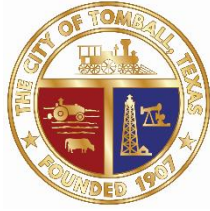


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, March 11, 2024
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, March 11, 2024 at 6:00 PM, 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 & 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.

- A. Call to Order
- B. 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 - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 12, 2024.
- E. New Business Non-Action Items
 - [E.1](#) Minor Plat of **DL Bledsoe Acres**: Being a 12.3558 acre tract and a 1.9009 acre tract of land situated in the Ralph Hubbard Survey, 383, in Harris County, Texas, being a replat of portions of Lots 56 and 60, and all of Lots 63 and 67 of the Tomball Townsite, a subdivision as recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas.

F. New Business

- F.1 Consideration to approve Final Plat of **Christian Brothers Tomball:** A subdivision of 2.6070 acres, (113,562.23 Sq. Ft.), situated in the Joseph House League, Abstract No. 34, City of Tomball, Harris County, Texas.

G. 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 8th day of March 2024 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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 contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: March 11, 2024

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 12, 2024.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed:

Approved by:

Staff Member

Date _____

City Manager

Date _____

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

MONDAY, FEBRUARY 12, 2024



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairwoman Tague at 6:00 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Jared Smith – City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Troy Toland – Assistant Public Works Director / City Engineer
- Benjamin Lashley – Assistant City Planner

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- Introduced Benjamin Lashley as our New Assistant City Planner.
- Introduced Troy Toland as our New Assistant Public Works Director / City Engineer.
- City Council Approved on First Reading, **Ordinance Amendment OAM23-03**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-75.1 – Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off Street Parking and Loading Requirements*) adding parking regulations within the Neighborhood Retail District. Modifying Section 50-113 (*Landscape Requirements*) specifying parking lot screening requirements. Modifying Section 50-115 (*Screening, Buffering and Fencing Requirements*) replacing subsection (b)(1) (*Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks*) with new land use buffering standards.

- Applicant Postponed until further notice, **Zoning Case Z24-02:** Request by Peter Hildreth, represented by Quadros Migl & Crosby PLLC. to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning property legally described as being Lots 43, 44, & 45 in Block 4 of Tomball Hills Addition from Single Family Residential – 9 (SF-9) to Commercial (C) zoning. The properties are located within the 28100 block of Camille Drive, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 8, 2024.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Vida Nova:** A subdivision of 0.1393 acre (6,070 Square Feet) of land, situated in the William Hurd Survey, Abstract No. 371, Harris County, Texas. Being a replat of Lots 39 & 40, Block 89, Revised map of Tomball, according to the Map or Plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval with no conditions.

F. New Business:

- F.1 Consideration to approve Preliminary Plat of **Wood Leaf Reserve Section 3:** Being 40.65 acres of land out of the Claude N. Pillot Survey, A-632, Harris County, Texas. Jared Smith, City Planner, presented with Staff Approval with conditions.

Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve with conditions.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

- F.3 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z24-01:** Request by ESP Enterprises Inc., represented by Phlex Properties LLC. to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 6.87 acres of land legally described as being a portion of the W Hurd Survey, Abstract 378 from Agricultural (AG) to Office (O) zoning. The property is located within the 100 block (west side) of School Street, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case and staff recommendation of approval.

Steve Phelan, Owner, (34207 Mill Creek Court, Pinehurst, TX 77362), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve **Zoning Case Z24-01**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve **Re-Zoning Case Z24-01**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>

Motion Carried (Unanimously).

G. Adjournment

Motion was made by Commissioner Anderson second by Commissioner Moore, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

The meeting adjourned at 6:27 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: March 11, 2024

Topic:

Minor Plat of **DL Bledsoe Acres:** Being a 12.3558 acre tract and a 1.9009 acre tract of land situated in the Ralph Hubbard Survey, 383, in Harris County, Texas, being a replat of portions of Lots 56 and 60, and all of Lots 63 and 67 of the Tomball Townsite, a subdivision as recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Community Development approves this plat with no conditions.

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____

Staff Member

Date

Approved by: _____

City Manager

Date

CITY OF TOMBALL

Plat Name: DL Bledsoe Acres

Plat Type: Minor

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: March 11, 2024

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

Community Development approves this plat with no conditions:

THE STATE OF TEXAS

COUNTY OF HARRIS

I, Deborah Bledsoe, owner hereinafter referred to as owner of the 12.3558 acre tract described in the above and foregoing plat of DL BLED SOE ACRES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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

WITNESS my hand in _____, Harris County, Texas, on this ____ day of _____, 202__.

Deborah Bledsoe

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Deborah Bledsoe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of DL BLED SOE ACRES 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 _____, 202__.

By: _____
Craig Meyers
Community Development Director

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, 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 _____, 202__, at ____ o'clock __M., and duly recorded on _____, 202__, at ____ o'clock __M., and at Film Code Number _____ of the Map Records of Harris County for said County.

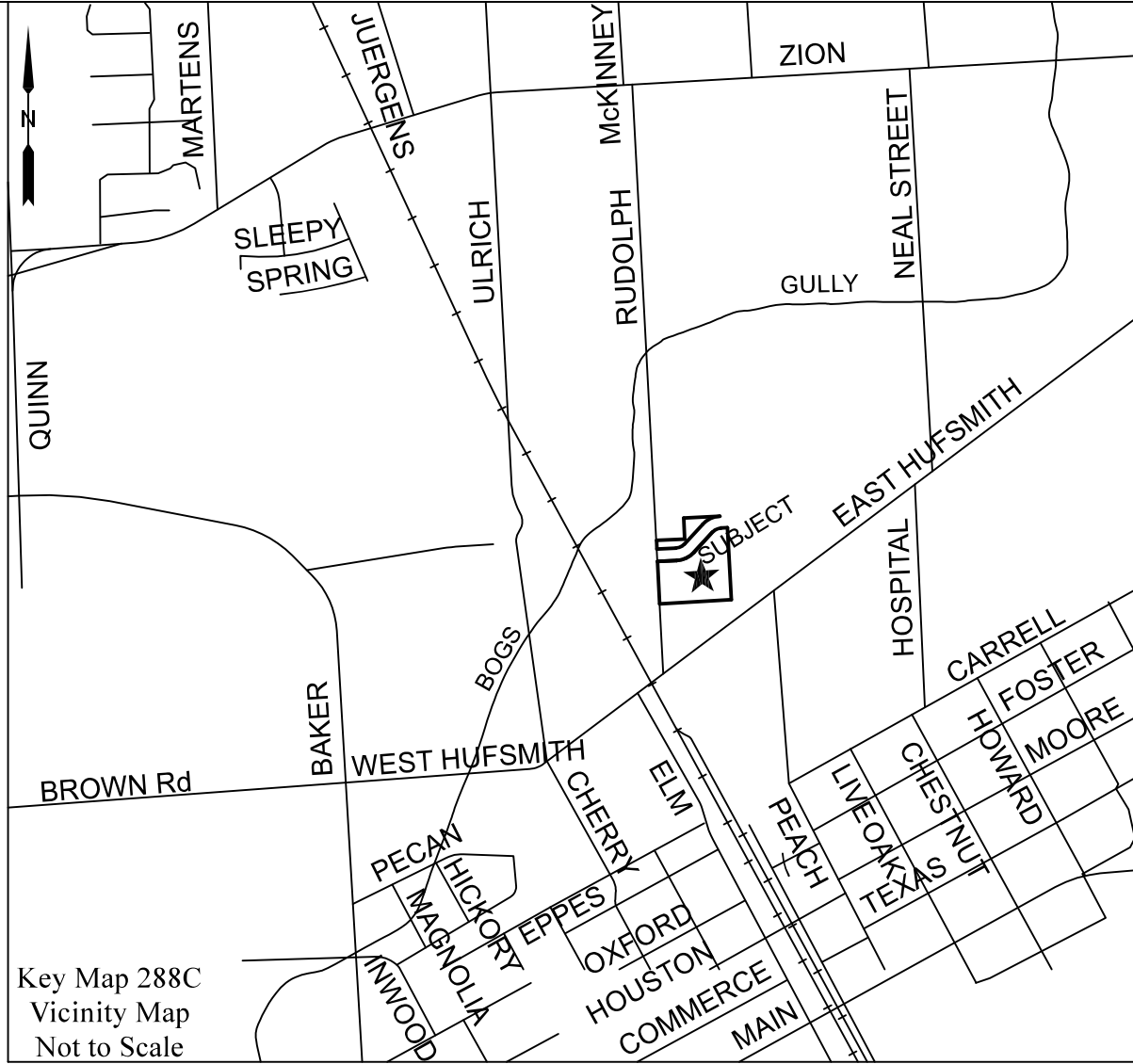
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

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

Steven L. Crews
Texas Registration Number 4141



- Notes:
- Flood Information:
- According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
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 restrictions or covenants.
 5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
 6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
 7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83).
 8. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET
PLM = PIPELINE MARKER

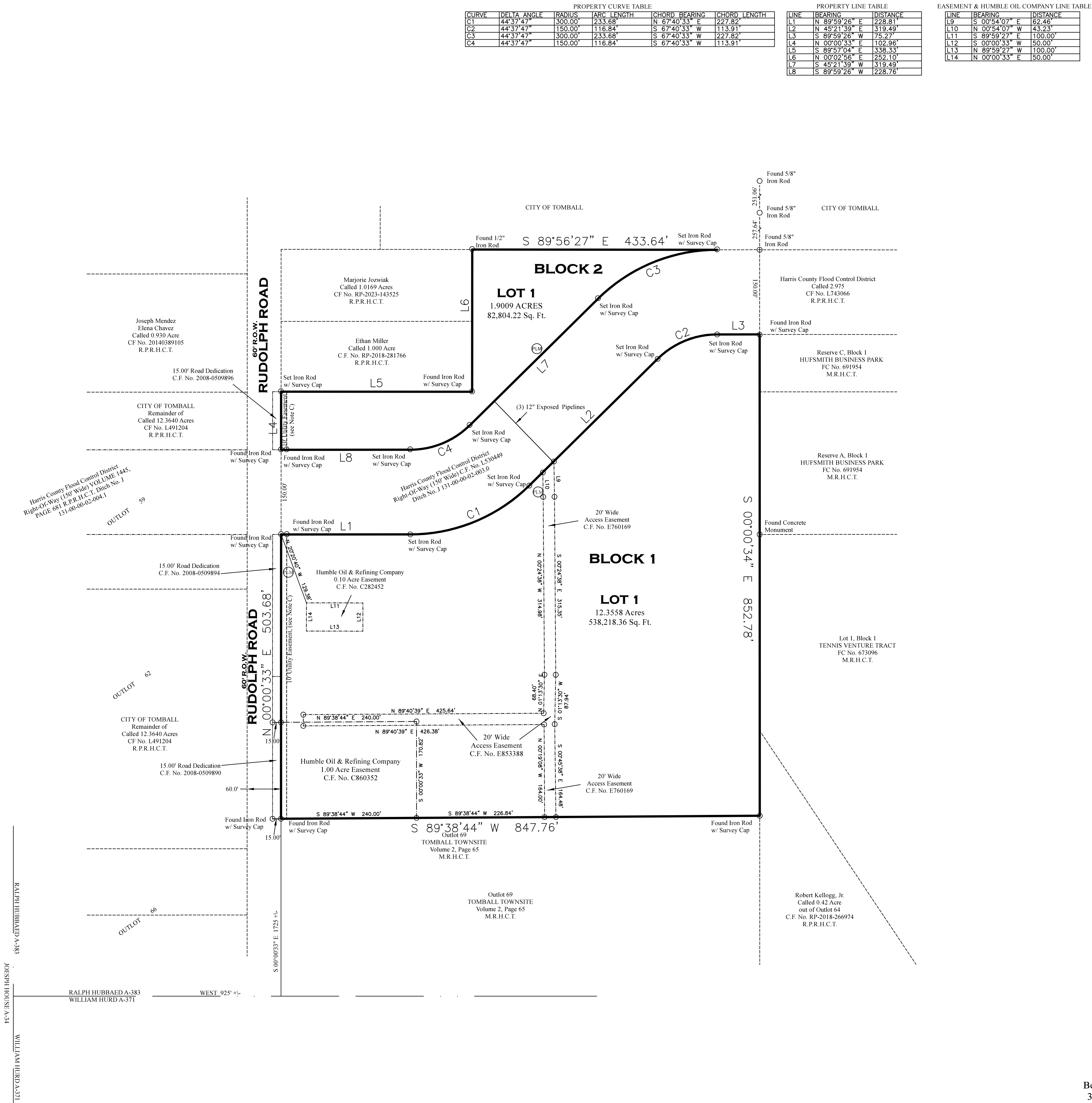
DL BLED SOE ACRES

Being 12.3558 acre tract and a 1.9009 acre tract of land situated in the Ralph Hubbard Survey, 383, in Harris County, Texas, being a replat of portions of Lots 56 and 60, and all of Lots 63 and 67 of the TOMBALL TOWNSITE, a subdivision as recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas,

Owner:
Deborah Bledsoe
330 Mill Creek Road
Pinehurst, Texas 77362

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

February 2024
Sheet 1 of 2
21-0140



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
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 restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83).
8. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.

Additional Notes:
A. Basis of bearings: West line of Subject Property per the Recorded Deed.
B. Subject to blanket Rights-of-Way to Humble Oil & Refining Pipeline per the following instruments:
Volume 977, Page 32 D.R.H.C.T.;
Volume 1266, Page 258 D.R.H.C.T.;
Volume 1268, Page 264 D.R.H.C.T.;
Volume 1090, Page 101 D.R.H.C.T.;
Volume 1264, Page 254 D.R.H.C.T.; and
Volume 1352, Page 267 D.R.H.C.T.
C. Subject to City of Tomball, Texas public utilities per the following instruments:
C.F. No. 2008-0509895 D.R.H.C.T.;
C.F. No. 2008-0509898 D.R.H.C.T.; and
C.F. No. 2008-0509891 D.R.H.C.T.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET
PLM = PIPELINE MARKER

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: March 11, 2024

Topic:

Consideration to approve Final Plat of **Christian Brothers Tomball**: A subdivision of 2.6070 acres, (113,562.23 Sq. Ft.), situated in the Joseph House League, Abstract No. 34, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Community Development approves this plat with conditions.

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed:

Approved by:

Staff Member

Date _____

City Manager

Date _____

CITY OF TOMBALL

Plat Name: Christian Brothers Tomball

Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: March 11, 2024

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

Community Development approves this plat with conditions:

1. The legal instrument for the 30-foot-wide pipeline & access easement illustrated along the eastern property boundary must be recorded at the county clerk's office and appropriate reference to the legal instrument number must be provided on the final mylar submitted for signature and recordation.
2. Prior to the final approval and recordation of this plat, public infrastructure plans must be submitted to the City Engineer for review and approval.
3. Prior to recording of this plat all public infrastructure associated with the plat must be installed in accordance with the approved public infrastructure plans and accepted by the City of Tomball and/or a suitable financial guarantee must be furnished to the City of Tomball covering the overall costs of the required public infrastructure improvements.

STATE OF TEXAS
COUNTY OF HARRIS

We, CBH Properties Tomball, LLC, a Texas limited liability company, acting by and through Timothy R. Geiger, Vice President, and Dana Mason, Vice President, being officers of CBH Properties Tomball, LLC, a Texas limited liability company, owner, hereinafter referred to as Owners of the 2.6070 acre tract described in the above and foregoing map of Christian Brothers Tomball, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above 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 (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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

IN TESTIMONY WHEREOF, CBH Properties Tomball, LLC, a Texas limited liability company, has caused these presents to be signed by Timothy R. Geiger, Vice President, and Dana Mason, Vice President,

thereunto authorized, this the ____ day of _____, 20____.

CBH Properties Tomball, LLC,
a Texas limited liability company

By: _____
Timothy R. Geiger
Vice President

By: _____
Dana Mason
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Geiger, Vice President, and Dana Mason, Vice President, of CBH Properties Tomball, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the
State of Texas

My Commission Expires:

I, LUCAS G. DAVIS, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

I, Teneshia Hudspeth, 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 _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, at _____ o'clock____M., and at 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.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

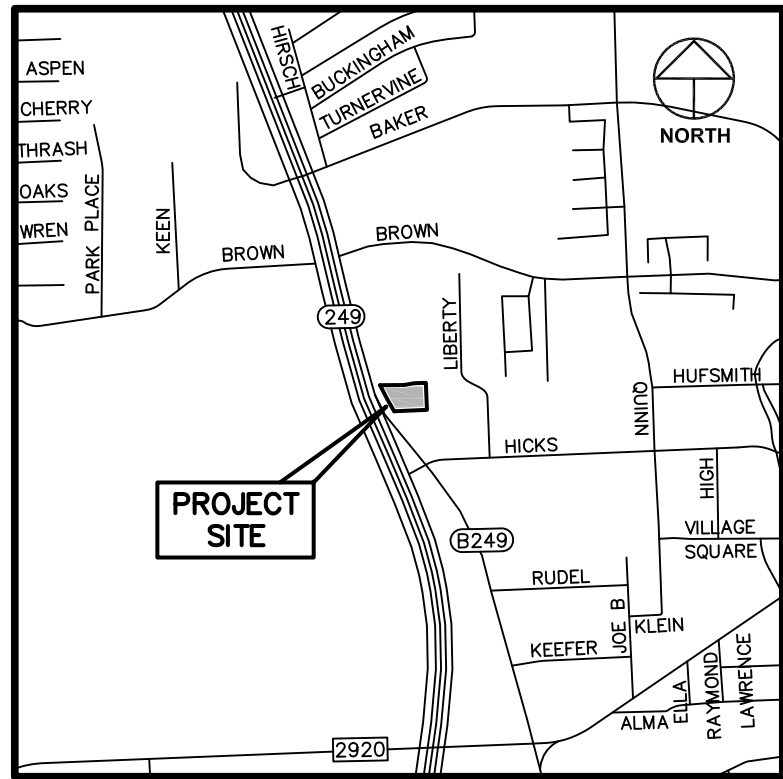
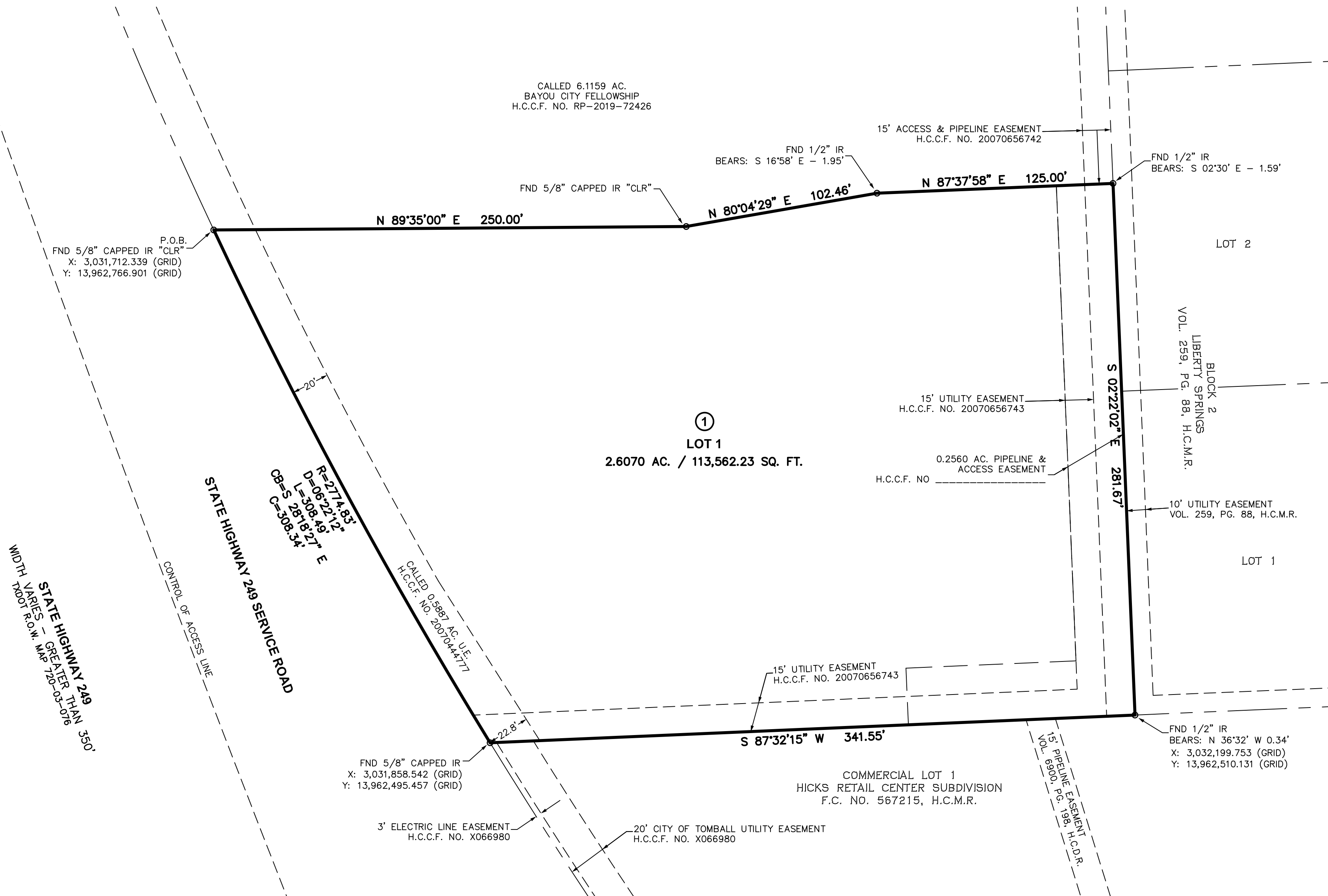
By: _____
Deputy

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Christian Brothers Tomball 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 the ____ day of _____, 20____.

By: _____
Barbara Tague
Chair

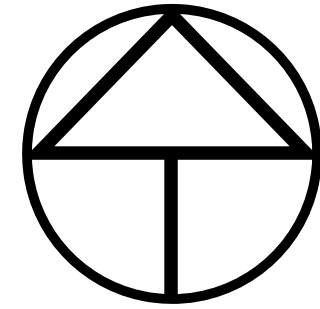
By: _____
Susan Harris
Vice Chair



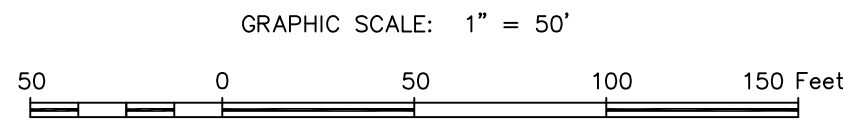
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'



NORTH



DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.607 ACRES OR 113,562 SQUARE FEET OF LAND SITUATED IN THE JOSEPH HOUSE LEAGUE, ABSTRACT NUMBER (NO.) 34, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 2.607 ACRE TRACT DESCRIBED IN DEED TO TORTUGA OPERATING COMPANY, AS RECORDED UNDER H.C.C.F. NO. 20070656755, WITH SAID 2.607 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "CLR" FOUND ON THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 249 (VARIABLE WIDTH R.O.W.) FOR THE SOUTHWEST CORNER OF A CALLED 6.1159 ACRE TRACT DESCRIBED IN DEED TO BAYOU CITY FELLOWSHIP, AS RECORDED UNDER H.C.C.F. NO. RP-2019-72428 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 6.1159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

NORTH 89 DEG. 35 MIN. 00 SEC. EAST, A DISTANCE OF 250.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "CLR" FND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

NORTH 80 DEG. 04 MIN. 29 SEC. EAST, A DISTANCE OF 102.46 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 16 DEG. 58 MIN. EAST - 1.95 FEET;

NORTH 87 DEG. 37 MIN. 58 SEC. EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 2, LIBERTY SPRINGS, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 259, PAGE (PG.) 88, H.C.M.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 02 DEG. 30 MIN. EAST ± 1.59 FEET;

THENCE, SOUTH 02 DEG. 22 MIN. 02 SEC. EAST, ALONG THE WEST LINE OF SAID LIBERTY SPRINGS, A DISTANCE OF 281.67 FEET TO A POINT ON THE NORTH LINE OF COMMERCIAL LOT 1, HICKS RETAIL CENTER SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 567215, H.C.M.R., FOR THE SOUTHWEST CORNER OF SAID LIBERTY SPRINGS AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 36 DEG. 32 MIN. WEST - 0.34 FEET;

THENCE, SOUTH 87 DEG. 32 MIN. 15 SEC. WEST, ALONG THE NORTH LINE OF SAID COMMERCIAL LOT 1, A DISTANCE OF 341.55 FEET TO A POINT ON THE NORTHEAST R.O.W. LINE OF SAID TEXAS STATE HIGHWAY 249, FOR THE NORTHWEST CORNER OF SAID COMMERCIAL LOT 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 249 AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,774.83 FEET, A CENTRAL ANGLE OF 06 DEG. 22 MIN. 12 SEC., AN ARC LENGTH OF 308.49 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEG. 18 MIN. 27 SEC. WEST, - 308.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.607 ACRES OR 113,562 SQUARE FEET OF LAND.

GENERAL NOTES

- 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 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4820C0210R, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999932537.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVED AND VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- THE ACREAGE AND SQUARE FOOTAGE PRECISION IS SHOWN HEREON AS REQUIRED UNDER TOMBALL CODE OF ORDINANCES, CHAPTER 40, SECTION 40-29 (3) BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DESCRIBED AND DO NOT INCLUDE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- DEDICATION OF AN EASEMENT FOUND FILED OF RECORD JULY 20, 2007 AND BEING MORE FULLY SET OUT IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070444777. (AFFECTS SUBJECT TRACT)

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT

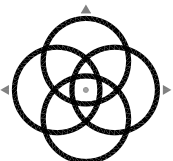
1 BLOCK 1 LOT

MARCH 2024

Owner
CBH Properties Tomball, LLC

a Texas limited liability company
17725 Katy Fwy, Suite 200
Houston, TX 77094
(281) 675-6100

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

FIRM REGISTRATION NO. 10108800
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