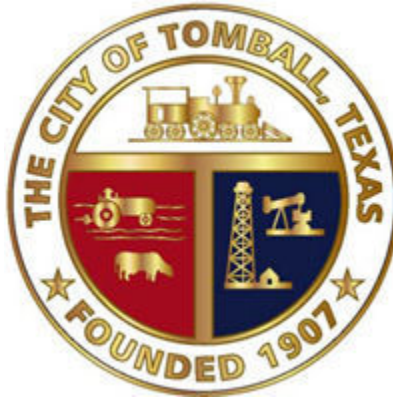


**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, JANUARY 9, 2012

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, January 9, 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
 - Boards & Commissions Recruitment Reception: Tuesday, January 24, 2012, 5:30 – 7:30 p.m., Tomball Community Center, 221 Market Street, Room B.
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 12, 2011.

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.

- Conduct a Public Hearing on **ZONING CASE P11-382**

- 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.

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 5th day of January 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: January 9, 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: January 9, 2012

Data Sheet

Topic:

- Boards & Commissions Recruitment Reception: Tuesday, January 24, 2012, 5:30 – 7:30 p.m., Tomball Community Center, 221 Market Street, Room B.

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:

Boards & Commissions Reception Invitation

ALL ABOARD!

Please join us for our 3rd Annual
**BOARDS & COMMISSIONS
RECRUITMENT RECEPTION**

Tuesday, January 24, 2012

5:30 to 7:30 p.m.

*Tomball Community Center
221 Market Street, Room B*

Come meet and greet current
Board members and register
to be a potential member of a
Tomball Board yourself!

Don't miss your opportunity to
"Get on a Board" or Commission and serve on
your community "train"!

FREE REGISTRATION AND FOOD



Regular Planning and Zoning Commission

Agenda Item

Meeting Date: January 9, 2012

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 12, 2011.

Background:

Origination:

Engineering and Planning

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 Meeting Minutes 12.12.11

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

MONDAY, DECEMBER 12, 2011



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 Beauvais
Commissioner Kendler

Others present:

Assistant City Engineer – Lori Lakatos
Assistant City Planner – Rodney Schmidt
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 received

4.0 Motion was made by Commissioner Kendler to approve the Minutes of the Regular Planning & Zoning Commission meeting of November 14, 2011; second by Commissioner Chervenak.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve ZONING CASE P11-375: Request by Drachman Interest on behalf of FNR, LLC to amend the City's Comprehensive Zoning Ordinance to rezone approximately 11.09 acres of land, legally described as Lot 183 and Tracts 179A, 180A, and 184A, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the westerly side of South Cherry Street, southerly of Agg Road, from the Agricultural District to the Light Industrial District.**

The Public Hearing was opened by Chairman Wallace at 6:01 p.m.

Rodney Schmidt, Assistant City Planner presented the staff report.

Applicant, Craig Drachman, spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:09 p.m.

Commissioner Kendler made a motion to approve the rezoning request for **ZONING CASE P11-375**; second by Commissioner Tague. Vote was as follows:

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

Motion carried unanimously.

- 5.2 Consideration to approve **REPLAT BARAJAS TRACT NO. 2**: Being a Subdivision of 0.4821 Acre Tract, 21,000.00 square feet, in the Joseph House Survey A-34 in Harris County, Texas, Being a Replat of Lots 23, 24, 25, 26, 27 and 28, Block 69 in the Revised Map of Tomball according to the Map Records in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **REPLAT BARAJAS TRACT NO. 2** with contingencies; second by Commissioner Kendler.

Motion carried unanimously.

- 5.3 Consideration to approve **FINAL PLAT OF DRACHMAN INTERESTS**: Partial Replat of all of Outlot 183 and part of Outlots 179, 180 and 184 of Tomball Townsite; Containing 11.09 Acres; located in the J. Pruitt Survey, A-629.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Kendler made a motion to approve **FINAL PLAT OF DRACHMAN INTERESTS** with contingencies; second by Commissioner Beauvais.

Motion carried unanimously.

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

Motion carried unanimously.

Meeting adjourned at 6:21 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: January 9, 2012

Data Sheet

Topic:

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.

- Conduct a Public Hearing on **ZONING CASE P11-382**

Background:

Origination:

K.E. Jams Investments, Inc.

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:

Notice of Public Hearing

P11-382 Staff Report

**NOTICE OF PUBLIC HEARINGS
CITY OF TOMBALL
PLANNING & ZONING COMMISSION
JANUARY 9, 2012
&
CITY COUNCIL
JANUARY 16, 2012**



Notice is Hereby Given that Public Hearings will be held by the Planning & Zoning Commission of the City of Tomball on **Monday, January 9, 2012, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, January 16, 2012, at 6:00 P.M.** at Regular Meetings, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such dates, the Planning & Zoning Commission and City Council will consider the following:

ZONING CASE P11-382: Public hearing to consider a 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.

Persons interested in these cases will be given an opportunity to be heard. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Should the Planning & Zoning Commission vote to table a decision/recommendation on one or more of the above cases, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a decision/recommendation is forwarded to the City Council by the Planning and Zoning Commission. The application is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Engineering & Planning Department office, located at 501 James Street, Tomball, TX 77375. **Contact Assistant City Planner** Rodney Schmidt, (281) 290-1410, rschmidt@ci.tomball.tx.us

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 **5th** day of **January** 2012 by **5:00** p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Pate

Brandy Pate

Senior Administrative Assistant

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.



Text Amendment Staff Report

Planning and Zoning Commission Hearing Date: January 9, 2012

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.

BACKGROUND

On November 29, 2011, the Engineering & Planning Department received a Zoning Ordinance text amendment application (Exhibit “A”) from Mike O’Brien on behalf of K.E. Jams Investments, Inc. to revise the definition of “Recreational Vehicle (RV) Park/Campground” by eliminating 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 applicant is requesting that a recreational vehicle, travel trailer, or similar vehicle be permitted to reside, park, or lease space in a recreational vehicle park or campground for an indefinite period of time and not be bound by a 90 day time limit currently required by the Section 45 (“Definitions”) of the Zoning Ordinance.

As a matter of information, the applicant will be requesting four additional text amendments from Chapter 46 (“Recreational Vehicles, Travel Trailers, Motor Homes, Dependent Trailers and Other Mobile Structures”) of the Tomball Code of Ordinances from City Council on January 16, 2012 (Exhibits “B” and “C”). These text amendments include:

- Removing the minimum recreational vehicle unit size (Section 46-64.A);
- Removing the requirement to have a fence or wall constructed on the two sides and rear of a recreational vehicle park (Section 46-64.H);
- Removing the requirement that recreational vehicle parking pads be constructed a minimum of 20 feet from an adjacent recreational vehicle unit boundary and replacing it with language allowing recreational vehicle parking pads to be a minimum of 20 feet apart (Section 46-64.J.1); and
- Removing the requirement that walkways be constructed between the recreational vehicle park streets to all community facilities provided for park residents and to all service buildings (Section 46-64.L).

Following a determination by City Council on the requested text amendments, the applicant will then be bringing a conditional use permit application to the Planning & Zoning Commission and

City Council requesting an expansion of Coral Recreational Vehicle Park at 1402 South Cherry Street.

PROPOSED AMENDMENTS

RECREATIONAL VEHICLE (RV) PARK/CAMPGROUND - An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease ~~on a temporary basis. For the purpose of this definition, "temporary" means a maximum 90 calendar day time period.~~ A parcel of land not less than three (3) acres nor greater than thirty-five (35) acres which is designed, improved, or intended to be used for short- or long-term occupancy by recreational vehicles (including travel trailers) in designated spaces. Facility must be developed in accordance with Article III, Section 46 of the Tomball Code of Ordinances as adopted and may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

PUBLIC COMMENT

A public hearing notice was published in the Tomball Tribune on Monday, December 26, 2011 and, as of the writing of this staff report, no public comments were received regarding this request.

EXHIBITS

- A. Zoning Ordinance Text Amendment Application
- B. Text Amendment Request Letter #1
- C. Text Amendment Request Letter #2

Exhibit "A"
Zoning Ordinance Text Amendment Application



(90)
Revised 1/20/09

Zoning Text Amendment
Engineering & Planning Department



APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your request may be delayed until corrections or additions are received. **There is a \$500.00 application fee that must be paid at time of submission or the application will not be processed.**

Applicant

Name: Mike O'Brien Title: President
Mailing Address: 11767 Quail Creek City: Houston State: TX
Zip: 77070
Phone: (713) 557-1821 Fax: (281) 205-1130 Email: MOB@HOUSTON RVPARK.COM

Property Owner

Name: K. E. JAMS IN.VINC. Title: _____
Mailing Address: 1402 South Cherry City: Tomball State: TX
Zip: 77375
Phone: (281) 351-2261 Fax: (281) 351-2264 Email: CORIALRUE@CORIALRVPARK.COM

Statement of Purpose- Identify the existing section(s) of the Zoning Ordinance for which the Text Amendment is proposed, the proposed revised language and the reason(s) for the requested text Amendment (attach additional sheets as necessary):

EXISTING SECTION: SECTION 45 DEFINITIONS - 45.2 DEFINITIONS:
RECREATIONAL VEHICLE (RV) PARK/CAMPGROUND (Page 168)
of the ZONING Ordinance # 2008-1

(See Attachments)

General Description of Property Affected by Amendment (attach additional sheets as necessary):

(See ATTACH Letter)

This will help keep the proposed expansion
for CORIAL RV PARK in compliance with Zoning Text

Statement of Facts Which the Applicant Believes Justify the Amendment (attach additional sheets as necessary):

(See Attachment)

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X Mike OBrien 10/23/11
Signature of Applicant Date

X Mike OBrien 10/23/11
Signature of Owner Date
Mike OBrien

Exhibit "B"
Text Amendment Request Letter #1

Zoning Text Amendment

Statement of Purpose/Affected by amendment/Justify the amendment

Date: Oct. 23, 2011

Corral RV Park expansion

1402 South Cherry

Tomball TX

Revision dated Dec. 12, 2011 (added #3;#4)

Location /existing section page 168: Sec. 45 DEFINITIONS: 45.2 definitions: Recreational vehicle (RV) park/Campground

Statement of Purpose

Statement of Purpose: Proposed revised request /reason why:

Line 1) RECREATIONAL VEHICLE (RV) PARK/CAMPGROUND - An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease on a temporary basis.....

To Change/Remove "on a temporary bases" (no replacement language)

Why: When you make a statement to rent or lease it refers / means it will be temporary.

Line 2) RECREATIONAL VEHICLE (RV) PARK/CAMPGROUND - An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease on a temporary basis. For the purpose of this definition, "temporary" means a maximum 90 calendar day time period.....

To Remove / line 2: For the purpose of this definition, "temporary" means a maximum 90 calendar days time period.
(No replacement language)

Why: to request to remove any reference to limiting the amount of time a RV can be parked in a RV Park.

Revision one Dated to letter on Dec. 12.2011

- 3) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles: Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parg. (h) Fence. A six foot high fence or wall, constructed of wood or masonry, shall be constructed on the two sides and rear of the recreational vehicle park, such fence or wall to be 95 percent impervious. A decorative enclose, not less than five feet in height shall be constructed along the front of the recreational vehicle park.

Request: to removeon the Two sides and rear

Why: Putting up the fence around the park will remove the deer who have made their home in the woods in the park. We have set up feeders for the animals in the area

- 4) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles: Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parg. (L)Walkways. Walkways not less than 36 inches wide and constructed of concrete or other masonry construction shall be provided between the park streets to all community facilities provided for park residents and to all service buildings

Request to remove this parag.

Why: One must think RV park not mobile home Park or subdivision Walkways are better in large lots not RV pads. The design would be infringing on your neighbors RV lot because walking way would go across where the RV lot/next to their are parked or where their picnic table would be at RE: a big Motor home would be next to the walkway possible disturbing their privacy.

Below are the items request to change from the letter sent to City of Tomball manager

- 1) Re: to ordinances: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles : Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parg. J line 1 Distance to adjacent Unit Boundary. No portion of a pad shall be located nearer than 20 feet from a unit boundary.

Request to change/Remove Unit Boundary and Boundary from this line to: a designated area will be located on the portion of the concrete pad. Portion of a RV designated parking pad shall be located nearer than 20 feet from each adjacent RV designated parking pad. Additional concrete pad space for vehicle parking and or outdoor tables will not be considered as part of the RV designated parking pad. When the concrete pad is larger than the designated RV parking area then a location area on the concrete pad will be designated for the RV parking space only (9x40). These spaces shall not be located nearer than 20 feet from the next designated RV parking area.

Why: The interpretation of the ordinance now is you are unable to get to the RV parking area. above states that the RV pad must be 20 feet from the boundary. The RV concrete pad can't connect to the road because it has to be 20 feet from the boundary. Plus the RV Pad must be minimum 40 feet apart from the a jointing RV concrete pad..

- 2) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles : Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parg. (a) Unit size. No unit shall be less than 2500 square feet in area. Each unit shall include a concrete pad, which shall have a minimum size of nine feet by 40 feet, or 360 square feet, for the placement of each recreational vehicle.

Request to change /add: "each unit shall include a designated area on the concrete pad when the pad is larger than the RV parking area RE: for the parking/and concrete area for picnic tables. Remove the line: No Unit shall be less than 2500 square feet in area. Why : because you have removed Boundary from paragraph one request there is no measurement required , the distance apart is the requirement now not sq. feet.

- 3) page 168: Sec. 45 DEFINITIONS: 45.2 definitions: Recreational vehicle (RV) park/Campground restricting the stay of a RV to only 90 days. But to remove the length of time to make it unlimited. There are two groups of people I have found that stay longer than the 90 days. The older generation but young at heart (our motto)....that has left their house and live permanently in RV'sPlus as we call them "Winter Texans" who come to Tomball in the Oct. time and leave March time to go back north.

Revision one Dated to letter on Dec. 12.2011

- 4) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles: Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parag. (h) Fence. A six foot high fence or wall, constructed of wood or masonry, shall be constructed on the two sides and rear of the recreational vehicle park, such fence or wall to be 95 percent impervious. A decorative enclosure, not less than five feet in height shall be constructed along the front of the recreational vehicle park.

Request: to removeon the Two sides and rear

Putting up the fence around the park will remove the deer who have made their home in the woods in the park. We have set up feeders for the animals in the area

- 5) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles: Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parag. (L)Walkways. Walkways not less than 36 inches wide and constructed of concrete or other masonry construction shall be provided between the park streets to all community facilities provided for park residents and to all service buildings

Request to remove this parag. One must think RV park not mobile home Park or subdivision. The design would be infringing on your neighbors RV lot because the walk way would go across where the cars are parked or where their picnic table would be at RE: a big Motor home would be next to the walkway possible disturbing their privacy.

General Description of Property Affected by Amendment

Changing of the zoning ordinance will help the Corral RV Park to stay in compliance with the newly purposed schedule expansion schedule for next spring time.

Statement of facts Which the Applicant Believes Justify the Amendment

- 1) A major group of older retired and semi retired groups of people (RE: older generation but young at heart "our moto") have moved /joined a group of permanent RVer's. There cost of RV's range from \$30,000 to over a million dollar RV's and these people need a place to stay for a unlimited amount of time to park their RV
- 2) Winter Texan's who come from the north stay from Sept. to June and sometimes leave their RV though the summer, these people need a unlimited amount of time to park their RV
- 3) With the city of Tomball expanding their medical facilities and the new VA medical clinic, these people need a unlimited amount of time to park their RV
- 4) With disasters from hurricanes and the most recent fires, City of Tomball is the location that the insurance adjusters stay and the families from the disaster stay these people need an unlimited amount of time to park their RV.
- 5) Apartments, mobile homes, rental homes, outdoor storage, and business do not require a limited time frame when they rent or lease a property.
- 6) People are moving to Texas from out of state and need temporary housing /RV Park

Exhibit "C"
Text Amendment Request Letter #2

To: City Of Tomball

Date: Sept. 16, 2011

Att: City Manager

Att: George Shackelford

From: Corral RV Park

1402 South Cherry

Tomball TX

Revision #1 Dated Dec. 12 ,2011: Revision #2 Dec. 19,2011

(Added #4 and #5 parag.)

RE: Expansion of Corral RV Park

In order to keep up with the growth of City of Tomball I am reviewing to add an additional 30+/- RV Pads to Corral RV Park. This will help City of Tomball to handle families moving into the area plus handling family emergencies from hurricanes to the most recent wild fires from people being evacuated/losing their homes..... plus in helping families with RV's for a place to stay for medical treatment from the growth of the new medical facilities we now have and don't forget about our retirees which are a large portion which are now called permanent RVers .

I am asking to review the city ordinances for the expansion of Corral RV Park located at 1402 South Cherry Street. I have met with the city engineering group and they requested for me to meet with the city manager to review the points below to see what type of action we should/could take.

- 1) Re: to ordnances: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles : Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parag. J line 1 Distance to adjacent Unit Boundary. No portion of a pad shall be located nearer than 20 feet from a unit boundary.

Request to change/Remove Unit Boundary and Boundary from this line to: a designated area will be located on the portion of the concrete pad. Portion of a RV designated parking pad shall be located nearer than 20 feet from each adjacent RV designated parking pad. Additional concrete pad space for vehicle parking and or outdoor tables will not be considered as part of the RV designated parking pad. When the concrete pad is larger than the designated RV parking area then a location area on the concrete pad will be designated for the RV parking space only (9x40). These spaces shall not be located nearer than 20 feet from the next designated RV parking area.

Why: The interpretation of the ordinance could mean that you are unable to get to the RV to the parking area. Above states that the RV pad must be 20 feet from the boundary. The RV concrete pad can't connect to the road because it has to be 20 feet from the boundary (RE. Has to be 20

feet from the road and the boundary is the edge of the road so the concrete pad can't connect to the road) Plus the RV Pad must be minimum 40 feet apart from the a jointing RV concrete pad. A house only requires 10 feet.

- 2) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles : Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parag. (a) Unit size. No unit shall be less than 2500 square feet in area. Each unit shall include a concrete pad, which shall have a minimum size of nine feet by 40 feet, or 360 square feet, for the placement of each recreational vehicle.

Request to change /add: "each unit shall include a designated area on the concrete pad when the pad is larger than the RV parking area RE: for the parking/and concrete area for picnic tables. Remove the line: No Unit shall be less than 2500 square feet in area. Why : because you have removed Boundary (from paragraph one request) there is no Square feet measurement required , the distance apart is the requirement now not sq. feet. Or request to 1200 Sq. feet if needed. Note this is a temporary parking lot not a permeate structure.

- 3) page 168: Sec. 45 DEFINITIONS: 45.2 definitions: Recreational vehicle (RV) park/Campground restricting the stay of a RV to only 90 days. But to remove the length of time to make it unlimited. There are two groups of people I have found that stay longer than the 90 days. The older generation but young at heart (our motto)....that has left their house and live permanently in RV'sPlus as we call them "Winter Texans" who come to Tomball in the Oct. time and leave March time to go back north.

Revision one Dated to letter on Dec. 12.2011

- 4) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles: Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parag. (h) Fence. A six foot high fence or wall, constructed of wood or masonry, shall be constructed on the two sides and rear of the recreational vehicle park, such fence or wall to be 95 percent impervious. A decorative enclose, not less than five feet in height shall be constructed along the front of the recreational vehicle park.

Request: to removeon the Two sides and rear

Putting up the fence around the park will remove the deer who have made their home in the woods in the park. We have set up feeders for the animals in the area

- 5) Re: to ordinance: chapter 46 Manufacture Homes mobile dwellings, Rec. Vehicles: Rec. vic. Parks and expansions Sec.46-64 Technical and physical requirements parag. (L)Walkways. Walkways not less than 36 inches wide and constructed of concrete or other masonry construction shall be provided between the park streets to all community facilities provided for park residents and to all service buildings

Request to remove this parag. One must think RV park not mobile home Park or subdivision. The design would be infringing on your neighbors RV lot because the walk way would go across where the cars are parked or where their picnic table would be at RE: a big Motor home would be next to the walkway possible disturbing their privacy.

As of now these are the main points I have found that need to be review to move forward. I do have engineered expansion drawings I had completed a few years ago for your review. The City of Tomball engineering group had stated about using CUP; Text amendments; and possible other vehicles for the changes if they meet City of Tomball approvals. If additional information is required or if I can be of any help please call me on my cell phone at 713-557-1821 or the Corral RV Park office at 281-351-2761

Regards

Mike OBrien
President
KE JAMS Inv.
Corral RV Park
1402 South Cherry
Tomball TX. 77375
Off.281-351-2761 fax 281-351-2764
E-mail: mob@houstonrvpark.com

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: January 9, 2012

Data Sheet

Topic:

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.

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 Reserve at Spring Lake Section One Pg. 1 of 6

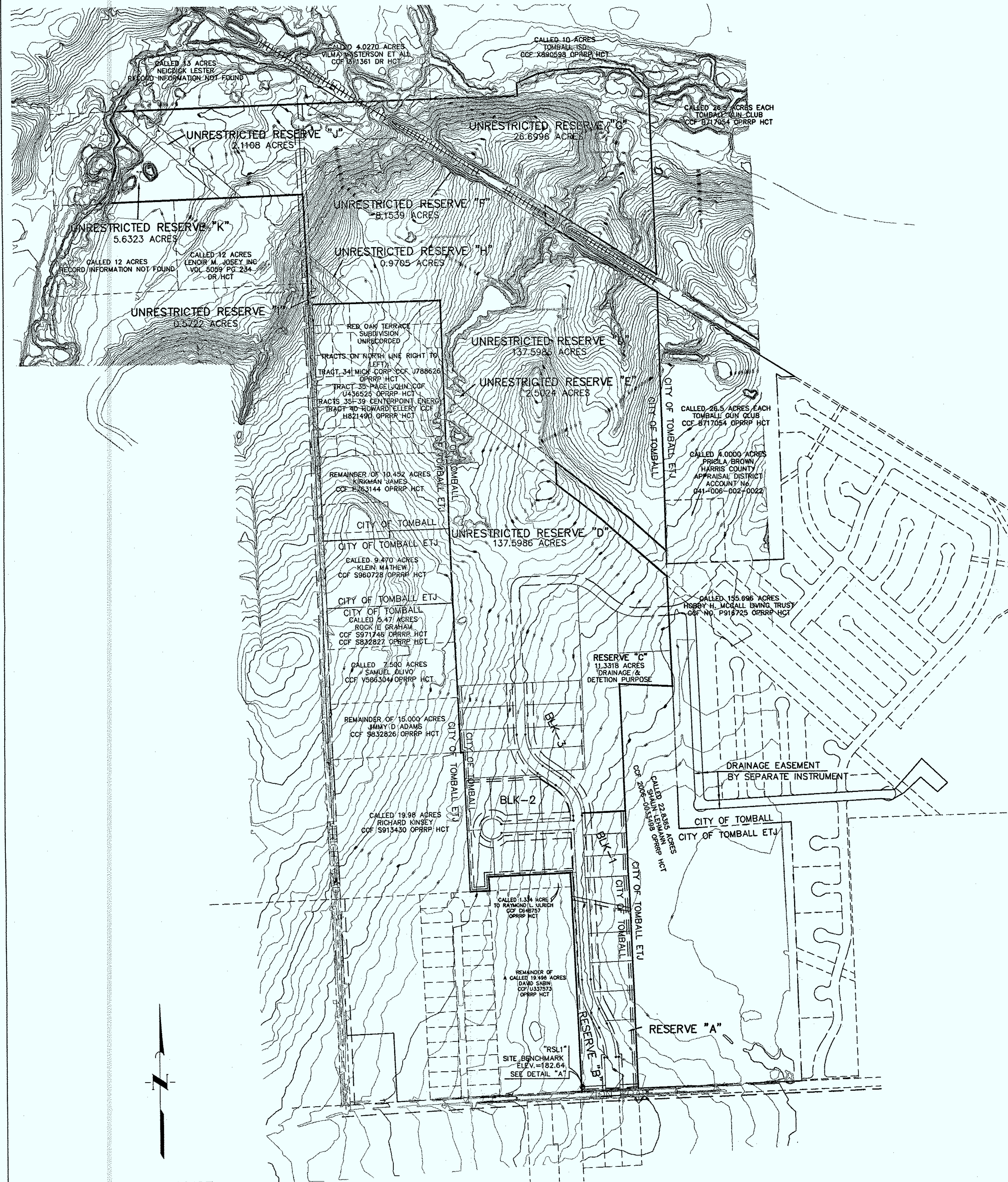
Preliminary Plat Reserve at Spring Lake Section One Pg. 2 of 6

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

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

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

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



GENERAL NOTES:

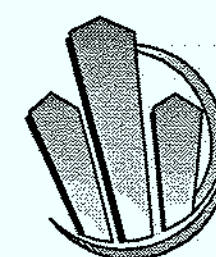
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, 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. Right-of-Way 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.

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
FULTON, TX 77441
PH: 281-346-2616

LIENHOLDER:
THOMAS B. ANDERSEN, _____
PREFERRED BANK
HOUSTON TEXAS

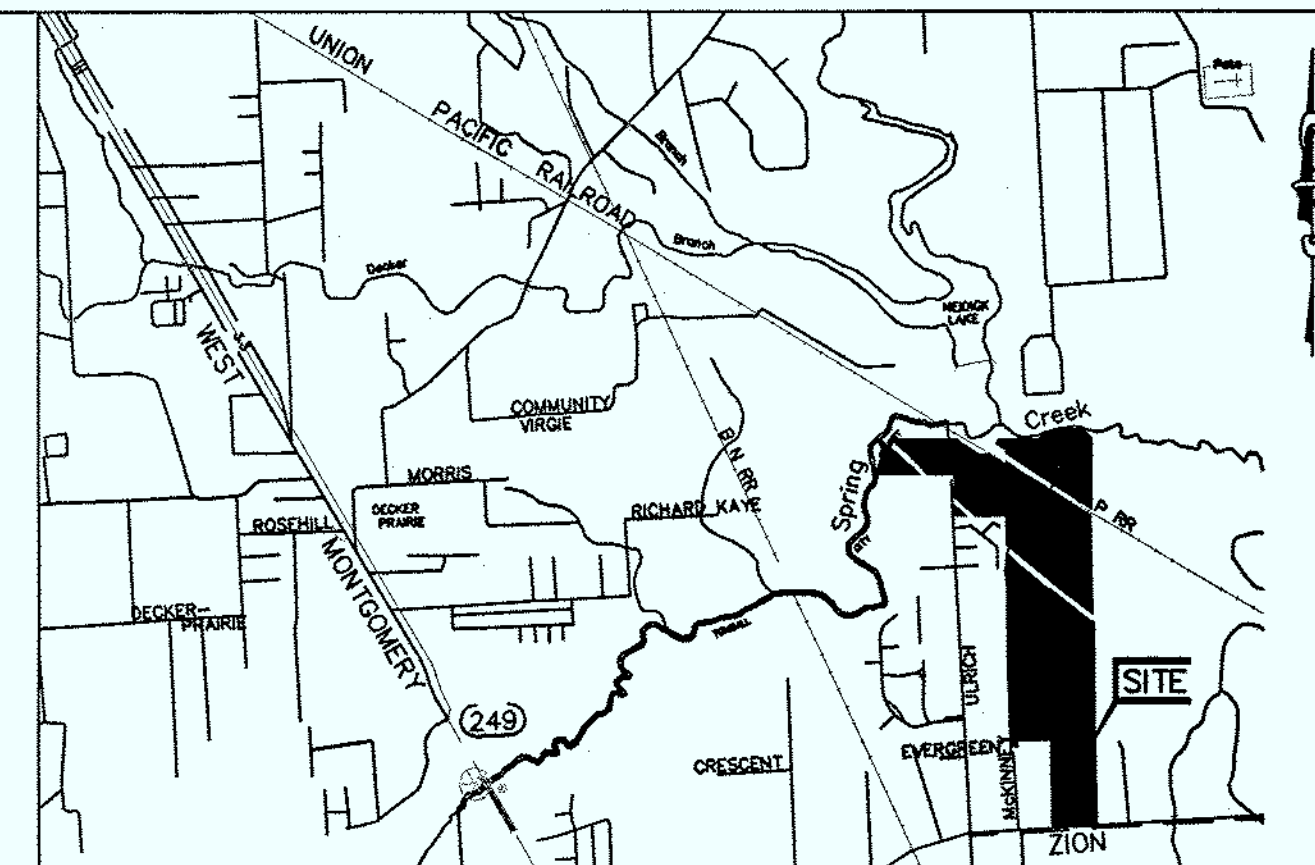
SURVEYOR:



TOWN & COUNTRY SURVEYORS, LLC
25307 NORTH FREEMAN, SUITE 100
THE WOODLANDS, TX 77380
(281)465-8750
FAX (281)465-9728

LEGEND:

- | | |
|---|-----------|
| BUILDING LINE | BL |
| UTILITY EASEMENT | UE |
| AERIAL EASEMENT | AE |
| CITY OF TOMBALL UTILITY EASEMENT/DRAINAGE EASEMENT (PUBLIC) | COT UE/DE |
| DRAINAGE EASEMENT (PRIVATE) | DE |
| SET 5/8 INCH IRON RODS | ⊙ |
| BLOCK NUMBER | ① |
| SURVEY LINE | --- |

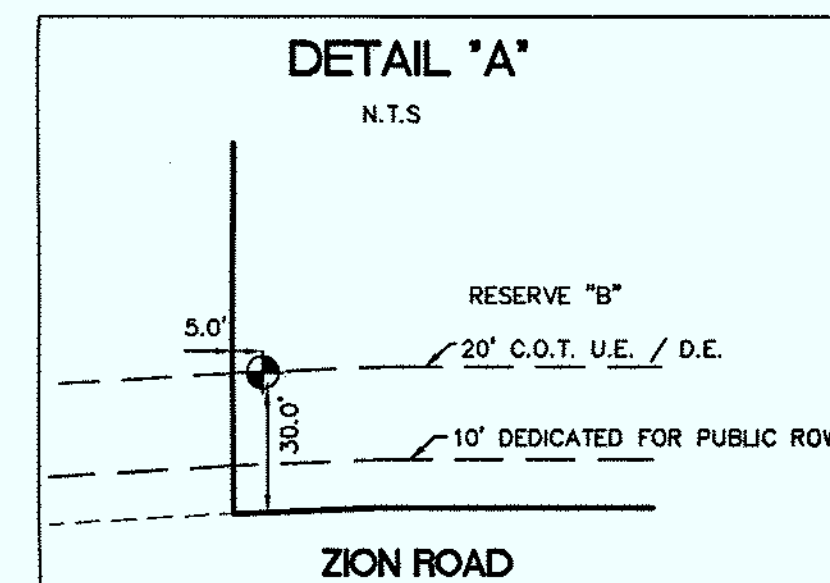


VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

According to FEMA Firm Panel No. 48201C0230L & 48201C0265L (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.

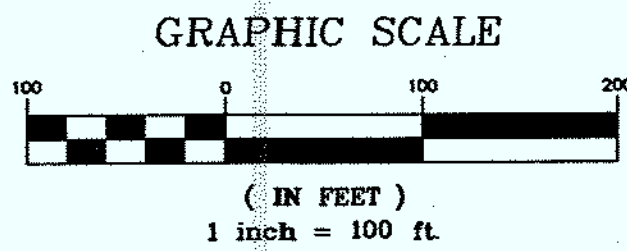


SITE BENCHMARK - SET BRASS DISK IN CONCRETE
STAMPED "RSL1" LOCATED NEAR THE SOUTHWEST
CORNER OF THE SUBDIVISION, 30 FEET NORTH OF ZION
ROAD, AND 5 FEET EAST OF PROPERTY LINE AS
SHOWN. ELEVATION=172.98

PRELIMINARY PLAT
RESERVE AT SPRING LAKE
SECTION ONE
232.88 ACRES (10,144,258 SQ. FT.)
LOCATED IN THE
JOSEPH MILLER LEAGUE, A-50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS

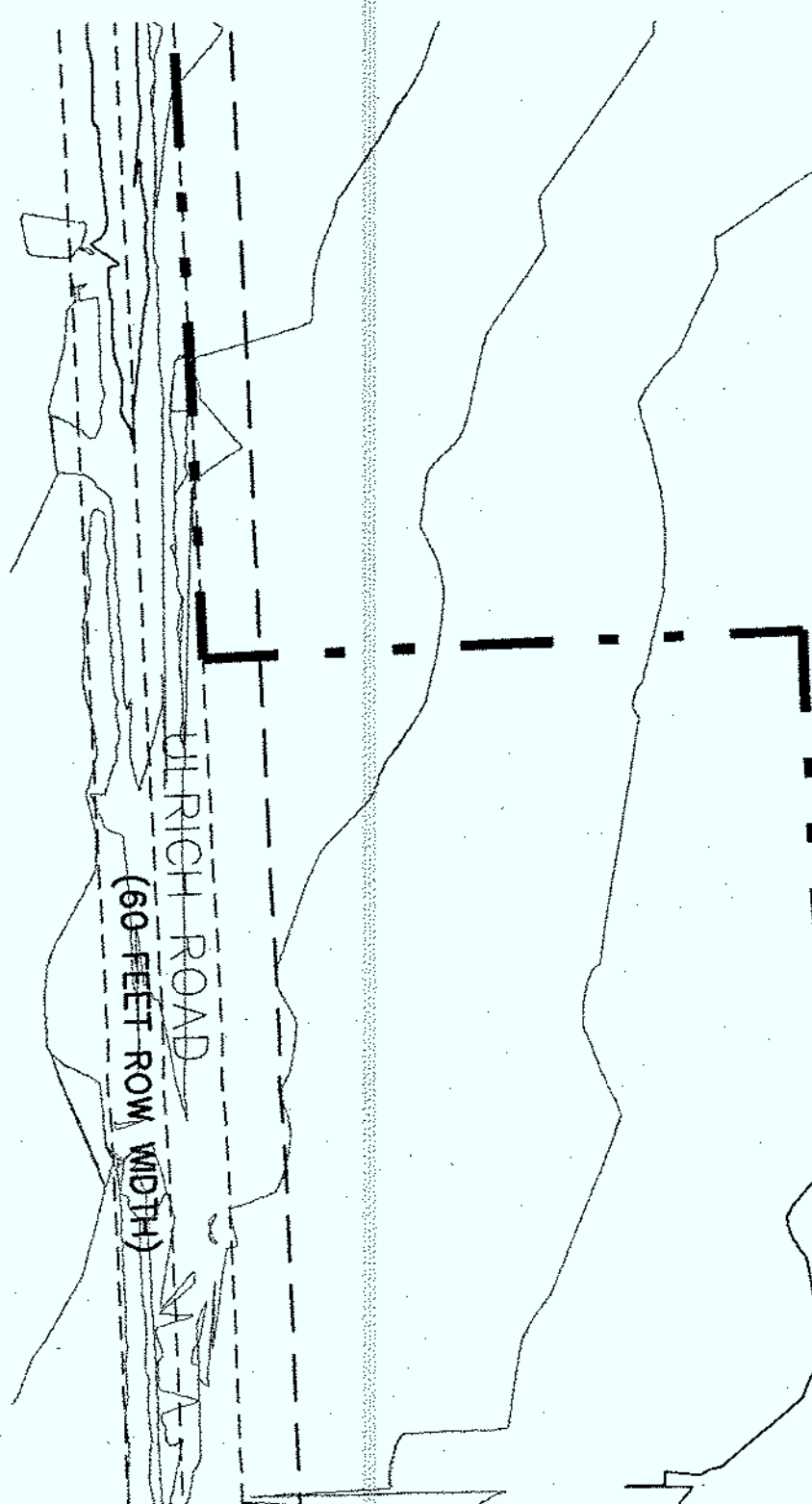
3 BLOCKS 24 LOTS 11 RESERVES

JANUARY 2012



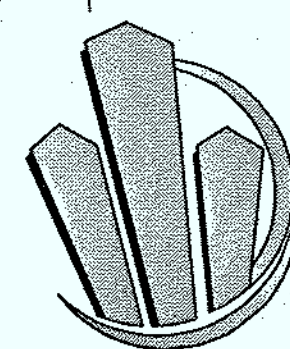
LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°28'48"W	39.59
L2	N02°38'21"W	99.78
L3	S05°59'58"E	100.17
L4	S80°01'13"W	134.11
L5	S85°31'41"W	20.10
L6	N03°13'33"W	191.51
L7	N47°27'29"E	64.65
L8	N19°31'47"E	220.98
L9	N06°53'22"W	119.99
L10	N33°53'17"E	76.85
L11	N23°31'21"W	157.84
L12	N32°10'15"E	63.77
L13	N02°27'39"W	87.16
L14	N65°22'56"E	154.67
L15	N78°38'08"E	110.52
L16	N85°18'57"E	116.30
L17	N86°08'05"E	210.89
L18	S85°02'44"E	202.62
L19	S44°19'45"E	66.76
L20	S57°50'41"E	15.97
L21	S02°28'00"E	120.38
L22	S58°12'00"E	44.05
L23	N01°39'54"W	90.20
L24	S02°30'05"E	84.46

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	
C1	500.00	224.50	254°33'	
C2	500.00	221.86	229°52'	
C3	300.00	279.82	53°22'	
C4	300.00	281.58	53°46'	
C5	470.00	143.12	172°6'	
C6	530.00	163.84	174°24'	
C7	114.74	60.00	109°33'	
C8	21.63	25.00	49°33'	
G9	133.55	85.00	90°01'	
C10	242.92	330.00	42°03'	
C11	195.86	270.00	41°33'	
C12	239.38	330.00	41°33'46"	S71°21'59"E 234.17
C13	198.75	270.00	42°10'35"	N71°40'23"W 194.29
C14	39.27	25.00	90°00'00"	S42°48'28"W 35.36
C15	21.67	25.00	49°39'38"	S27°01'21"E 21.00
C16	114.81	60.00	109°38'10"	N02°57'54"E 98.08

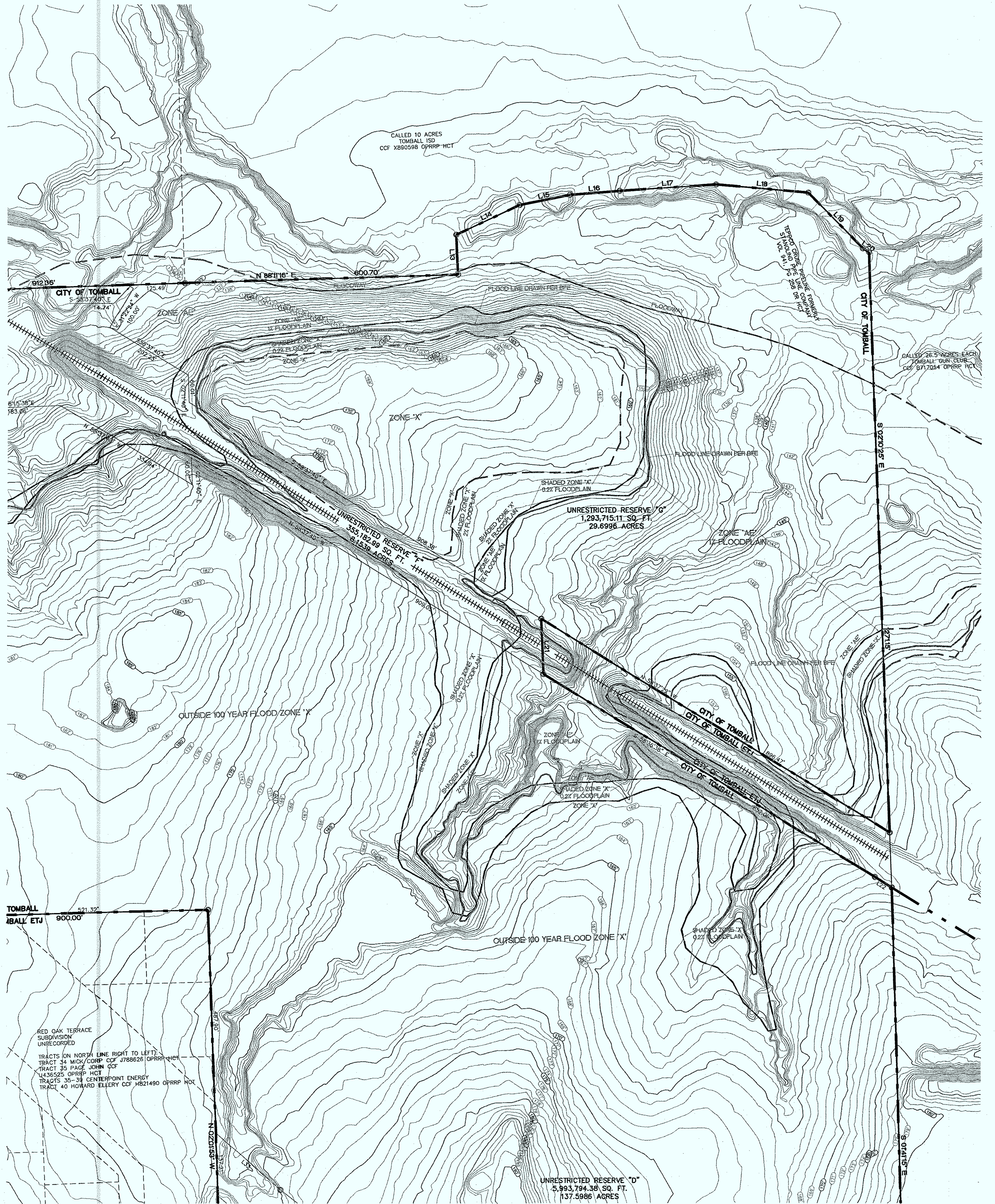


PRELIMINARY PLAT
RESERVE AT SPRING LAKE
SECTION ONE

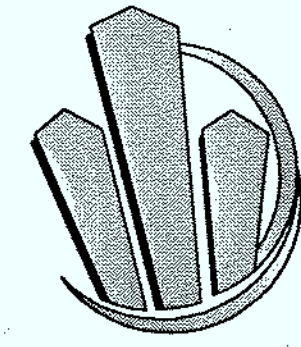
232.88 ACRES (10,144,258 SQ. FT.)
LOCATED IN THE
JOSEPH MILLER LEAGUE, A-50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS
3 BLOCKS 24 LOTS 11 RESERVE
JANUARY 2012



TOWN & COUNTRY SURVEYORS, LLC
25307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281)465-8730
FAX (281)465-8731



PRELIMINARY PLAT
 RESERVE AT SPRING LAKE
 SECTION ONE
 232.88 ACRES (10,144,258 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 11 RESERVES
 JANUARY 2012



TOWN & COUNTRY SURVEYORS, LLC
 25307 NORTH FREEWAY, SUITE 100
 THE WOODLANDS, TX 77380
 (281) 465-8730
 FAX (281) 465-8731

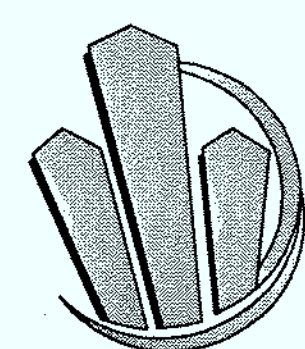
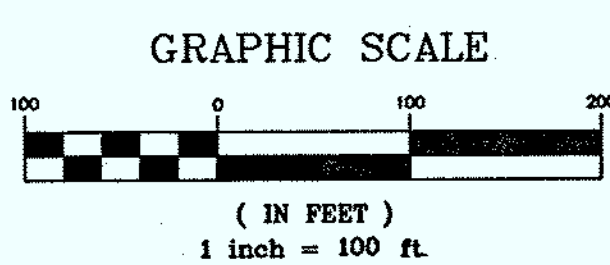
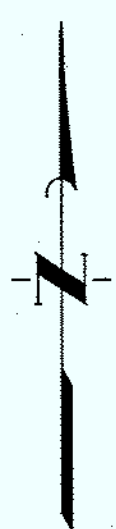


PRELIMINARY PLAT RESERVE AT SPRING LAKE SECTION ONE

232.88 ACRES (10,144,258 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 11 RESERVES
JANUARY 2012



TOWN & COUNTRY SURVEYORS, LLC
25307 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 through Robert M. Allen, General Manager, being officer of Zion Properties, LLC, hereinafter referred to as owners of the 232.88 acre tract described in the above and foregoing plat of RESERVE AT SPRING LAKE SECTION ONE, do hereby make and establish said subdivision and development plat of said property according to all liens, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purpose 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, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easements, five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any 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, 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, Zion Road Properties, LLC, has caused these presents to be signed by Robert M. Allen, its General Manager, thereunto authorized, attested by its Secretary, _____, and its common seal hereunto affixed this _____ day of _____, 2012.

Zion Road Properties, LLC

By: _____ Attest:
Robert M. Allen, General Manager _____, Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert M. Allen and _____, General Manager of Zion Properties, LLC, known to me to be the persons 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 _____, 2012

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 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. 2008-0535712, 2008-0535106 and 20080535713 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.

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

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thomas B. Andersen, _____, 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, 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 20110184190, 20110184197, and 20110463812 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 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
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
25307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281) 465-9700
FAX (281) 465-8731

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 Director of Engineering and Planning for the City of Tomball, do hereby certify that this plat complies with the City of Tomball's Ordinances.

By: _____ By: _____
City Manager Mark A. McClure, P.E., CFM
Director of Engineering & Planning

This is to certify that the Planning 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: _____ By: _____
Tom Crofoot, Chair Lori Wallace, Vice-Chair

CITY OF TOMBALL

This is to certify that the City accepts the Planning 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: _____ By: _____
Gretchen Fagan, Mayor 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

PRELIMINARY PLAT
RESERVE AT SPRING LAKE
SECTION ONE
232.88 ACRES (10,144,258 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 11 RESERVES

JANUARY 2012