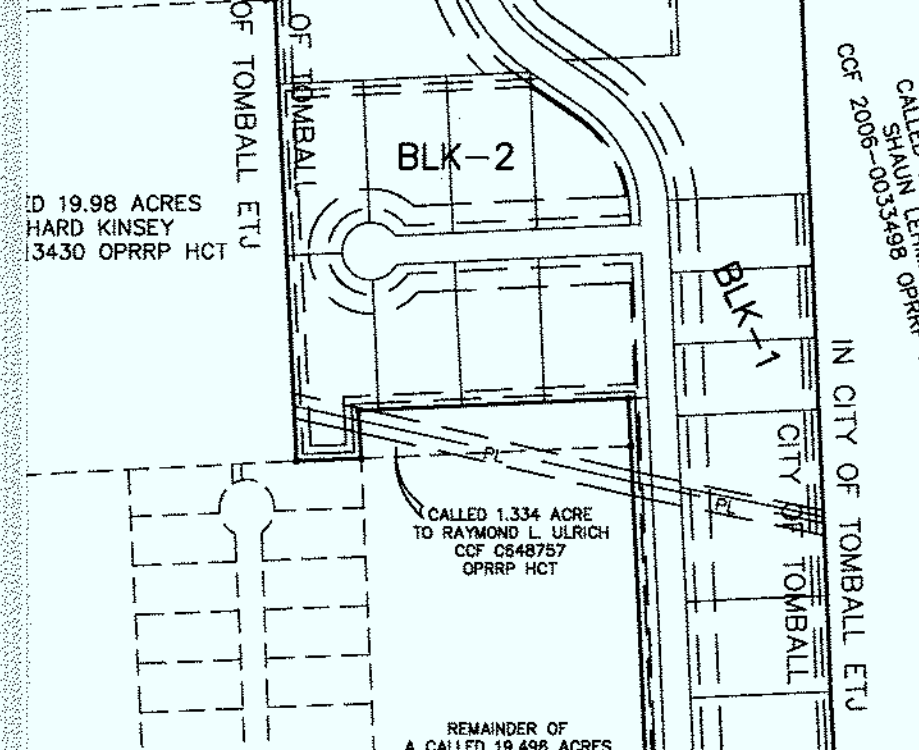
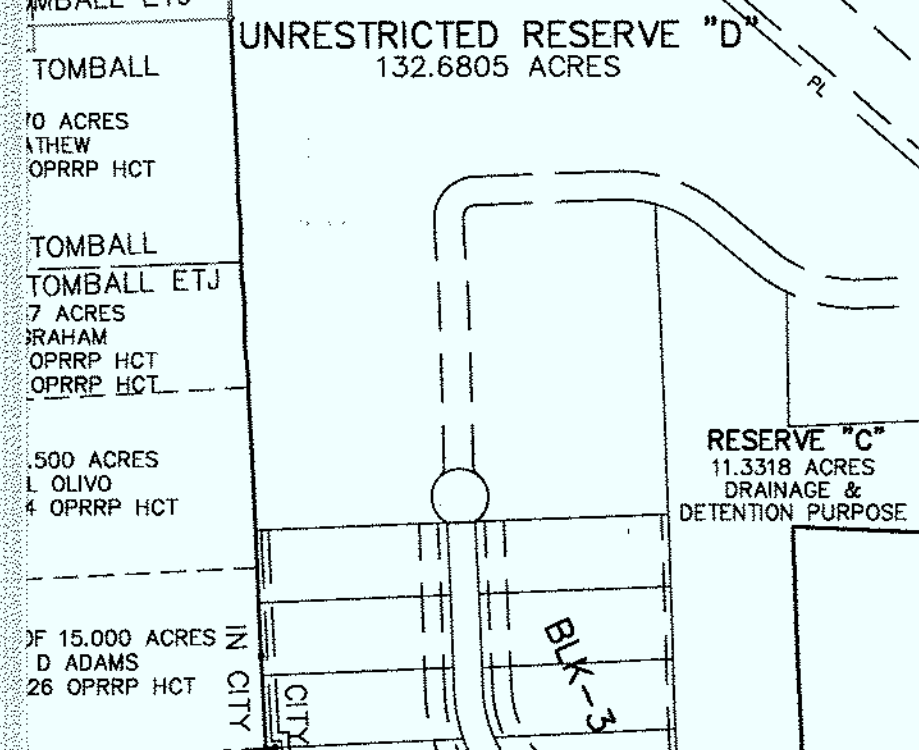
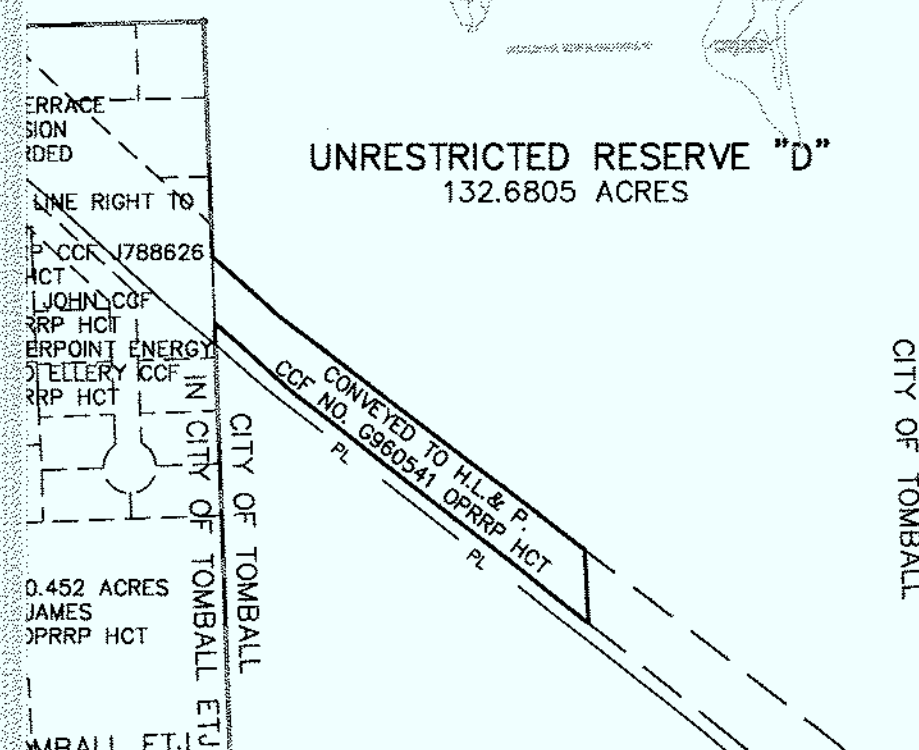
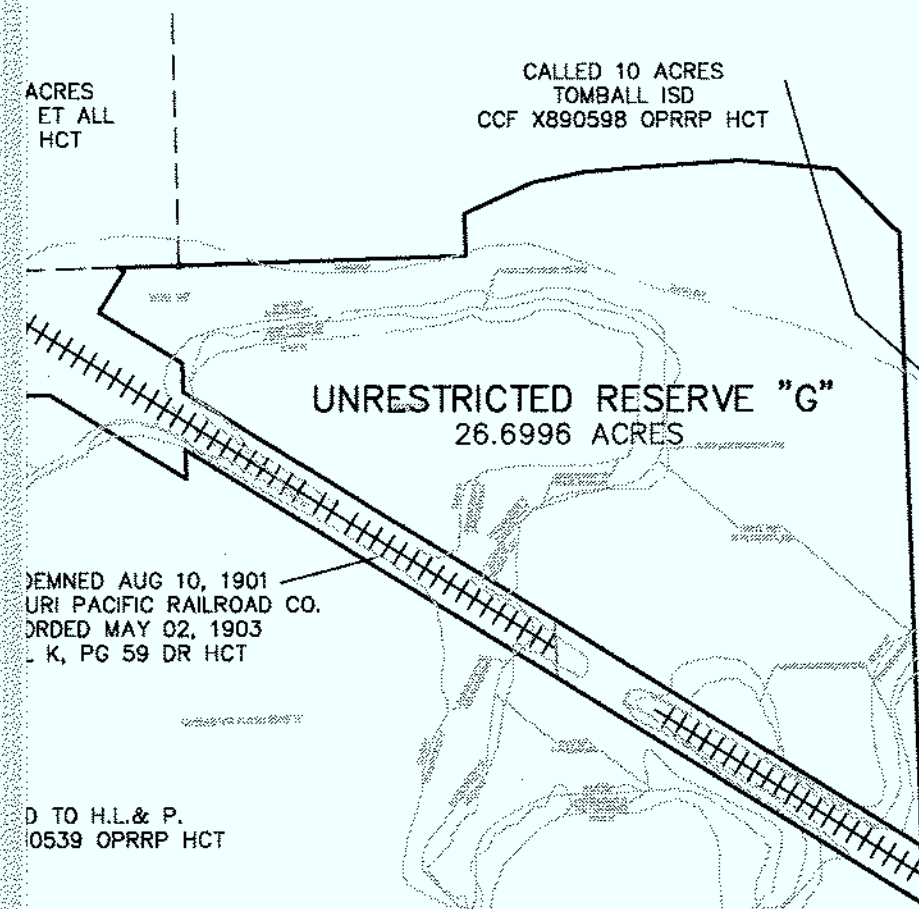
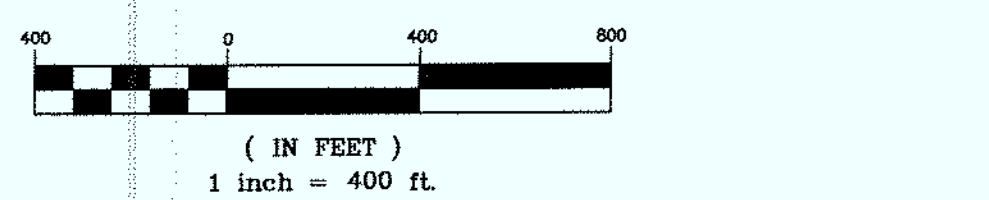
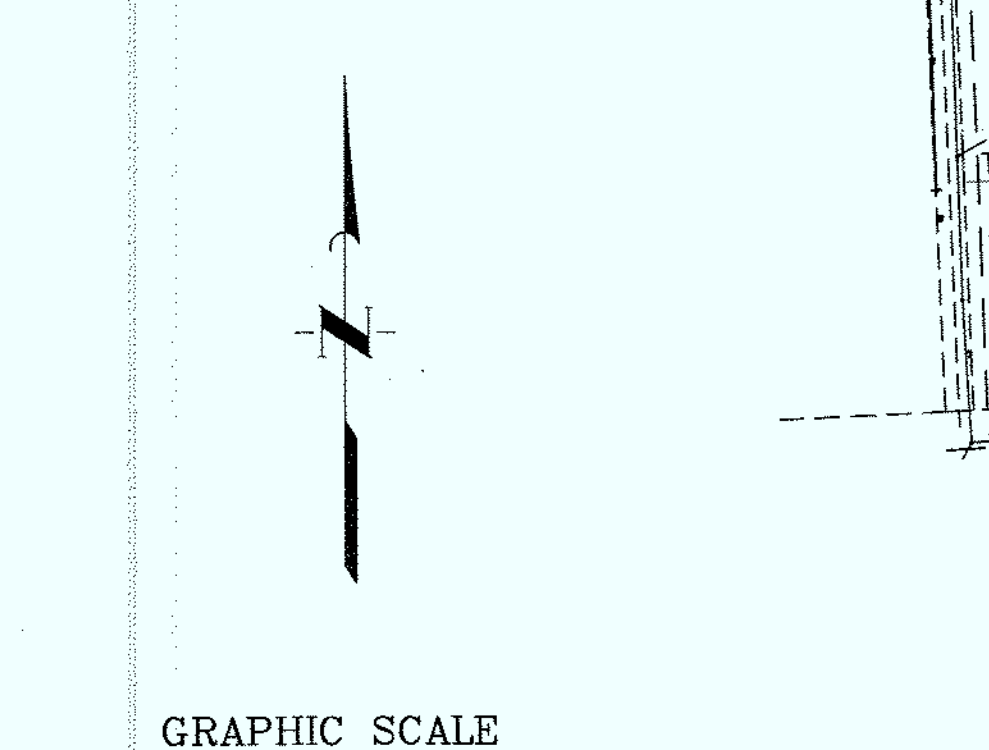
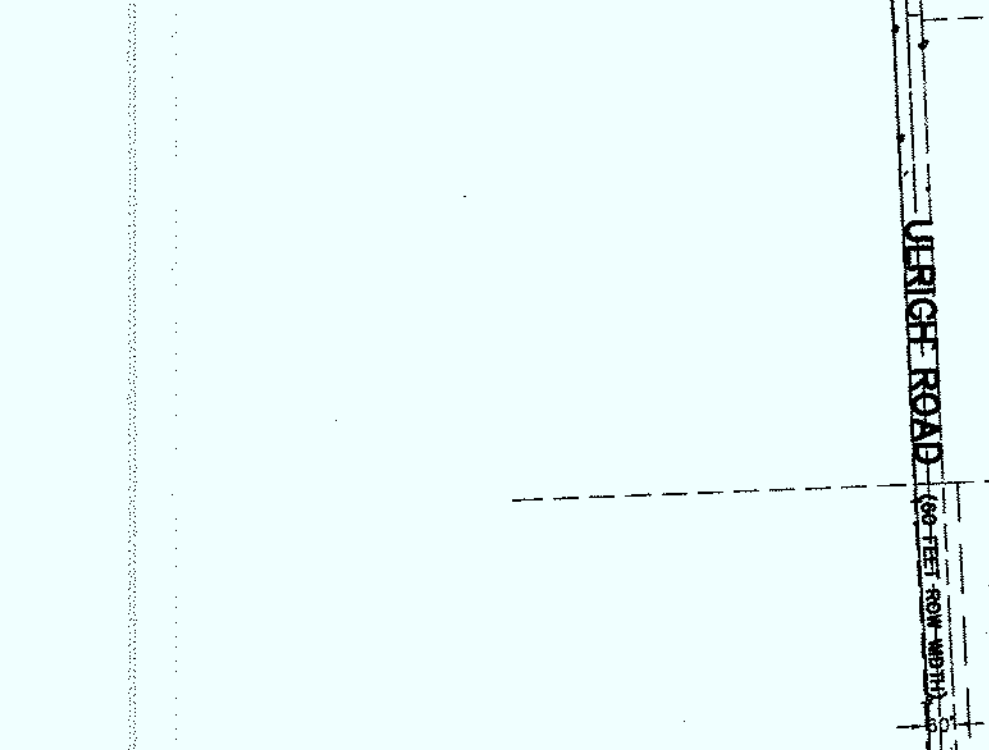
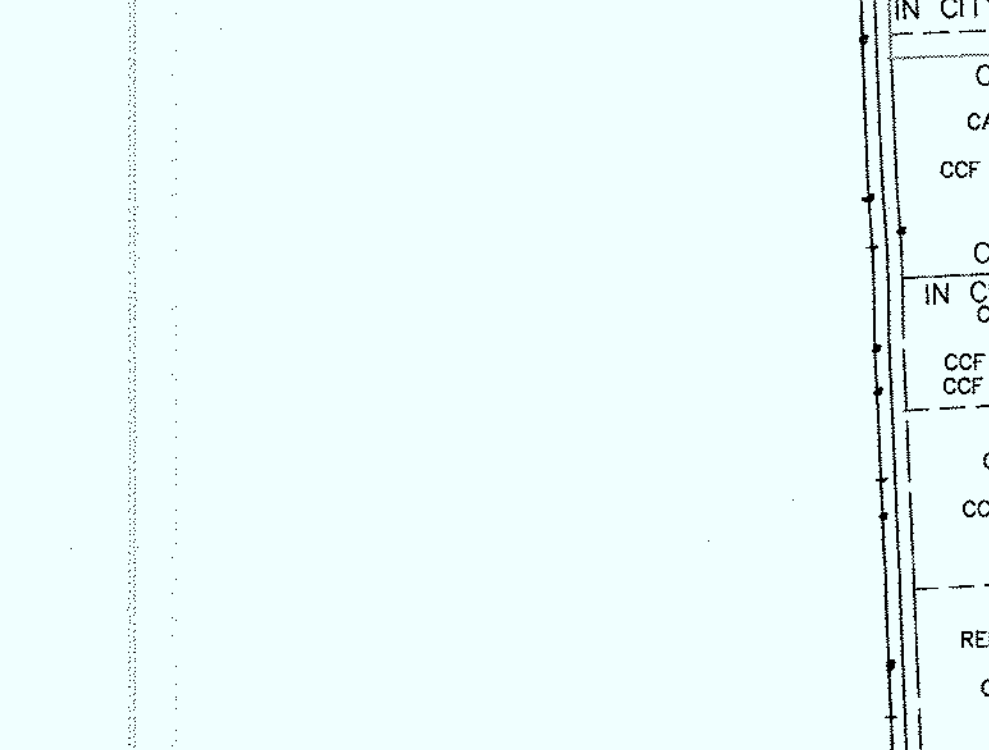
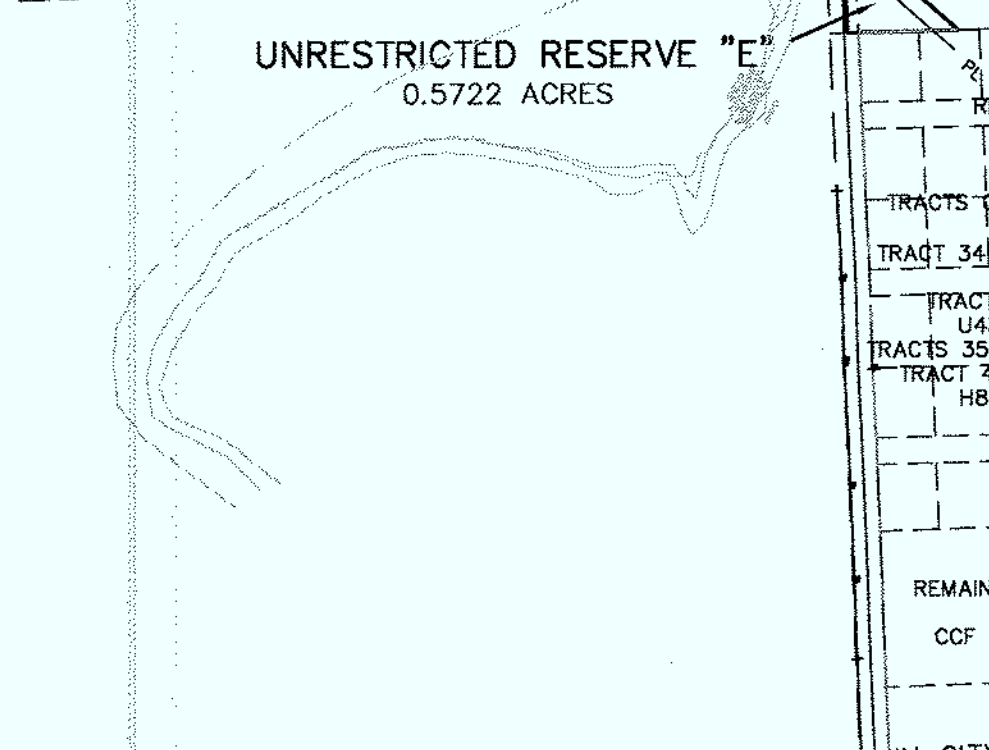
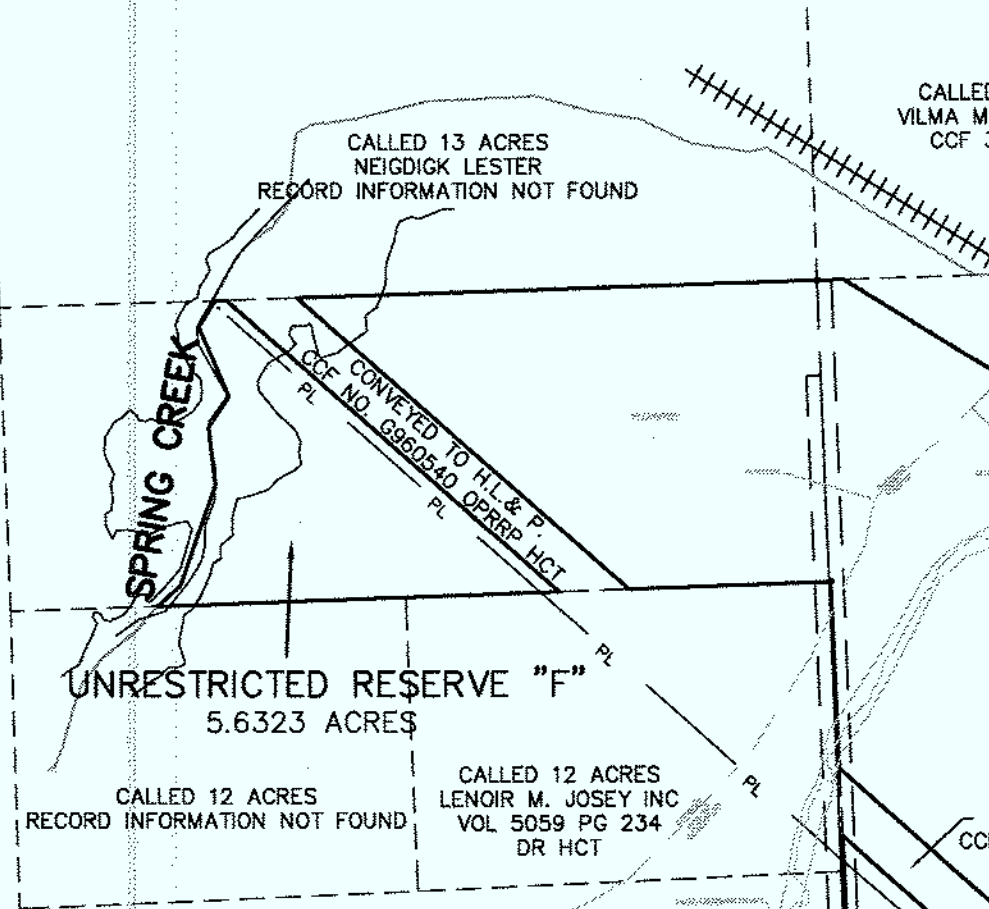
Final Plat Reserve at Spring Lake Section One Pg. 2 of 6

Final Plat Reserve at Spring Lake Section One Pg. 3 of 6

Final Plat Reserve at Spring Lake Section One Pg. 4 of 6

Final Plat Reserve at Spring Lake Section One Pg. 5 of 6

Final Plat Reserve at Spring Lake Section One Pg. 6 of 6



GENERAL NOTES:

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid covenants or restrictions.
5. The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
6. Bearings based on Texas South Central State Plane Coordinates (Nad 83).
7. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this plat are established to evidence compliance with the applicable provisions of Chapter 14, Code of Ordinances, City of Tomball, Texas, in effect at the time this plat was approved, which may be amended from time to time.
8. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (Nad83) and may be brought from surface by applying the following combined scale factor of .99992227.
9. All corners are set 5/8 inch iron rods w/cap unless otherwise shown or noted.
10. There is a One-foot reserve dedicated as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested for street right-of-way purposes.
11. Private Access Easement dedicated for use as temporary road until street is extended in a recorded plat.
12. Gas and Water lines are located along Ulrich Road.
13. Magnolia Pipeline Company Easement recorded in Volume 1554, Page 135, Volume 1554, Page 136 and Volume 1546, Page 296, Humble Oil Refining Company Easement recorded in Volume 1663, Page 389 and Teppco Crude Pipeline, L.P. recorded in Volume 941, Page 258 of the Deed Records of Harris County, Texas are blanket easements.
14. Right-of-Way and easement for pipeline purposes, as granted to Humble Oil and Refining Company, now known as Exxon Corporation by instruments recorded in Volume 2844, Page 672 and Volume 3496, Page 459, both of the Deed Records of Harris County, Texas amended and defined by instrument filed for record under Harris County Clerk's File No. K547140. It does not affect subject property.
15. 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.

SUMMARY TABLE OF LOT(S)				FLOODPLAIN AREA	
BLOCK 1				1%	0.2%
LOT	SQ. FT.	ACRES	ACRE(S)	ACRE(S)	ACRE(S)
1	50172.80	1.1518	0.0000	0.0000	
2	58485.67	1.3426	0.0000	0.0000	
3	58593.95	1.3510	0.0000	0.0000	
4	59253.77	1.3603	0.0000	0.0000	
5	54892.57	1.2602	0.0000	0.0000	
6	44397.39	1.0192	0.0000	0.0000	
7	44466.58	1.0208	0.0000	0.0000	
8	44537.77	1.0225	0.0000	0.0000	
BLOCK 2				1%	0.2%
LOT	SQ. FT.	ACRES	ACRE(S)	ACRE(S)	ACRE(S)
1	64287.56	1.4768	0.0000	0.0000	
2	52809.42	1.2077	0.0000	0.0000	
3	61403.41	1.4244	0.0000	0.0000	
4	67262.6	1.5678	0.0000	0.0000	
5	58583.48	1.3672	0.0000	0.0000	
6	55947.78	1.2844	0.0000	0.0000	
7	57052.29	1.3097	0.0000	0.0000	
8	50101.18	1.1502	0.0000	0.0000	
9	78559.54	1.8058	0.0000	0.0000	
10	60037.84	1.3783	0.0000	0.0000	
11	60061.27	1.3788	0.0000	0.0000	
12	60273.11	1.3837	0.0000	0.0000	
BLOCK 3				1%	0.2%
LOT	SQ. FT.	ACRES	ACRE(S)	ACRE(S)	ACRE(S)
1	50724.45	1.1645	0.0000	0.0000	
2	57628.83	1.3230	0.0000	0.0000	
3	63473.1	1.4683	0.0000	0.0000	
4	60010.03	1.3776	0.0000	0.0000	

SUMMARY TABLE OF RESERVE(S)				FLOODPLAIN AREA	
				1%	0.2%
RESERVE(S)	SQ. FT.	ACRES	PURPOSE	ACRE(S)	ACRE(S)
A	69323.25	1.5914	LANDSCAPE	0.0000	0.0000
B	126474.57	2.9035	LANDSCAPE	0.0000	0.0000
C	493813.88	11.3318	DRAINAGE & DET	0.0000	0.0000
D	5779548.33	132.9237	UNRESTRICTED	20.0993	4.0269
E	24924.97	0.5722	UNRESTRICTED	0.0000	0.0000
F	245341.94	5.6323	UNRESTRICTED	5.6323	0.0000
G	1293715.11	29.6996	UNRESTRICTED	19.6222	3.5288

OWNER/DEVELOPER:
ZION ROAD PROPERTIES
ROBERT (BOB) ALLEN, GENERAL PARTNER
9977 N. SAM HOUSTON PKWY W., #150
HOUSTON, TX 77064
281-477-8688

ENGINEER:
DAVID P. KELLY II, P.E.
DPK ENGINEERING, LLC
32719 WINDSOR TERRACE
FULSHEAR, TX 77441
PH: 281-346-2616

LIENHOLDER:
THOMAS B. ANDERSEN,
PREFERRED BANK
HOUSTON TEXAS

LIENHOLDER:
ICON BANK
HOUSTON TEXAS

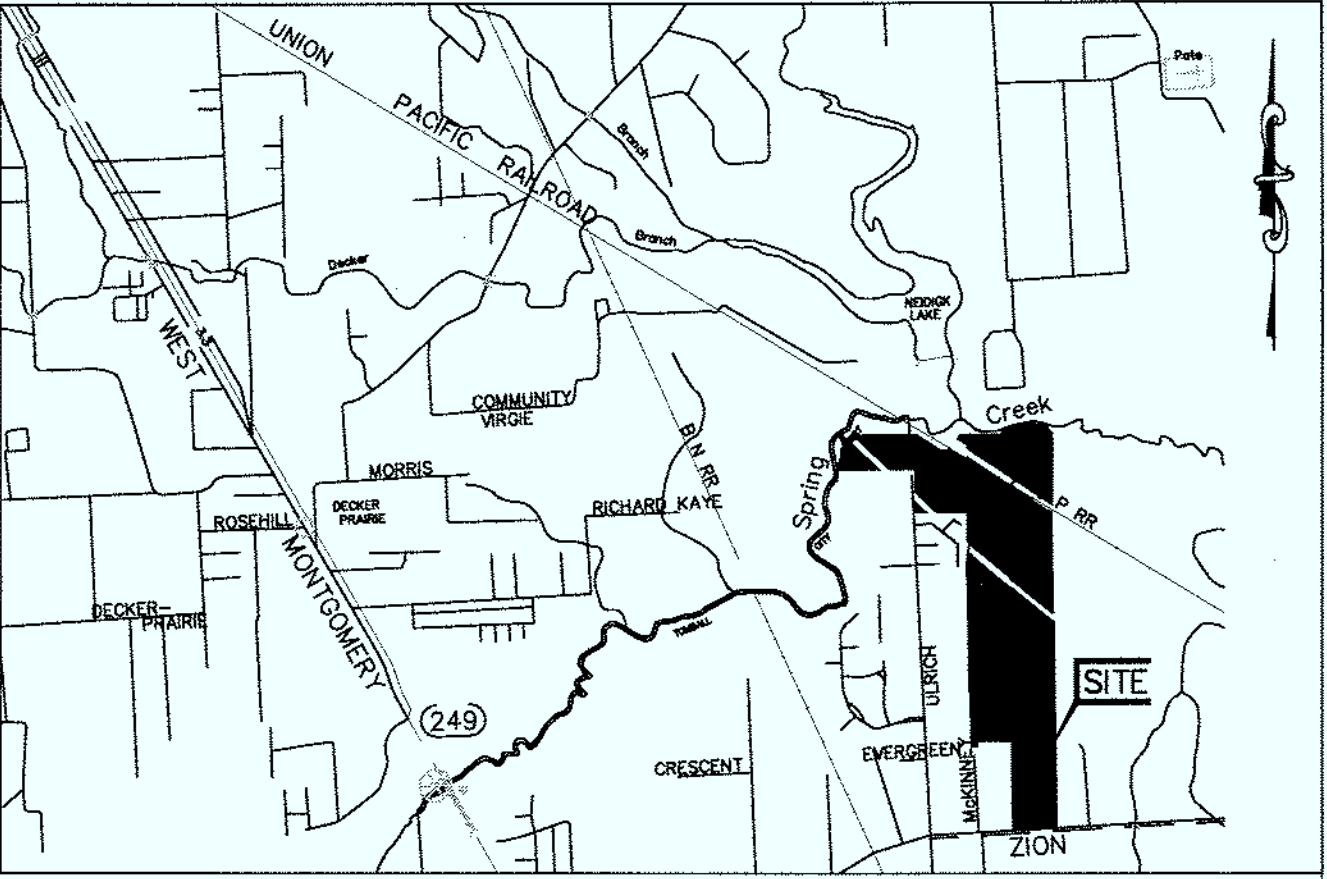
SURVEYOR

TOWN & COUNTRY SURVEYORS, LLC
26307 NORTH PRESTON, SUITE 100
THE WOODLANDS, TX 77380
(817)465-8790
FAX (281)465-8731

LEGEND:

- BUILDING LINE
- UTILITY EASEMENT
- AERIAL EASEMENT
- CITY OF TOMBALL UTILITY EASEMENT/DRAINAGE EASEMENT (PUBLIC)
- DRAINAGE EASEMENT (PRIVATE)
- FOUND 5/8 INCH IRON RODS
- BLOCK NUMBER
- SURVEY LINE

- B.L.
- U.E.
- A.E.
- C.O.T. U.E./D.E.
- D.E.
- ①
- ②
- ③



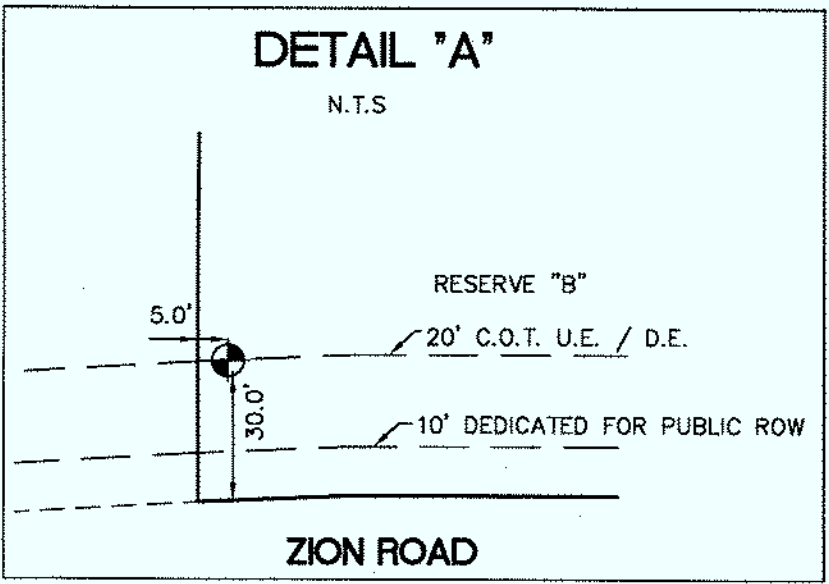
VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

According to FEMA Firm Panel No. 48201C0230L & 48201C0235L (Effective Date June 18, 2007), part of this property is in Zone "AE" and is within the 1% Annual Chance Flood Plain. The 1% annual chance flood (100-year flood), is also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Elevation is the water surface elevation of the 1% annual chance flood.

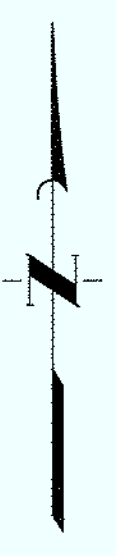
Warning: Part of this site is within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

Floodplain	Acres (approximate)
Floodway	27.8102 acres
1% Floodplain	24.3363 acres
0.2% Floodplain	9.4758 acres
Zone "X" Floodplain (outside 0.2%)	173.4190 acres

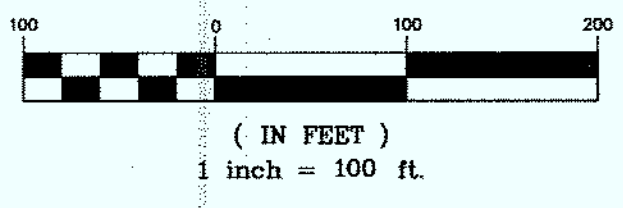


DETAIL "A"
N.T.S.
SITE BENCHMARK - SET BRASS DISK IN CONCRETE STAMPED "RSL1" LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBDIVISION, 30 FEET NORTH OF ZION ROAD, AND 5 FEET EAST OF PROPERTY LINE AS SHOWN. ELEVATION=172.98

FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE
218.2019 ACRES (9,635,555.61 SQ. FT.)
LOCATED IN THE
JOSEPH MILLER LEAGUE, A-50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS
3 BLOCKS 24 LOTS 7 RESERVES
JANUARY 2012

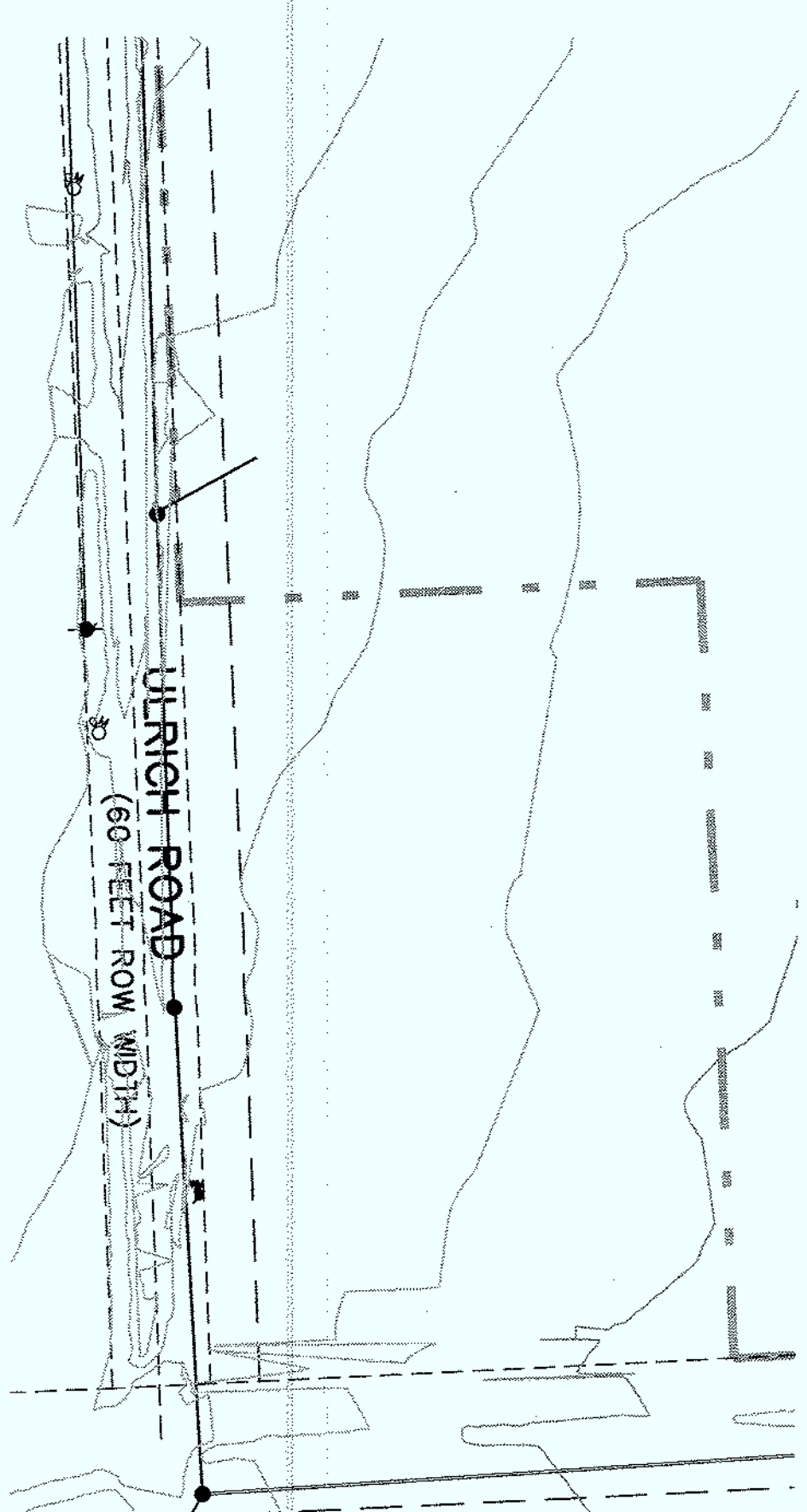


GRAPHIC SCALE

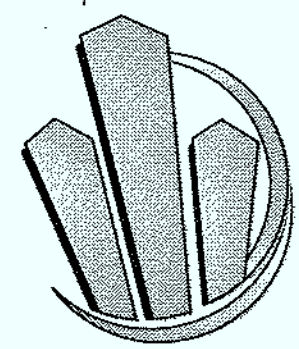
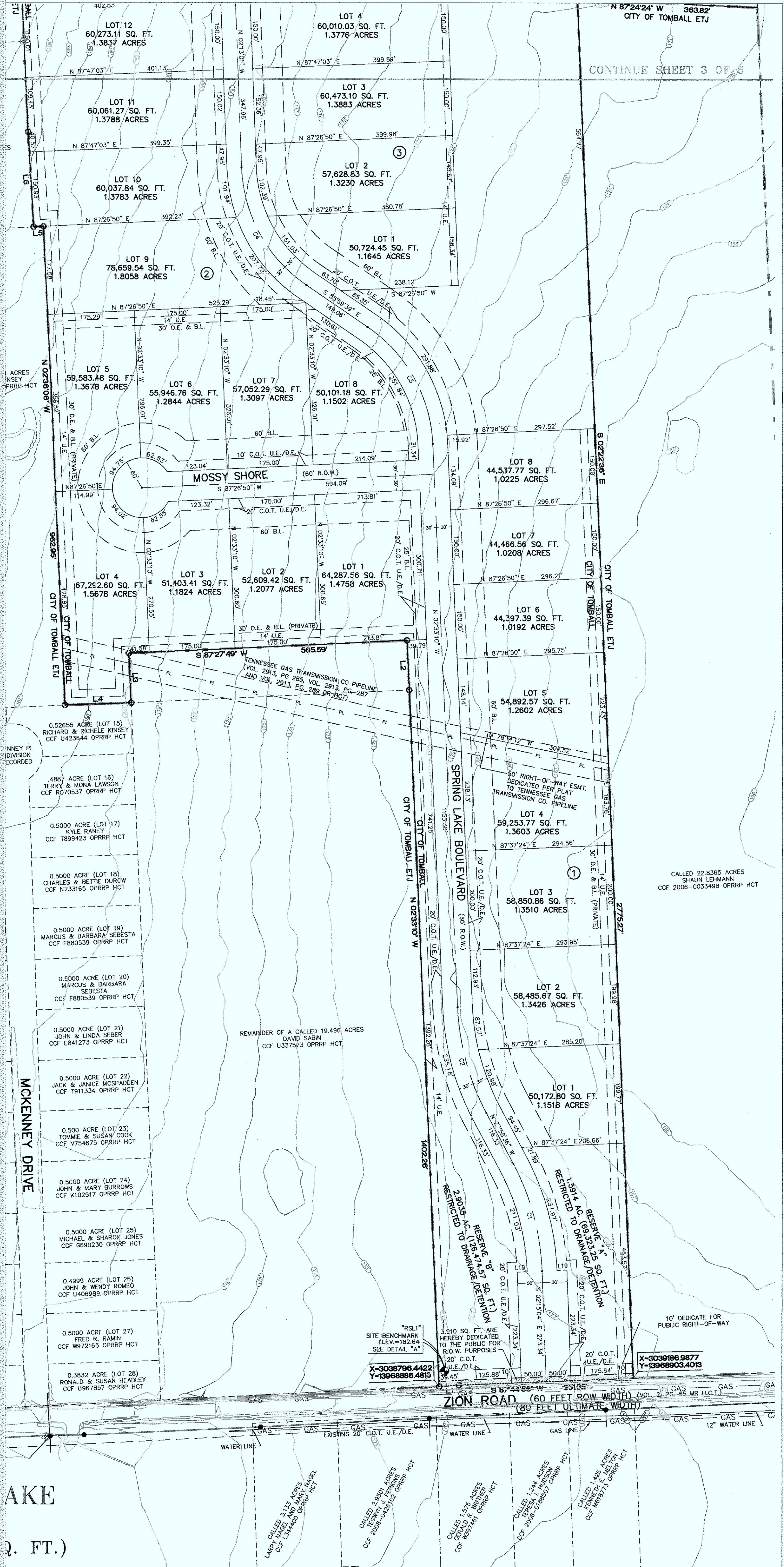


LINE TABLE	
LINE	BEARING
L1	S85°28'48"W
L2	N02°38'21"W
L3	S03°00'05"E
L4	S88°01'13"W
L5	S86°50'37"W
L6	N03°13'33"W
L7	N47°27'29"E
L8	N19°31'47"E
L9	N08°53'22"W
L10	N33°53'17"E
L11	N23°30'57"W
L12	N32°10'15"E
L13	N88°15'37"E
L14	N02°11'40"W
L15	S58°38'56"E
L16	S01°39'54"E
L17	S02°32'05"E
L18	N87°44'56"E
L19	N87°44'56"E
L20	N88°07'33"E
L21	S02°11'40"E
L22	S31°22'24"W
L23	S58°37'40"E
L24	N02°27'39"W
L25	S57°50'41"E

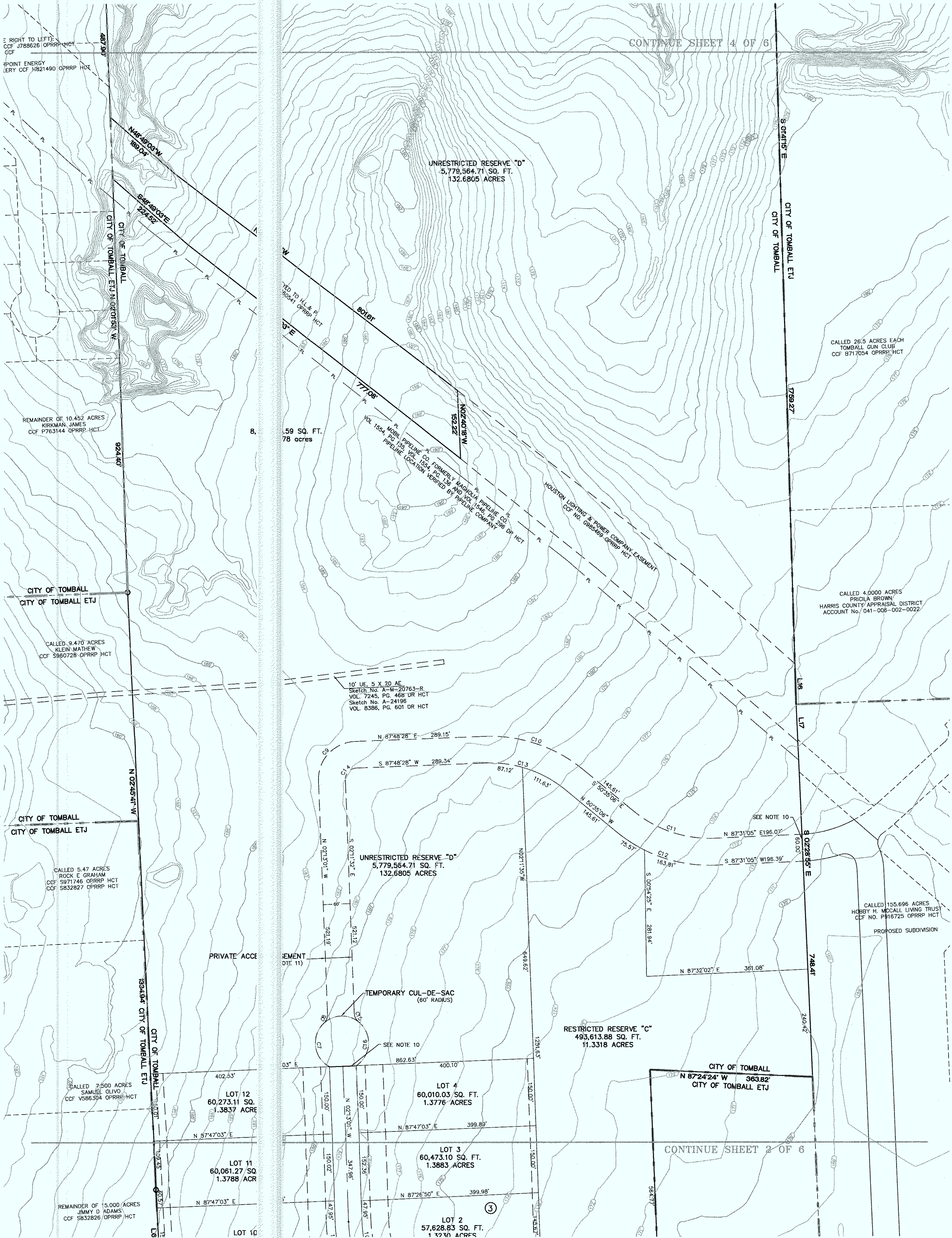
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD B.
C1	500.00	224.50	25°43'32"	222.62
C2	500.00	221.86	25°28'28"	220.05
C3	300.00	279.82	53°26'28"	269.78
C4	300.00	281.58	53°46'38"	271.35
C5	470.00	143.12	17°26'50"	142.57
C6	530.00	163.84	17°42'45"	163.19
C7	114.74	60.00	109°33'56"	98.04
C8	21.63	25.00	49°33'56"	20.96
C9	133.55	85.00	90°01'28"	120.23
C10	242.92	330.00	42°10'35"	237.47
C11	195.86	270.00	41°33'49"	191.60
C12	238.38	330.00	41°33'46"	234.17
C13	198.75	270.00	42°10'35"	194.29
C14	38.27	25.00	90°00'00"	35.36
C15	21.67	25.00	49°39'38"	21.00
C16	114.81	60.00	109°38'10"	98.08



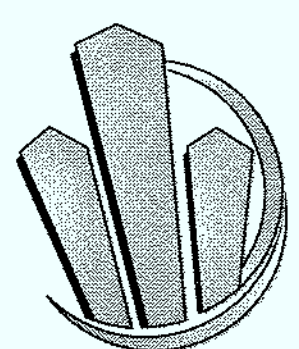
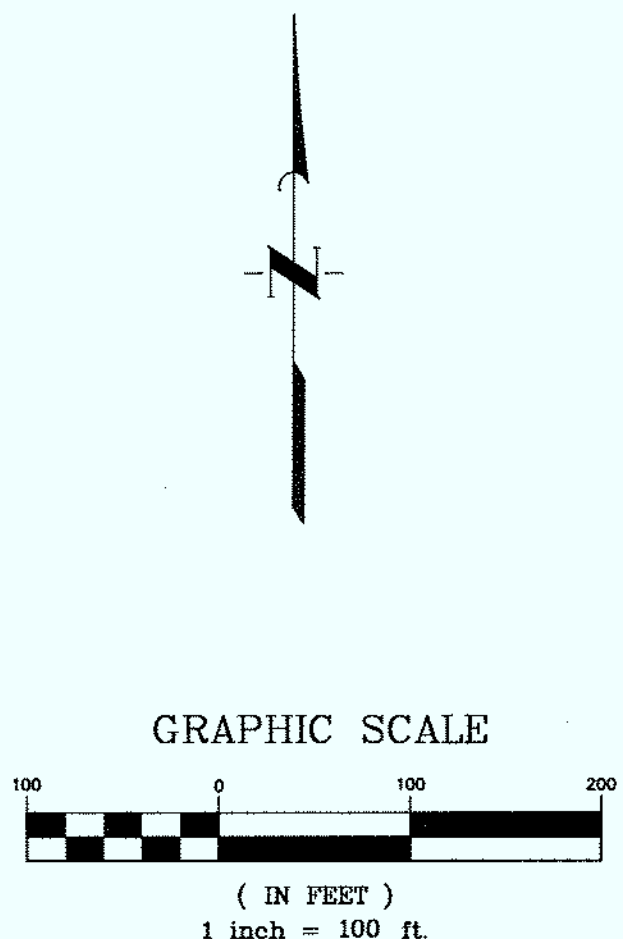
FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE
218.2019 ACRES (9,635,555.61 SQ. FT.)
LOCATED IN THE
JOSEPH MILLER LEAGUE, 50
W.H. CLEMENS SURVEY, A-41
HARRIS COUNTY, TEXA
CITY OF TOMBALL, TEXA
3 BLOCKS 24 LOTS 7 RE
JANUARY 2012



TOWN & COUNTRY SURVEYORS, LLC
25307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281)466-8730
FAX (281)466-8731



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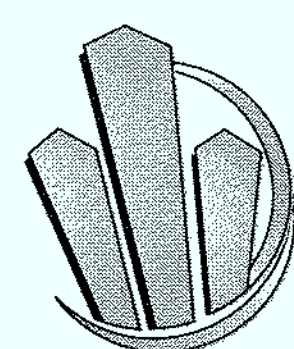


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JOB No. 0451-0004
SHEET 3 OF 6

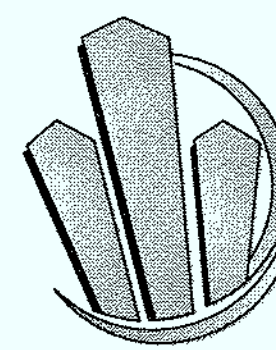
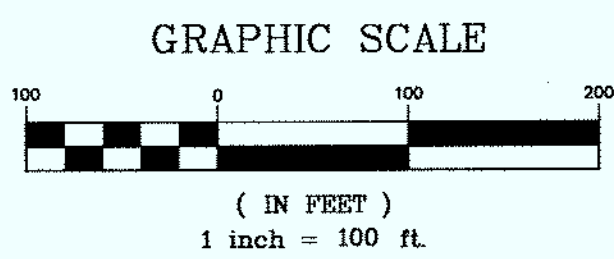


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3 BLOCKS 24 LOTS 7 RESERVES
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FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE
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LOCATED IN THE
JOSEPH MILLER LEAGUE, 50
W.H. CLEMENS SURVEY, A 641
HARRIS COUNTY, TEX.
CITY OF TOMBALL, TEX.
3 BLOCKS 24 LOTS 7 RESERVES
JANUARY 2012



TOWN & COUNTRY SURVEYORS, LLC
26307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281) 465-8730
FAX (281) 465-8731

STATE OF TEXAS
COUNTY OF HARRIS

WE, Zion Road Properties, LLC, acting by and throu being officer of Zion Properties, LLC, hereinafter referred described in the above and foregoing plat of RESERVE A make and establish said subdivision and development plat dedications, restrictions and notations on said maps or t the public forever, all streets (except those streets desig access easements), alleys, parks, water courses, drains, thereon for the purpose and considerations therein expe heirs, successors and assigns to warrant and forever def

FURTHER, owners have dedicated and by these i public for public utility purposes forever an unobstructed from a plane twenty (20) feet above the ground level up utility easements shown hereon.

FURTHER, owners do hereby covenant and agree boundaries of this plat shall be restricted to provide tha driveways shall have a net drainage opening area of suffi water without backwater and in no instance have a drain quarters square feet (18-inch diameter) with culverts or driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the put on each side of the center line of any and all bayous, c other natural drainage courses located in said plat, as e the City of Tomball, Harris County, or any other governm said easement at any times for the purpose of construc facilities and structures.

FURTHER, Owners do hereby covenant and agree boundaries of this plat and adjacent to any drainage eas drainage way is hereby restricted to keep such drainage buildings, planting and other obstructions to the operatio facility and that such abutting property shall not be perr easement except by means of an approved drainage stru

IN TESTIMONY WHEREOF, Zion Road Properties, signed by Robert M. Allen, its General Manager, thereuntc _____, and its common seal hereunto affixed this _____, 2012.

Zion Road Properties, LLC

By: _____
Robert M. Allen, General Manager

Attest:
By: _____

_____, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day perso as Reserve at Spring Lake Section One, said lien being ev Clerk's File Nos. 2008--0535712, 2008--0535106 and 2008 20100231584, 20100399219, and 20110131824 of the Mor do hereby in all things subordinate our interest in said pi said plat and the dedications and restrictions shown here that we are the present owners of said lien and have no thereof.

GIVEN UNDER MY HAI _____

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

We, Preferred Bank, owners and holders of a lien against as Reserve at Spring Lake Section One, said lien being ev Clerk's File Nos. 2008--0535712, 2008--0535106 and 2008 20100231584, 20100399219, and 20110131824 of the Mor do hereby in all things subordinate our interest in said pi said plat and the dedications and restrictions shown here that we are the present owners of said lien and have no thereof.

Preferred Bank
Thomas B. Andersen
Houston, Texas
Phone: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day perso _____, known to me to be the person whose name i and acknowledged to me that he executed the same for expressed and in the capacity therein and herein stated, corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

We, Icon Bank, owners and holders of a lien against the property described in the plat known as Reserve at Spring Lake Section One, said lien being evidenced by instrument of record in Clerk's File Nos 20090498444, 20110211277, 20110184190, 20110184197, 20110463812, 20090285835, and 20090512582 of the Mortgage 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 dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Icon Bank

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 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 _____

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

We, JSRA Property Investments, owners and holders of a lien against the property described in the plat known as Reserve at Spring Lake Section One, said lien being evidenced by instrument of record in Clerk's File Nos 20090285835 and 20090498450 of the 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 dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

JSRA Property Investments

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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

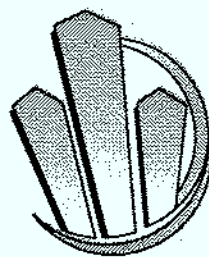
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNER\DEVELOPER:
ZION ROAD PROPERTIES
ROBERT (BOB) ALLEN, GENERAL PARTNER
9977 N. SAM HOUSTON PKWY W., #150
HOUSTON, TX 77064
281-477-8688

ENGINEER:
DAVID P. KELLY II, P.E.
DPK ENGINEERING, LLC
32719 WINDSOR TERRACE
FULSHEAR, TX 77441
PH: 281-346-2616



SURVEYOR:

TOWN & COUNTRY SURVEYORS, LLC
26307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281)485-8790
FAX (281)485-8791

I, David Strauss, 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 pipes or rods having an outside diameter of not less than five-eighths inch (5/8") and a length of not less than three feet (3); and that the plat boundary corners have been tied to the nearest survey corner.

David Strauss, Registered Professional Land Surveyor
Texas Registration No. 4833

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's Ordinances.

By: _____
George Shackelford
City Manager

By: _____
Lori Lakatos, P.E.
Acting City Engineering

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Reserve at Spring Lake 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 _____, 2012.

By: _____
Lori Wallace, Chair

By: _____
Evelyn Chervenak, Vice-Chair

CITY OF TOMBALL

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements and rights-of-way 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.

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 its certificate of authentication was filed for registration in my office on _____, 2012, at _____ o'clock, and duly recorded on _____, 2012, at _____ o'clock, and in Film Code Number _____ of the Map Records of Harris County for said county.

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

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE
218.2019 ACRES (9,635,555.61 SQ. FT.)
LOCATED IN THE
JOSEPH MILLER LEAGUE, A-50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS

3 BLOCKS 24 LOTS 7 RESERVES

JANUARY 2012