

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



**Monday, April 10, 2023  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, April 10, 2023 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 March 13, 2023.
- E. New Business Non-Action Items:
  - [E.1](#) Minor Plat of **CROSSBAR**: A subdivision of 4.005 acres, (174,451 Square Feet), situated in the Claude N. Pillot Survey, Abstract No. 632, City of Tomball, Harris County, Texas.
  - [E.2](#) Minor Plat of **HABITAT SITE**: A subdivision of 0.1607 acre, (7,000 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, Harris County, Texas.

E.3 Minor Plat of **NULISCH ESTATES**: Being a 0.1607 acre, (7,000 Square Feet), tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 41 and 42, in Block 44, of the revised Map of Tomball as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

E.4 Minor Plat of **THORNTON HOMESTEAD**: A subdivision of 0.1607 acre tract, (7,000 Square Feet), being a replat of Lots 21 and 22, Block 62, of revised Map of Tomball, as recorded in Volume 4, Page 45, Harris County Map Records, situated in the William Hurd Survey, A-371, City of Tomball, Harris County, Texas.

F. New Business:

E.1 Consideration to approve Preliminary Plat of **WALLACE CORNER**: A subdivision of 0.0417 acre, being a replat of Lots 18, 19 and 20, in Block 51 of revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas and the south half of Lots 5 and 6 in Block 51 of Town of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 36, of the Map Records of Harris County, Texas, said Block 51 lying in the William Hurd Survey (A-371).

E.2 Consideration to approve Final Plat of **WOOD LEAF RESERVE, SECTION 2**: A subdivision of 18.02 acres of land out of the Claude N. Pillot survey, A-632, 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 6th day of April 2023 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](http://www.ci.tomball.tx.us).

# Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: April 10, 2023

**Topic:**

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 13, 2023.

**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: # \_\_\_\_\_

|                |              |                     |              |
|----------------|--------------|---------------------|--------------|
| <b>Signed:</b> | _____        | <b>Approved by:</b> | _____        |
|                | Staff Member |                     | City Manager |
|                | Date         |                     | Date         |

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

**MONDAY, MARCH 13, 2023**



**6:00 P.M.**

A. The meeting was Called to Order by Chairwoman Tague at 6:01 p.m. Other Members present were:

- Commissioner Tana Ross
- Commissioner Scott Moore
- Commissioner Susan Harris
- Commissioner Richard Anderson

Others Present:

- Jared Smith – City Planner
- David Olson – City Attorney

**draft**

B. No Public Comments were received.

C. No Reports and Announcements were heard.

D. Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 13, 2023.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Motion Carried unanimously.

E. New Business Non-Action Items:

E.1 Minor Plat of **GRAHAM ROAD ESTATES REPLAT NO. 1**: A subdivision of 3.7491 acres, (163,311 Square Feet), being a replat of Lot 1, Block 1 of Graham Road Estates, Film Code No. 695147, H.C.M.R. situated in the John M. Hooper Survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County Texas.

E.2 Minor Plat of **TOMBALL PD LOT:** A subdivision of 0.4017 acre tract, (17,500 Square Feet), being a replat of Lots 27, 28, 29, 30 and 31, Block 97, of Revised Map of Tomball, as recorded in Volume 4, Page 45, Harris County Map Records, situated in the William Hurd Survey, A-371, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented Minor Plats with Staff Approval.

F. New Business:

F.1 Consideration to Approve Final Plat of **GRAND PARKWAY TOWN CENTER:** Being a subdivision of a 65.3516 acre tract of land being in the C.W. Hall Survey, Abstract No. 1639, and in the William Perkins Survey, Abstract No. 621, and in the T.A. Duclos Survey, Abstract No. 1473, City of Tomball, Harris County Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve with contingencies.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Motion Carried unanimously.

F.2 Consideration to Approve Preliminary Plat of **RABURN RESERVE, SECTION 3:** Being a subdivision of 33.7724 acres out of the Jesse Pruett, A-269, City of Tomball, Harris County, Texas; also, being a partial replat of Reserve “G” of Raburn Reserve, Section 1, recorded under F.C. No. 692320, H.C.M.R.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve with contingencies.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Motion Carried unanimously.

F.3 Consideration to approve Preliminary Plat of **TIM LITTLEFIELD LLC:** Being a commercial subdivision of 3.951 acres of land in the Jesse Pruitt Survey, A-629 Harris County, Texas, being a partial replat of Lots 284 and 286 of Tomball Outlots as recorded in Volume 2, Page 65 and in corrected map recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Ross, second by Commissioner Moore, to approve with contingencies.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Motion Carried unanimously.

F.4 Consideration to approve Final Plat of **TOMBALL SOUTH COMMERCIAL NO. 3**: A subdivision of 7.1229 acres, (310,274 Square Feet), being all of Lot 2, and a portion of Reserve “B”, Block 1, of Tomball South Commercial, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 632199 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve with contingencies.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Motion Carried unanimously.

F.5 Conduct a Public Hearing and Consideration to approve **Case CUP-23-01**: Request by Ideaco Investments, LLC. represented by Michael Pierce for a Conditional Use Permit to allow “Market, Open Air” land use within Old Town & Mixed Use (OT & MU) zoning. The property is legally described as being Lots 17 through 24 in Block 18 of the Revised Map of Tomball. Located at the southwest corner of Commerce Street and Oak Street at 401-409 Commerce Street, within the City of Tomball, Harris County, Texas.

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

Michael Pierce, (13607 Arcott Bend, Tomball, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:34 p.m.

Chet Halloway, (1519 Coe Road, Pinehurst, Texas 77362), spoke in favor of the request.

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

Motion was made by Commissioner Moore, second by Commissioner Anderson, to approve **Case CUP-23-01**, subject to the following conditions outlined by staff.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Vote was as follows:

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

Motion Carried (3 Votes Aye, 1 Vote Nay).

F.6 Conduct a Public Hearing and Consideration to approve **Case CUP-23-02**: Request by Ideaco Investments, LLC. represented by Michael Pierce for a Conditional Use Permit to allow “Mobile Food Court” land use within Old Town & Mixed Use (OT & MU) zoning. The property is legally described as being Lots 17 through 24 in Block 18 of the Revised Map of Tomball. Located at the southwest corner of Commerce Street and Oak Street at 401-409 Commerce Street, within the City of Tomball, Harris County, Texas.

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

Michael Pierce, (13607 Arcott Bend, Tomball, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:21 p.m.

Hearing no comments, the Public Hearing was closed at 7:22 p.m.

Motion was made by Commissioner Moore, second by Commissioner Ross, to approve **Zoning Case Z23-02**, subject to the following conditions outlined by staff.

Roll call vote was called by City Secretary, Tracylynn Garcia.

Vote was as follows:

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

Motion Carried (3 Votes Aye, 1 Vote Nay).

G. Adjournment

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

Roll call vote was called by City Secretary, Tracylynn Garcia.

Motion Carried unanimously.

The meeting adjourned at 7:29 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2023.

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Kim Chandler  
Community Development Coordinator/  
Commission Chair Commission Secretary

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Barbara Tague  
Commission Chair



# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: 04/10/2023

**Topic:**

Minor Plat of **CROSSBAR**: A subdivision of 4.005 acres, (174,451 Square Feet), situated in the Claude N. Pillot Survey, Abstract No. 632, City of Tomball, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff recommends approval

**Party(ies) responsible for placing this item on agenda:** Jared Smith (City Planner)

**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: Crossbar 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: April 10, 2023

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 the following contingencies.

- Acreage must be delineated by four digits to the right of the decimal point.
- Square Footage must be delineated by two digits to the right of the decimal point.
- Provide reference to subdivision name for property to the east.
- Provide a metes and bounds description
- ADD NOTE: "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.
- This is considered a minor replat which can be administratively approved by the City of Tomball and signed by the Community Development Director (Nathan Dietrich) revise the city Acknowledgement Block accordingly.

STATE OF TEXAS  
COUNTY OF HARRIS

We, KML HOLDINGS, LLC, a Texas limited liability company, acting by and through Rudy Revok, it's Manager, and Brandon Langer, it's Assistant Manager, hereinafter referred to as Owners of the 4.005 acre tract described in the above and foregoing map of CROSSBAR, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plot 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 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, KML HOLDINGS, LLC, a Texas limited liability company, has caused these presents to be signed by Rudy Revok, it's Manager, and Brandon Langer, it's Assistant Manager, thereunto authorized, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

KML HOLDINGS, LLC, a Texas limited liability company

By: Rudy Revok  
Manager

By: Brandon Langer  
Assistant Manager

STATE OF TEXAS  
COUNTY OF HARRIS

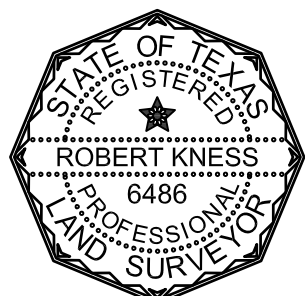
BEFORE ME, the undersigned authority, on this day personally appeared Rudy Revok, it's Manager, and Brandon Langer, it's Assistant Manager of KML HOLDINGS, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to 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, ROBERT KNESS, 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.



ROBERT KNESS  
Registered Professional Land Surveyor  
Texas Registration No. 6486

I, Tenneshia 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.

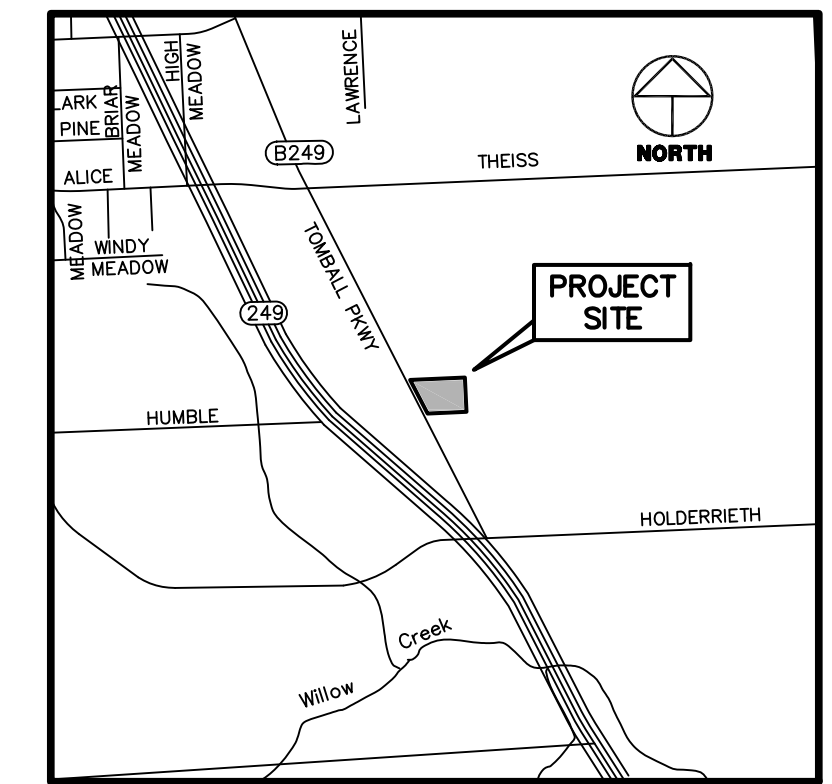
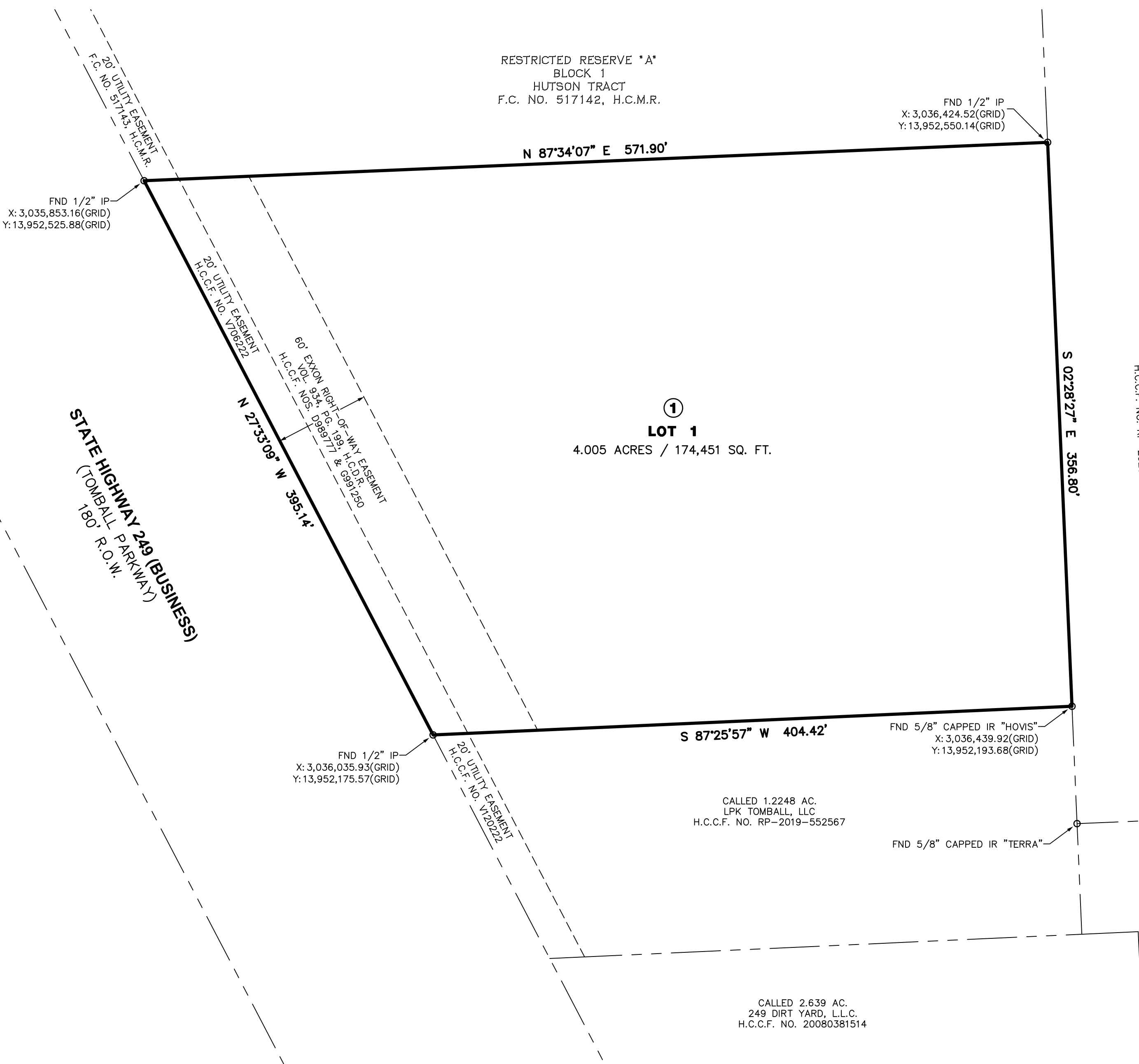
Witness my hand and seal of office, at Houston, the day and date last above written.

Tenneshia Hudspeth  
County Clerk  
Of Harris County, Texas

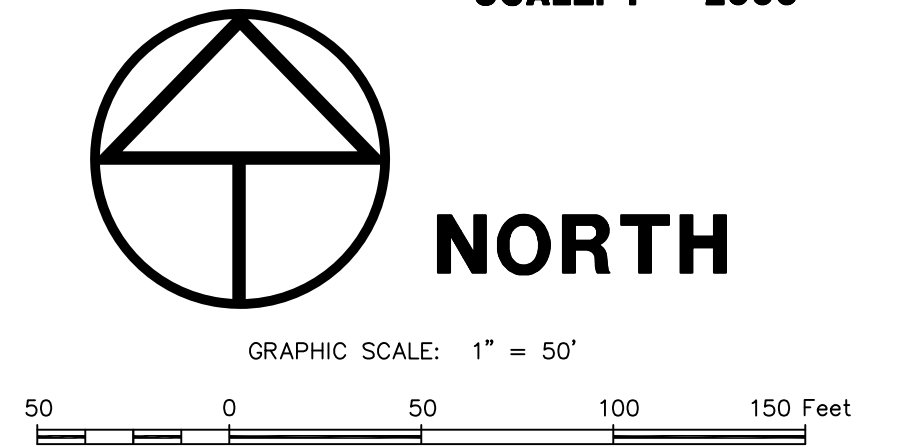
By: \_\_\_\_\_  
Deputy

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



CITY OF TOMBALL, HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



**GENERAL NOTES**

- 1. 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.
- 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48330076G, REVISED/DATED AUGUST 18, 2014, 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 LAND SERVICES.
- 3. 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: 0.999947469.
- 4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 5. ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 6. 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.
- 7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- 8. SUBJECT TO EASEMENT GRANTED TO HUMBLE PIPELINE COMPANY AS RECEDED UNDER VOLUME 1055, PAGE 560 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)

**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

**CROSSBAR**

A SUBDIVISION OF  
4.005 ACRES / 174,451 SQUARE FEET  
SITUATED IN THE  
CLAUDE N PILLOTT SURVEY, ABSTRACT NO. 632  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

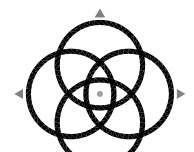
1 BLOCK 1 LOT

MARCH 2023

Owner  
KML HOLDINGS, LLC, a Texas limited liability company

6915 Pennwell Dr,  
Spring, TX 77389  
408-497-3000

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: 04/10/2023

**Topic:**

Minor Plat of **HABITAT SITE:** A subdivision of 0.1607 acre, (7,000 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff recommends approval

**Party(ies) responsible for placing this item on agenda:** Jared Smith (City Planner)

**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: Habitat Site Plat Type: Minor

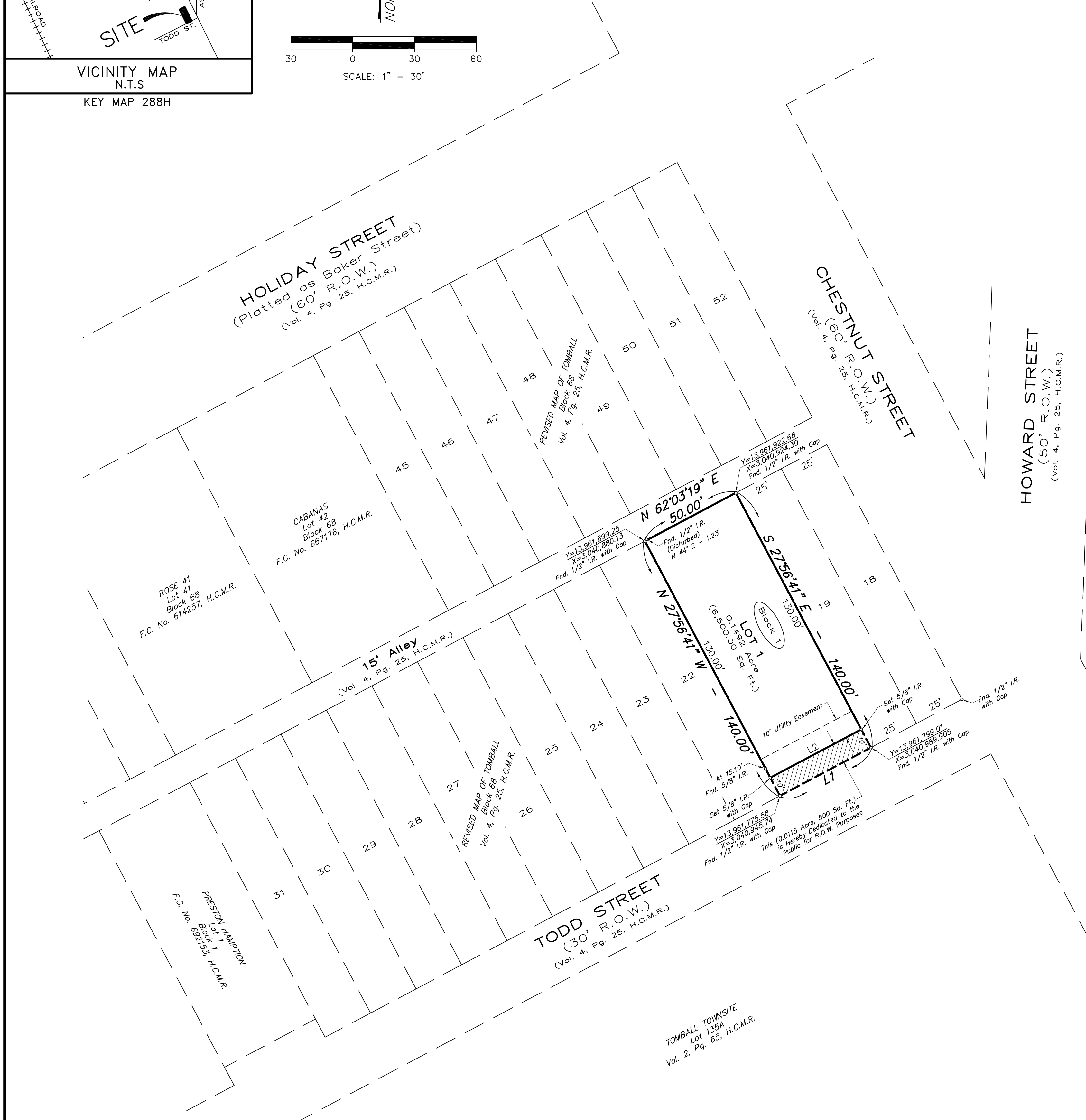
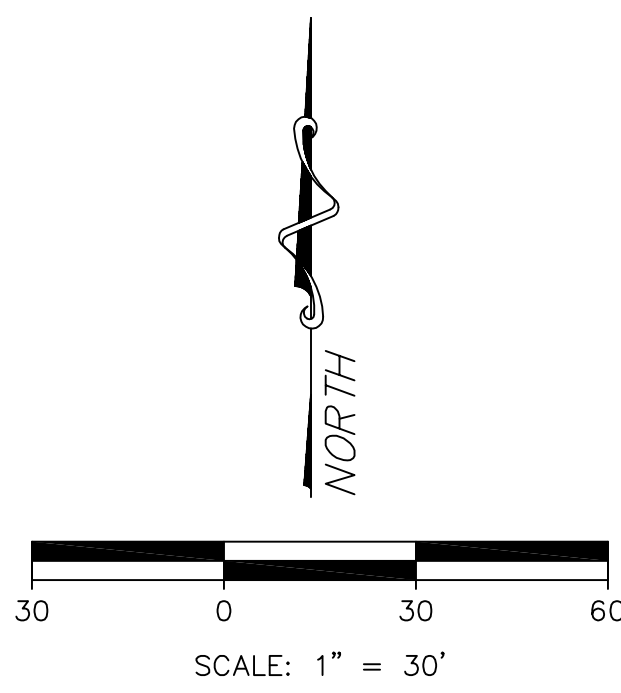
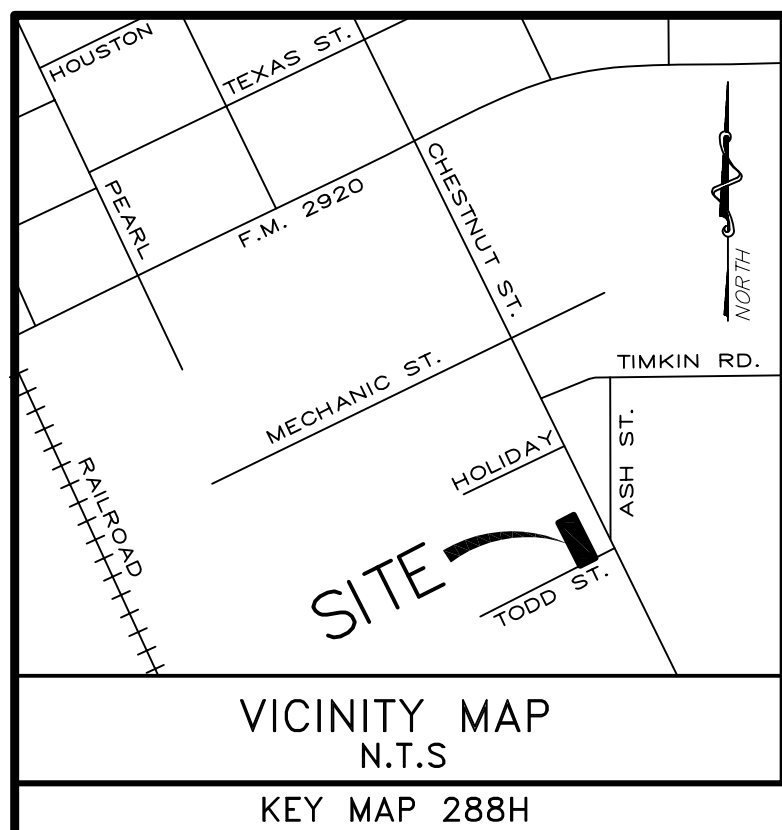
Construction Drawings for Public Facilities required? Yes  No  N/A

Plat within City Limits  Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: April 10, 2023

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 the no contingencies.



STATE OF TEXAS  
COUNTY OF HARRIS

We, HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC., acting by and through Vanessa Eason, President, being an officer of HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC., owners hereinafter referred to as Owners (whether one or more) of the 0.1607 acre tract described in the above and foregoing plat of HABITAT SITE, do hereby make and establish said subdivision and development plan of said 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, 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 unobstructed aerial easements. The aerial easements shall extend horizontally on the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen 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 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 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 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 HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC. have caused these presents to be signed by Vanessa Eason, President, thereunto authorized,

this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC.

By: \_\_\_\_\_  
Vanessa Eason, President

STATE OF TEXAS  
COUNTY OF HARRIS

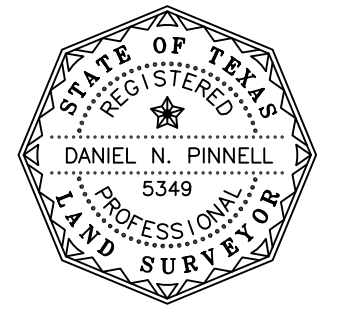
BEFORE ME, the undersigned authority, on this day personally appeared Vanessa Eason, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

I, Daniel N. Pinnell, 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 nearest survey corner.



Daniel N. Pinnell  
Registered Professional Land Surveyor  
Texas Registration No. 5349

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of HABITAT SITE 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 \_\_\_\_\_ 2023.

By: \_\_\_\_\_  
Nathan Dietrich  
Community Development Director

I, Tenneshia 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 \_\_\_\_\_ 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_ 2023, 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.

Tenneshia Hudspeth  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

| LINE TABLE |               |        |
|------------|---------------|--------|
| NO.        | BEARING       | DIST.  |
| L1         | S 62°03'19" W | 50.00' |
| L2         | S 62°03'19" W | 50.00' |

- LEGEND:**
- I.R. - IRON ROD
  - SQ. FT. - SQUARE FEET
  - U.E. - UTILITY EASEMENT
  - NO. - NUMBER
  - VOL. - VOLUME
  - PG. - PAGE
  - C.F. - CLERK'S FILE
  - I.P. - IRON PIPE
  - FND. - FOUND
  - R.O.W. - RIGHT-OF-WAY
  - F.E.M.A. - FEDERAL EMERGENCY MANAGEMENT AGENCY
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - H.C.D.R. - HARRIS COUNTY DEED RECORDS
  - H.C.M.R. - HARRIS COUNTY MAP RECORDS
  - H.C.O.P.R.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

- GENERAL NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999951391.
  - 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.
  - ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0230L, EFFECTIVE JUNE 18, 2007, THIS LOT IS NOT IN THE 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN.
  - OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN ACCORDING TO THE CURRENT TITLE REPORT.
  - PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN.
  - NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
  - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
  - 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, IF AND WHEN INSTALLED.

# HABITAT SITE

A SUBDIVISION OF 0.1607 ACRE (7,000 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT NO. 371, HARRIS COUNTY, TEXAS.

BEING A REPLAT OF LOTS 20 & 21, BLOCK 68, 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.

REASON FOR REPLAT: TO COMBINE 2 LOTS INTO 1 LOT.

1 LOT

OWNERS:  
**HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC.**  
P.O. BOX 682785  
HOUSTON, TEXAS 77268  
281-477-0460

CONSULTANT:  
**THE PINNELL GROUP, LLC**  
25207 OAKHURST DRIVE  
SPRING, TEXAS 77386  
281-363-8700  
FIRM REG. #10039600

# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: 04/10/2023

**Topic:**

Minor Plat of **NULISCH ESTATES:** Being a 0.1607 acre, (7,000 Square Feet), tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 41 and 42, in Block 44, of the revised Map of Tomball as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff recommends approval

**Party(ies) responsible for placing this item on agenda:** Jared Smith (City Planner)

**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: Nulisch Estates 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: April 10, 2023

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 contingencies.



THE STATE OF TEXAS

COUNTY OF HARRIS

I, Tracey Lynn Nulisch, owner hereinafter referred to as owner of the 0.1607 acre tract described in the above and foregoing plat of NULISCH ESTATES, 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\_\_.

TRACEY LYNN NULISCH

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Tracey Lynn Nulisch, 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 NULISCH ESTATES 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: Nathan Dietrich  
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.

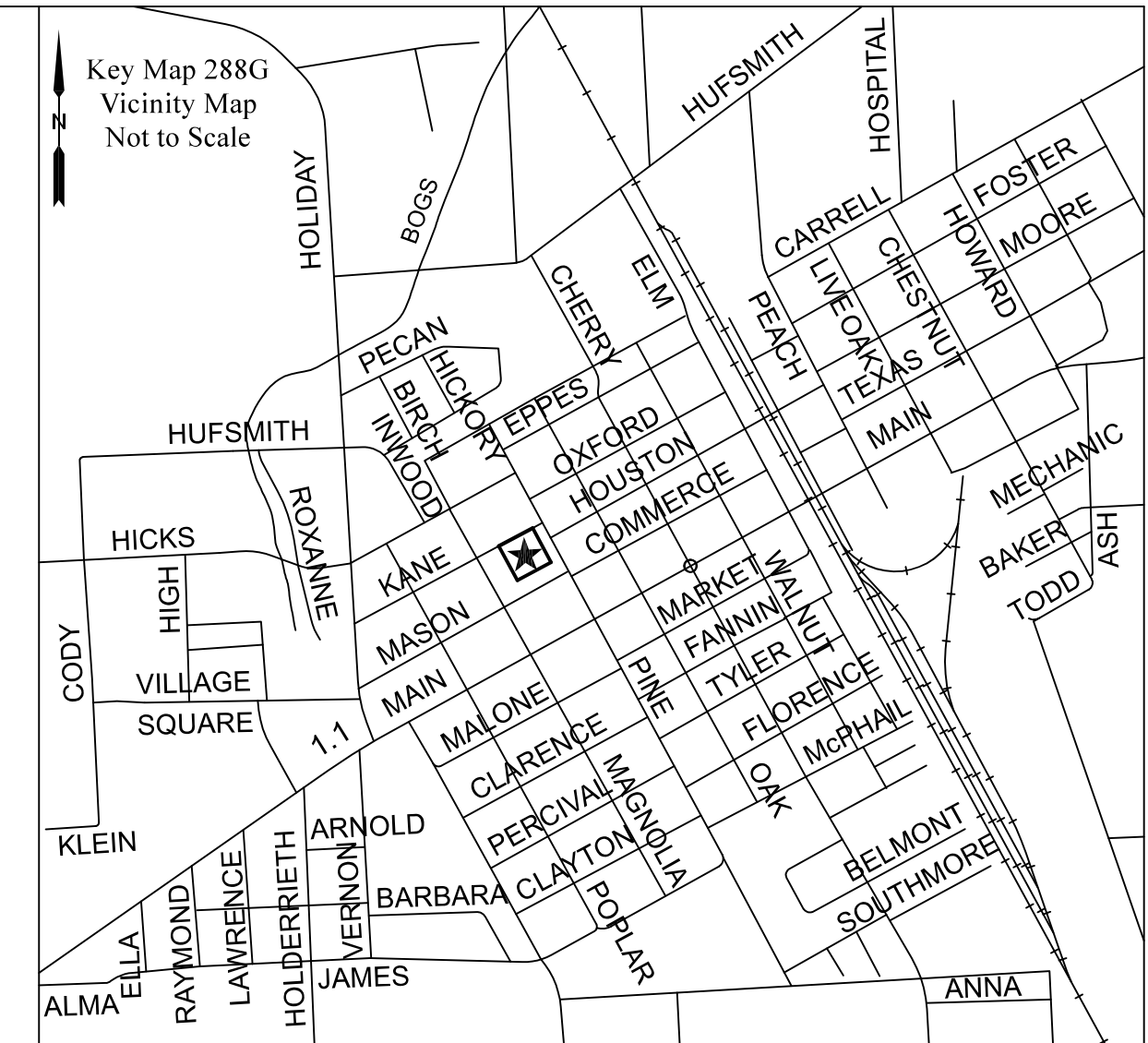
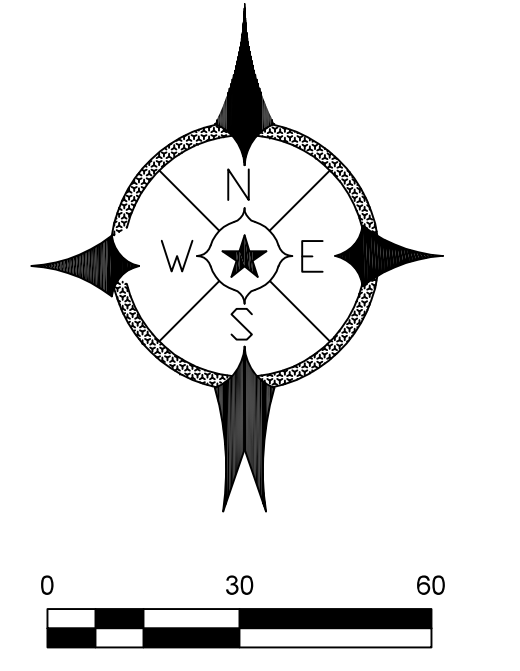
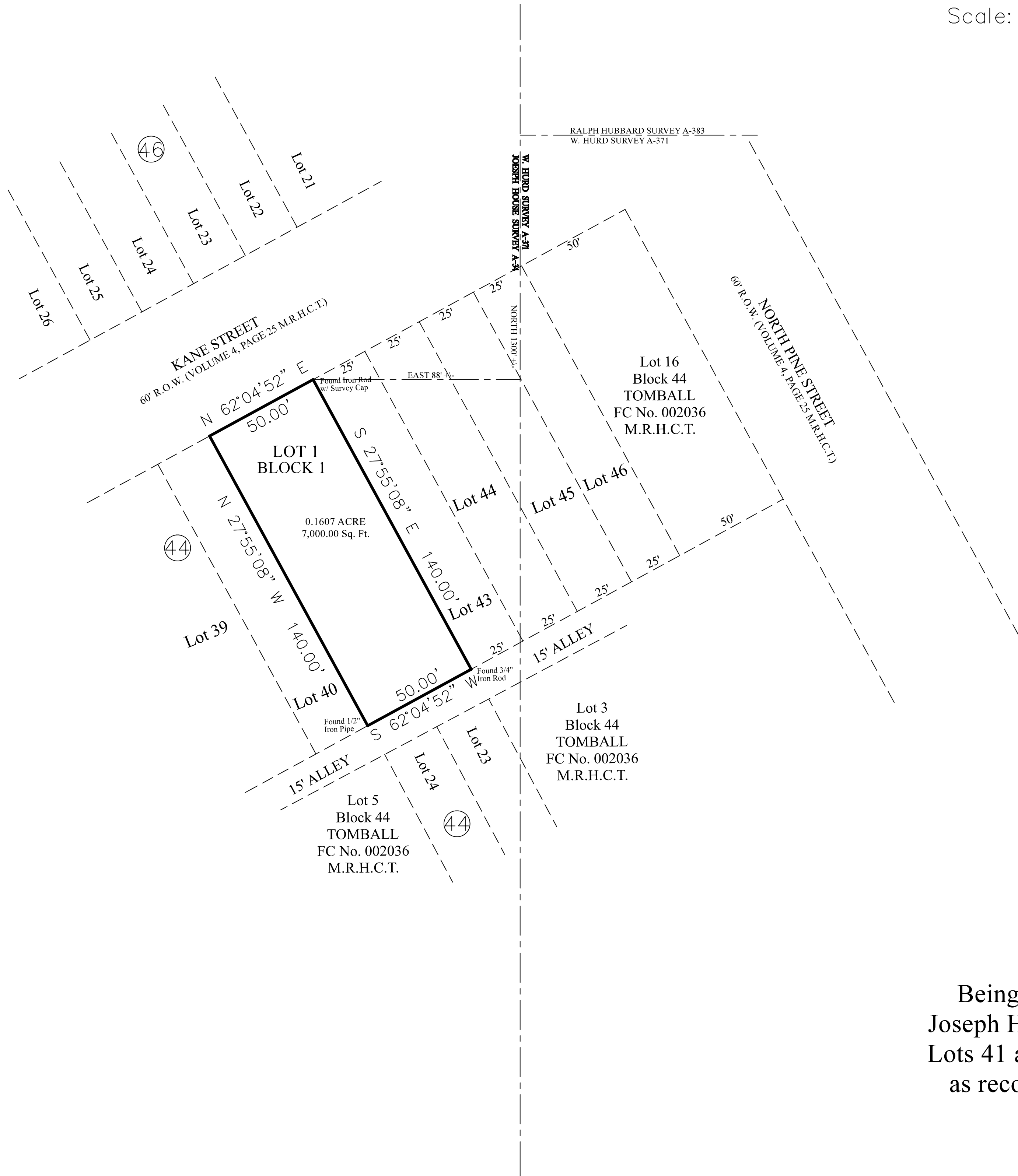
Witness my hand and seal of office, at Houston, the day and date last above written.

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 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.  
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

# NULISCH ESTATES

Being 0.1607 acre (7,000.00 sq. ft.) tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 41 and 42, in Block 44, of the REVISED MAP OF TOMBALL as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

1 Lot, 1 Block

Owner:  
**Tracey Lynn Nulisch**  
Phone Number 832-423-4939  
21801 Northcrest Drive #1238  
Spring, Texas 77388

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

March 2023  
Sheet 1 of 1  
23-0057

# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: 04/10/2023

**Topic:**

Minor Plat of **THORNTON HOMESTEAD**: A subdivision of 0.1607 acre tract, (7,000 Square Feet), being a replat of Lots 21 and 22, Block 62, of revised Map of Tomball, as recorded in Volume 4, Page 45, Harris County Map Records, situated in the William Hurd Survey, A-371, City of Tomball, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff recommends approval

**Party(ies) responsible for placing this item on agenda:** Jared Smith (City Planner)

**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: Thornton Homestead 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: April 10, 2023

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 contingencies.

STATE OF TEXAS  
HARRIS COUNTY

WE, THE LISA THORNTON AND CINDY THORNTON, OWNER, HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.1607 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THORNTON HOMESTEAD, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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 TO 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 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 IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") 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 HOUSTON, 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 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 OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63rd LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS OUR HANDS IN THE CITY OF TOMBALL, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: LISA THORNTON, OWNER  
BY: CINDY THORNTON, OWNER

STATE OF TEXAS  
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA THORNTON AND CINDY THORNTON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 \_\_\_\_\_, 2023.

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

WE, PROSPERITY BANK, OWNER AND HOLDER OF A LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THORNTON HOMESTEAD, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2021-720501 AND RP-2021-720502 OF THE O.P.R.O.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PROSPERITY BANK  
BY:  
PRINT NAME:  
TITLE:

STATE OF TEXAS  
HARRIS COUNTY

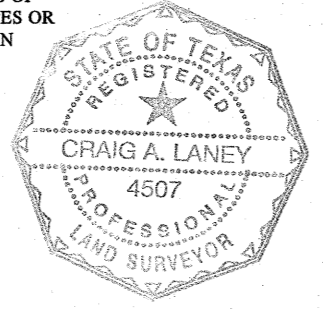
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

I, CRAIG A. LANEY, 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 SUITABLE 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.

CRAIG A. LANEY, R.P.L.S.  
TEXAS REGISTRATION NO. 4507



THIS IS TO CERTIFY THAT THE CITY OF TOMBALL, TEXAS, IS APPROVED THIS PLAT AND MAP OF THE THORNTON HOMESTEAD IN CONFORMANCE WITH THE STATE OF TEXAS AND ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THE PLAT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NATHAN DIETRICH  
COMMUNITY DEVELOPMENT DIRECTOR

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 \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2023, 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.

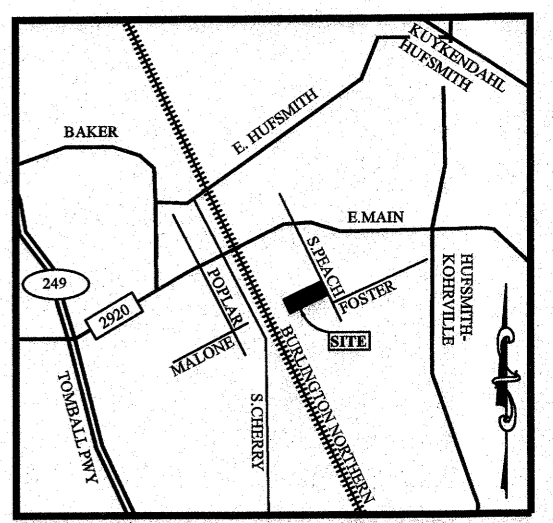
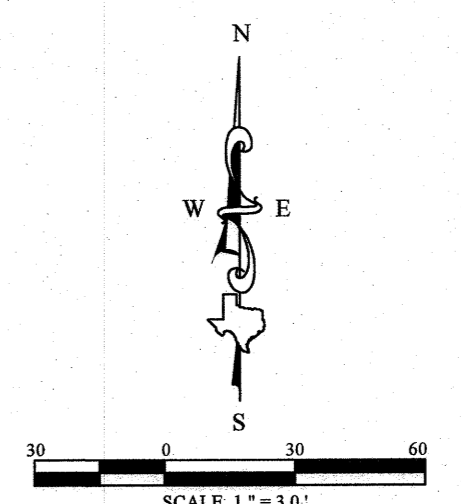
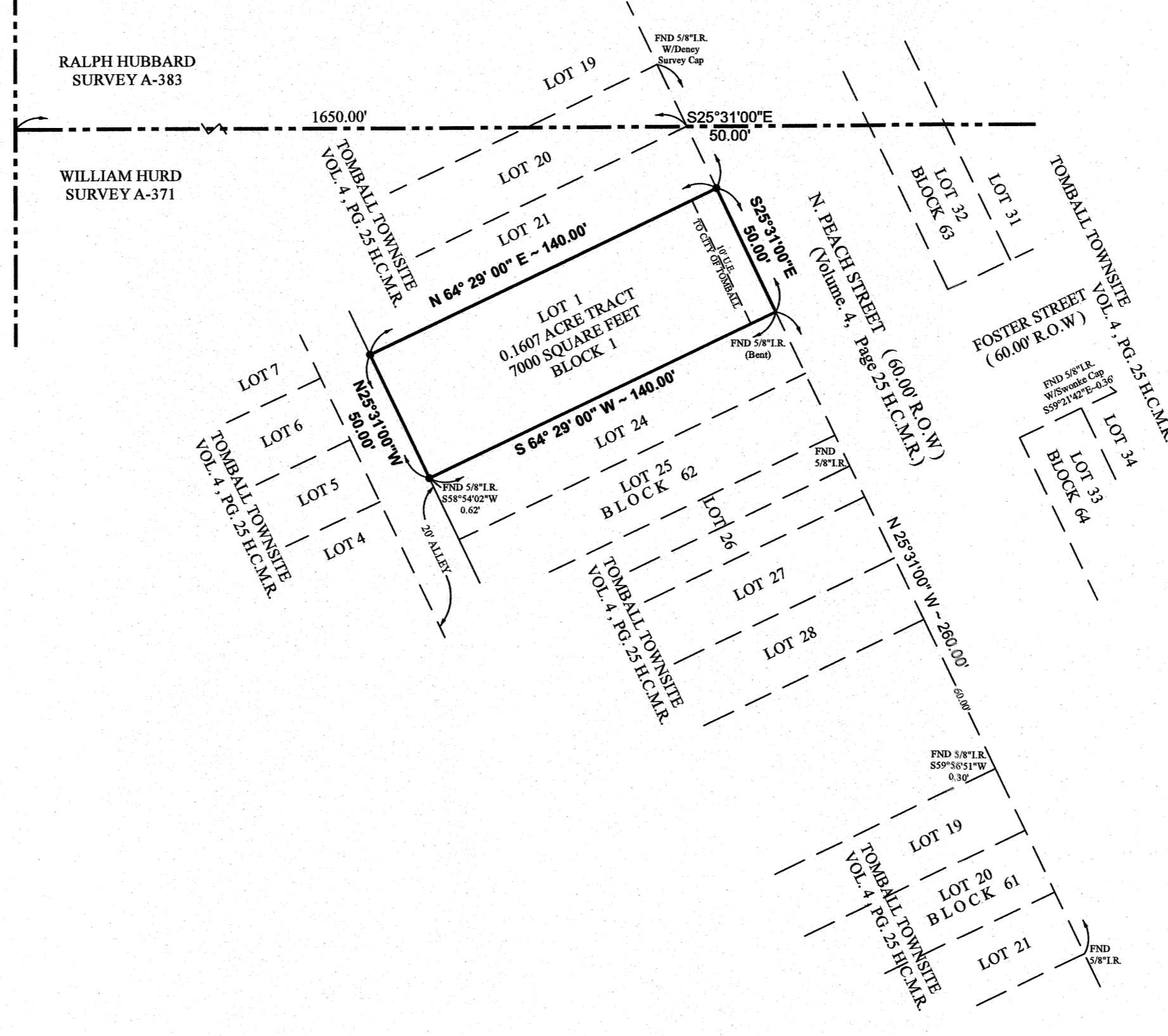
TENESHIA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

JOSEPH HOUSE  
SURVEY A-34

RALPH HUBBARD  
SURVEY A-383

WILLIAM HURD  
SURVEY A-371



ABBREVIATION

- 1. U.E. INDICATES "UTILITY EASEMENT"
2. A.E. INDICATES "AERIAL EASEMENT"
3. B.L. INDICATES "BUILDING LINE"
4. VOL. INDICATES "VOLUME"
5. PG. INDICATES "PAGE"
6. I.R. INDICATES "IRON ROD"
7. FND INDICATES "FOUND"
8. R.O.W. INDICATES "RIGHT-OF-WAY"
9. ESMT. INDICATES "EASEMENT"
10. H.C.C.F. NO. INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER"
11. H.C.M.R. INDICATES "HARRIS COUNTY MAP RECORD"
12. H.C.D.R. INDICATES "HARRIS COUNTY DEED RECORD"
13. INDICATES "FOUND 5/8" IRON ROD WITH A CAP STAMPED EIC.SURVEYING CO."

GENERAL NOTES:

- 1. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHTS 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.
2. ACCORDING TO THE FEMA FIRM PANEL NO. 4802870230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X" IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
3. ALL OIL / GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
4. ALL OIL / GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND / OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
5. 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.
6. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
7. 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.

THORNTON HOMESTEAD

A SUBDIVISION OF 0.1607 ACRE TRACT  
7000.00 SQUARE FEET  
BEING A REPLAT OF LOTS 21 AND 22, BLOCK 62,  
OF REVISED MAP OF TOMBALL,  
AS RECORDED IN VOLUME 4, PAGE 45,  
HARRIS COUNTY MAP RECORDS,  
SITUATED IN THE WILLIAM HURD SURVEY, A-371  
CITY OF TOMBALL,  
HARRIS COUNTY, TEXAS  
CONTAINING  
1 LOT 1 BLOCK

MARCH 2023

OWNER  
LISA THORNTON AND CINDY THORNTON  
30507 QUINN ROAD  
TOMBALL TEXAS 77375  
(832) 384 - 6161

SURVEYOR  
E.I.C. SURVEYING COMPANY  
FIRM NO. 10033400  
12345 JONES ROAD #270  
HOUSTON, TEXAS 77070  
(281) 955-2772

# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: 04/10/2023

**Topic:**

Consideration to approve Preliminary Plat of **WALLACE CORNER:** A subdivision of 0.0417 acre, being a replat of Lots 18, 19 and 20, in Block 51 of revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas and the south half of Lots 5 and 6 in Block 51 of Town of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 36, of the Map Records of Harris County, Texas, said Block 51 lying in the William Hurd Survey (A-371).

**Background:**

**Origination:**

**Recommendation:**

Staff recommends approval

**Party(ies) responsible for placing this item on agenda:** Jared Smith (City Planner)

**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: Wallace Corner Plat Type: Preliminary

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

Plat within City Limits  Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: April 10, 2023

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 recommends approval of this plat with contingencies.

- Prior to the final approval and recording of the FINAL PLAT for this subdivision, engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).
- Prior to the recording of the FINAL PLAT, all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee provided covering the overall costs of remaining improvements as deemed acceptable by the City Engineer.

STATE OF TEXAS  
COUNTY OF HARRIS

We, Frank A. Wallace and Caroline Adkins Wallace, hereinafter referred to as owners of the 0.4017 acre tract described in the above and foregoing plat of "WALLACE CORNER", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane twenty feet above the ground upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat 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 walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course 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 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 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 operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

WITNESS our hand, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Frank A. Wallace  
\_\_\_\_\_  
Caroline Adkins Wallace

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Frank A. Wallace and Caroline Adkins Wallace, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they have 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 owner.

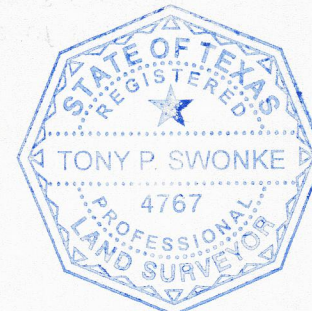
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

I, Tony P. Swonke, 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 the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than three-quarters of an 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.

\_\_\_\_\_  
Tony P. Swonke  
Registered Professional Land Surveyor No. 4767



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of "WALLACE CORNER", 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 on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

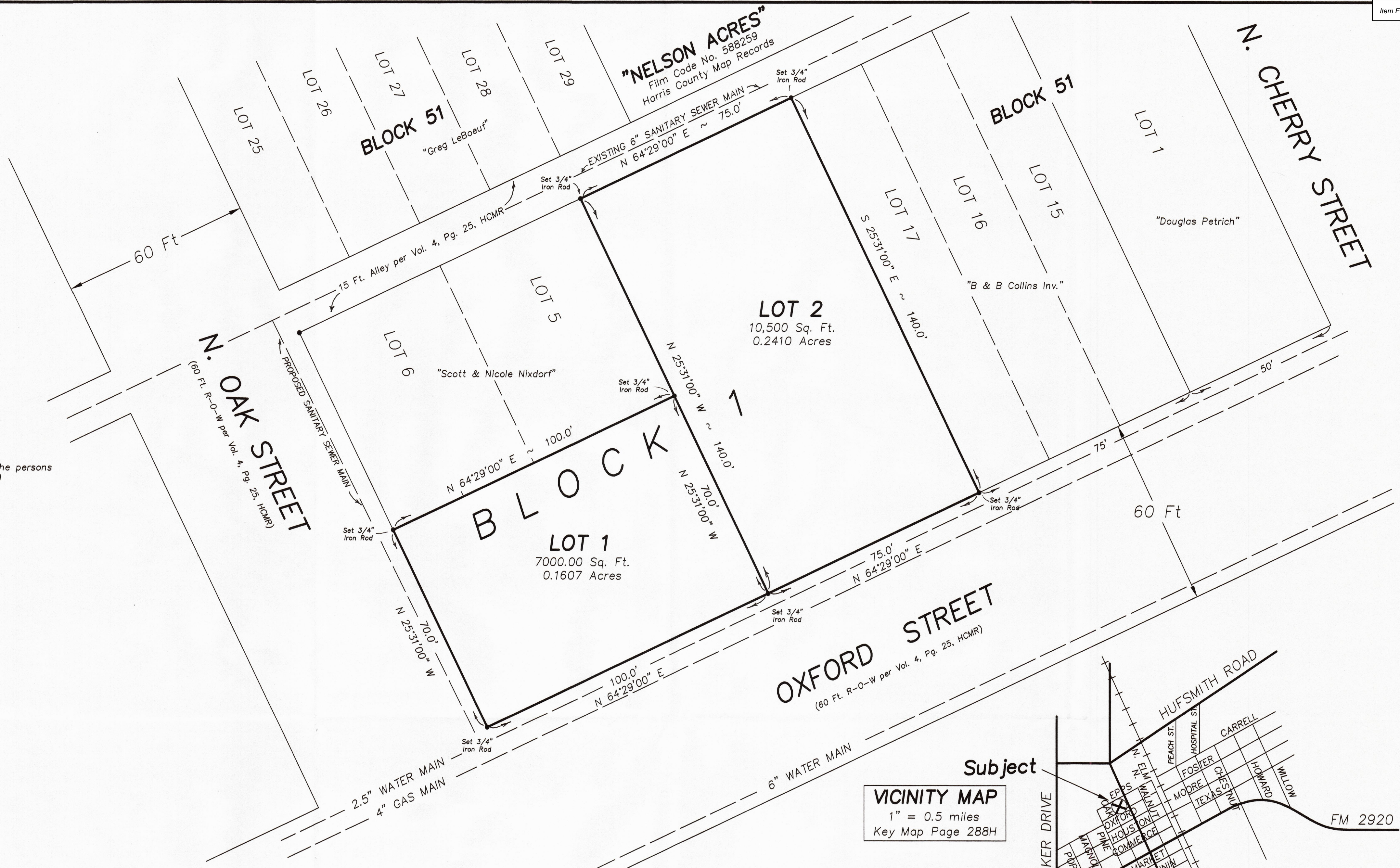
\_\_\_\_\_  
Barbara Tague  
Planning & Zoning Chairperson

I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. and filed under Film Code No. \_\_\_\_\_ of the Map Records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.

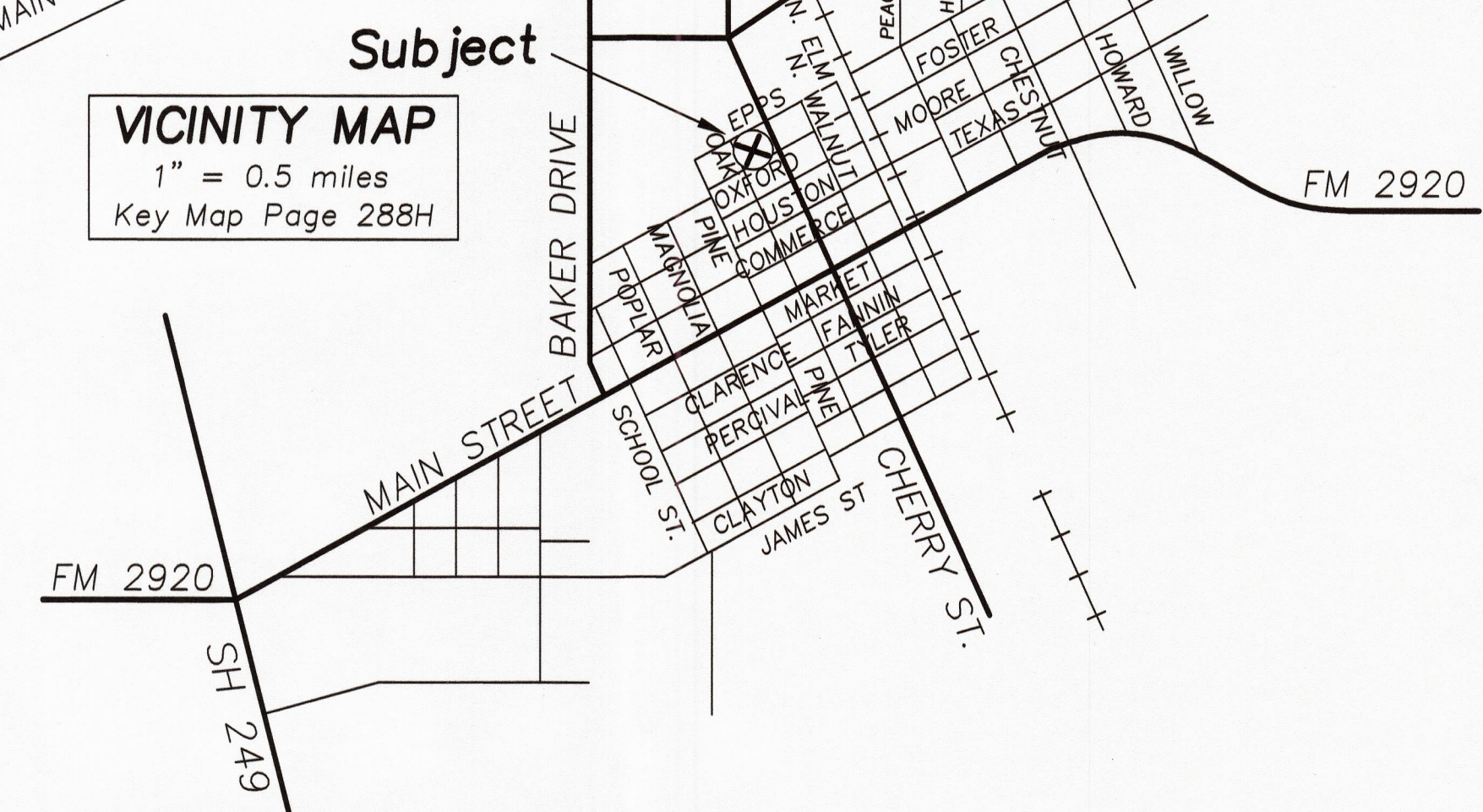
\_\_\_\_\_  
Clerk of the County Court  
Harris County, Texas

\_\_\_\_\_  
Deputy



- Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #3 No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5: A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and 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
- NOTE #6: A "Visibility Triangle" will need to be maintained at the intersection of Chestnut Street and Moore Street per Sec 38-33 (City Ordinance).
- NOTE #7: Zoning has been adopted by the City of Tomball. The property owner is advised to reference said ordinances for land uses and property development standards.

SCALE: 1" = 20 Ft.  
0 5 10 15 20



**VICINITY MAP**  
1" = 0.5 miles  
Key Map Page 288H

### PRELIMINARY PLAT OF WALLACE CORNER-REVISED

A replat of Lots 18, 19 & 20, in Block 51 of  
**REVISED MAP OF TOMBALL,**  
an addition in Harris County, Texas, according to the map or plat thereof  
recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas,  
~and~  
The South Half of Lots 5 and 6, in Block 51 of  
**TOMBALL,**  
an addition in Harris County, Texas, according to the map or plat thereof  
recorded in Volume 2, Page 36, of the Map Records of Harris County, Texas,  
Said Block 51 lying in the William Hurd Survey (A-371).  
Replatted to convert five lots into two lots.  
**0.4017 Acres Containing: 2 Lots / 1 Block**

**FLOOD INFORMATION:** According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

**PREPARED BY:**  
Tony Swonke Land Surveying  
700 Kane Street  
Tomball, TX 77375  
281 351 7789

**DATE:** April 3rd, 2023

**OWNERS:**  
Frank A. Wallace and Caroline Adkins Wallace  
13319 Wildwood Dr.  
Tomball, TX 77375  
281-300-9169

# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: 04/10/2023

**Topic:**

Consideration to approve Final Plat of **WOOD LEAF RESERVE, SECTION 2:** A subdivision of 18.02 acres of land out of the Claude N. Pillot survey, A-632, City of Tomball, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff recommends approval

**Party(ies) responsible for placing this item on agenda:** Jared Smith (City Planner)

**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: Wood Leaf Reserve, Sec 2 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: April 10, 2023

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 recommends approval of this plat with contingencies.

- Remove "REVISED" from the title of this subdivision
- All off-site easements must be recorded by separate instrument and reference to said instrument numbers must be provided on the plat submitted for approval/recording.
- Prior to approval/recording of this subdivision plat, construction plans must be submitted to and approved by the City Engineer detailing all necessary public improvements associated with this plat.
- Prior to recording this plat all required public improvements must be installed according to approved construction plans OR a financial guarantee must be furnished to the City Engineer for an amount deemed acceptable by the City Engineer to cover the costs of required public improvements.

CHARTER TITLE CITY PLANNING LETTER NOTES:

EASEMENTS AND OTHER ENCUMBRANCES: Easement executed by William Holderrieth, to Humble Oil & Refining Company, dated January 7, 1937, filed January 30, 1937, recorded in/under Volume 1034, Page 337, of the Real Property-Records of Harris County, Texas.

Terms, conditions and stipulations contained in Easement Agreement executed by and between Karla Graham Mueller, Kevin Eric Graham and Maple Tomball Ltd., dated December 23, 2002, filed December 31, 2002, recorded in/under Instrument No. W325844 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Easement and Right-of-Way Agreement executed by and between Maritla, LP and Tandem Energy Corporation, dated April 11, 2019, filed April 24, 2019, recorded in/under Instrument No. 2019-166911 of the Real Property Records of Harris County, Texas.

Mineral and/or royalty interest, as described in instrument, dated March 20, 1933, filed March 21, 1933, recorded in/under Volume 222, Page 115 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated March 27, 1933, filed April 11, 1933, recorded in/under Volume 223, Page 445 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes. Mineral and/or royalty interest, as described in instrument, dated April 8, 1933, filed April 24, 1933, recorded in/under Volume 225, Page 376 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 3, 1933, filed June 15, 1933, recorded in/under Volume 231, Page 50 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated February 9, 1937, filed February 20, 1937, recorded in/under Volume 1042, Page 608 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated October 22, 1938, filed October 29, 1938, recorded in/under Volume 1107, Page 313 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 14, 1939, filed August 24, 1939, recorded in/under Volume 1135, Page 500 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 14, 1939, filed August 8, 1939, recorded in/under Volume 1137, Page 1 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not checked subsequent to date of aforesaid instrument.

Mineral and/or royalty interest, as described in instrument, filed August 22, 1951, recorded in/under Volume 2325, Page 30 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated August 7, 1957, filed January 7, 1958, recorded in/under Volume 3445, Page 157 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated December 15, 1932, filed January 23, 1933, recorded in/under Volume 218, Page 643 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated January 4, 1933, filed January 23, 1933, recorded in/under Volume 224, Page 22 of the Real Property Records of Harris County, Texas, as affected by Amendment to Mineral Lease recorded in/under Volume 231, Page 590 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated May 18, 1933, filed May 22, 1933, recorded in/under Volume 224, Page 676 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated May 24, 1933, filed June 2, 1933, recorded in/under Volume 227, Page 245 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated August 2, 1988, filed June 6, 1989, recorded in/under Instrument No. M185071 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Surface Use Agreement executed by and between Tandem Energy Corporation, successor in interest to Exxon Corporation, successor in interest to Humble Oil & Refining Company and Graham Children's Educational Trust, Norman E. Graham, Kay Marsha Graham Metcalf, Karla Graham Lee Mueller and Kevin E. Graham, dated July 18, 2000, filed July 24, 2000, recorded in/under Instrument No. U523760 of the Real Property Records of Harris County, Texas, as affected by Exchange Agreement, Including a Grant of Easement Rights and a Release of Easement Rights, and Amendment to Pipeline Easements recorded in/under Instrument No. 2019-7817 of the Real Property Records of Harris County, Texas, and as affected by Release of Easement and Right-of-Way Agreement of recorded in/under Instrument No. 2019-166910 of the Real Property Records of Harris County, Texas.

RESTRICTIONS: Recorded under Harris County Clerk's File No. RP-2022-124511, RP-2022-125780.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 8-19.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Row 1.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 3-19.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 54-70.

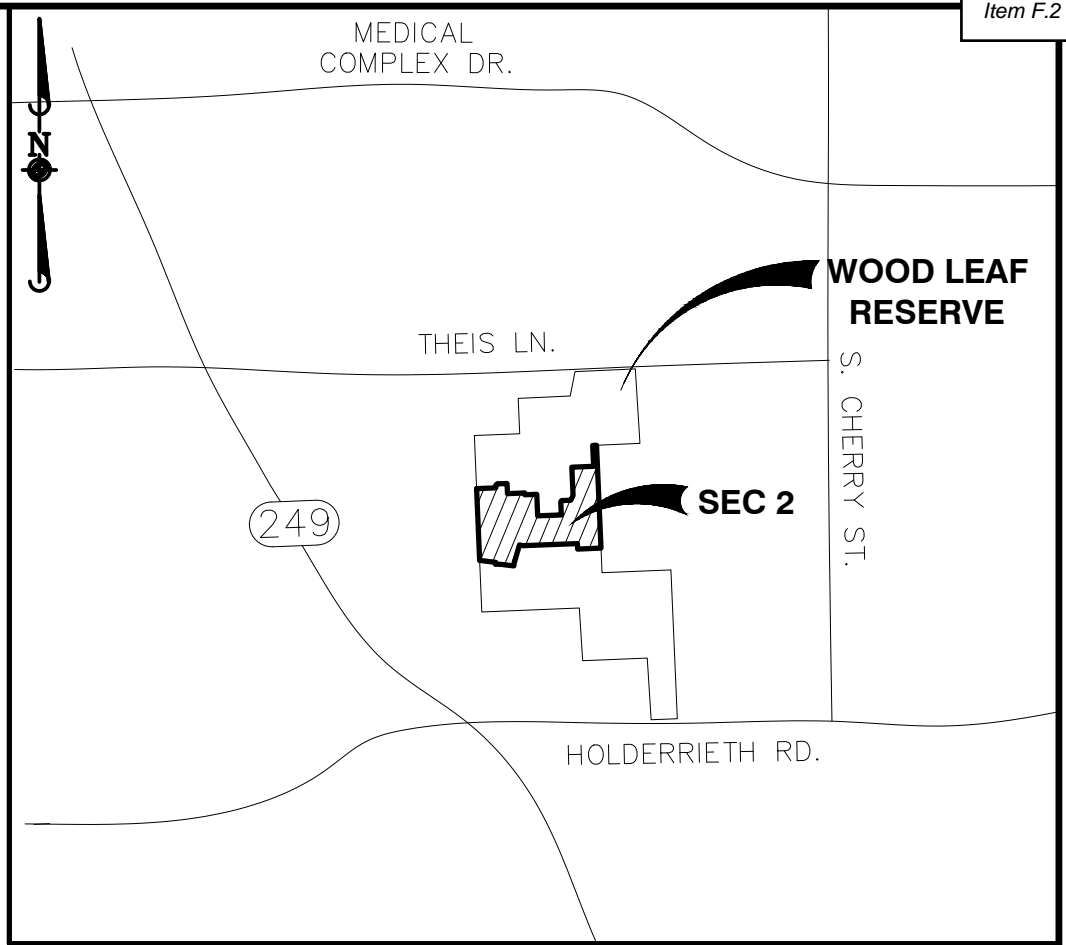
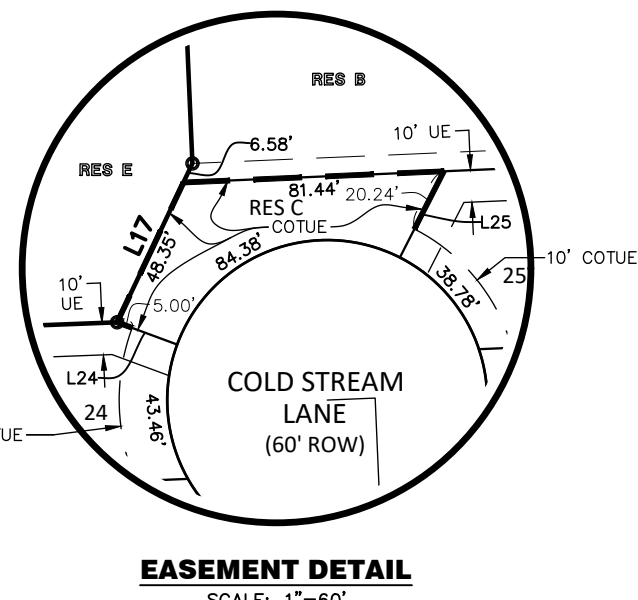
Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 33-52.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Rows C1-C19.

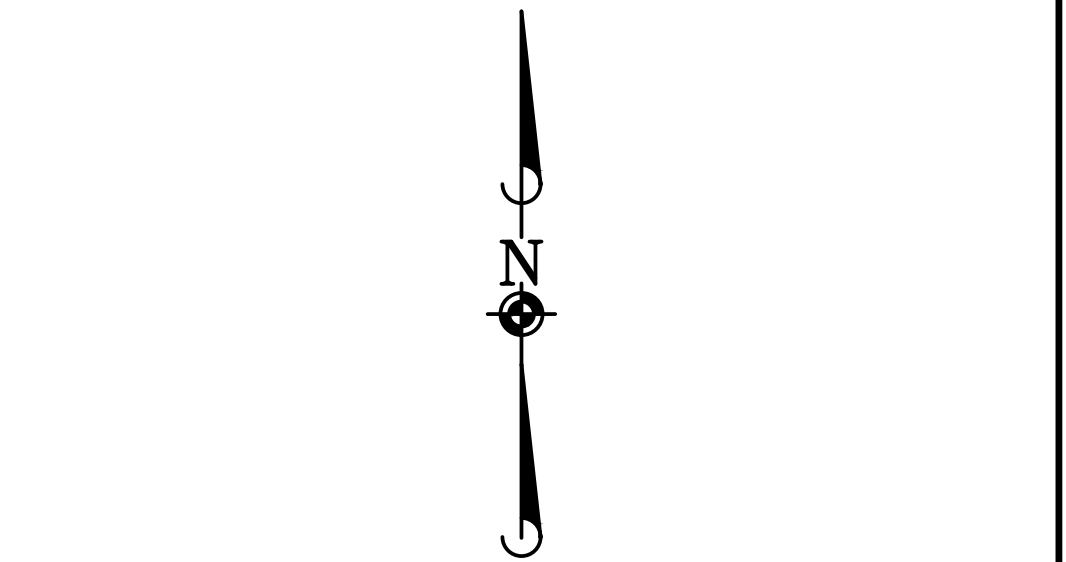
LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1-L22.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L24-L34.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Restriction. Rows A-F, TOTAL.



VICINITY MAP HARRIS COUNTY KEY MAP: 228Q NOT TO SCALE



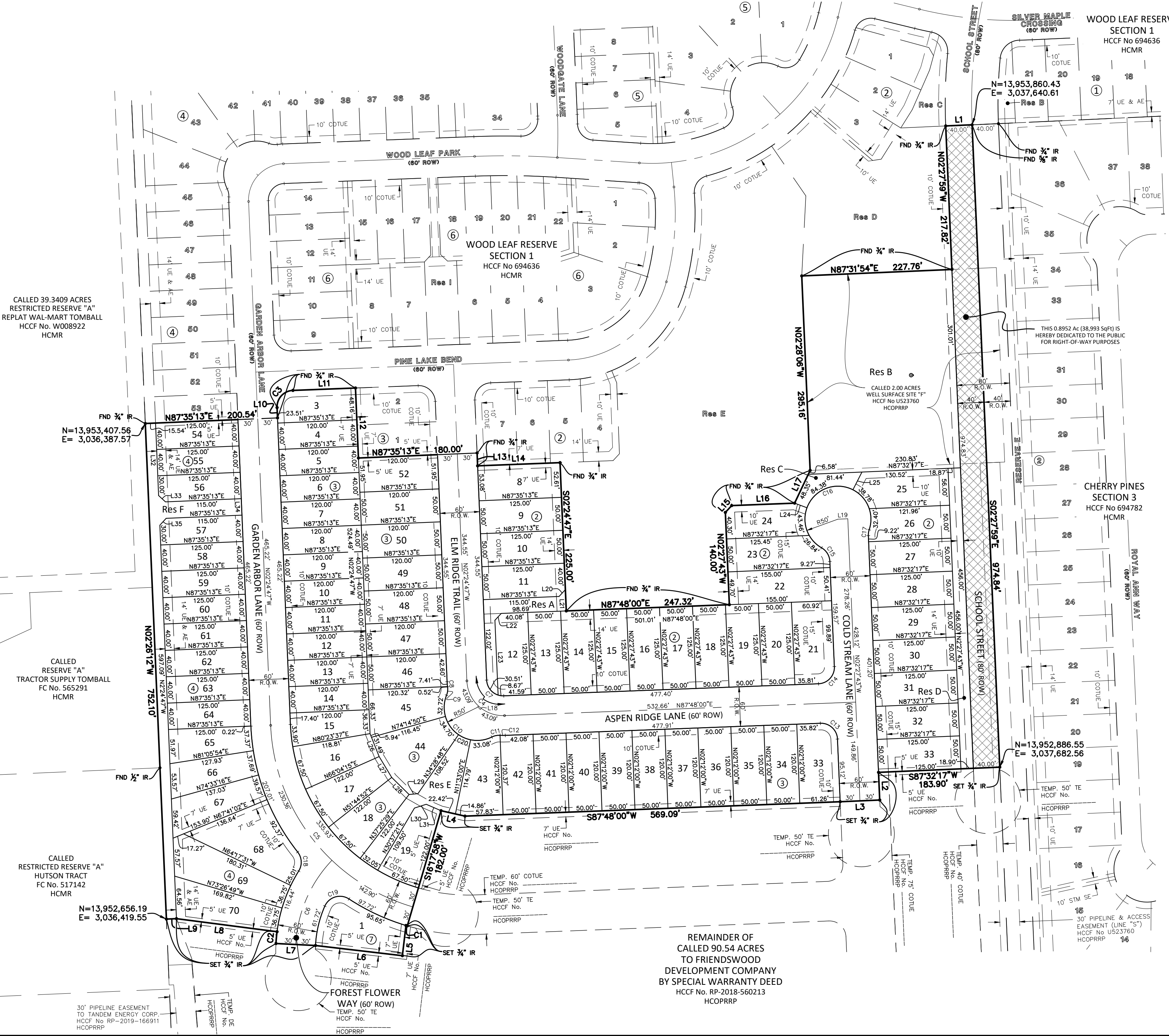
GRAPHIC SCALE SCALE: 1"=100'

ABBREVIATIONS

- AE= AERIAL EASEMENT
COTUE= CITY OF TOMBALL UTILITY EASEMENT
DE= DRAINAGE EASEMENT
SSE= SANITARY SEWER EASEMENT
STM SE= STORM SEWER EASEMENT
TE= TURNAROUND EASEMENT
UE= UNOBSTRUCTED VISIBILITY EASEMENT
WLE= WATER LINE EASEMENT
BL= BUILDING LINE
ROW= RIGHT-OF-WAY
HCCF= HARRIS COUNTY CLERK'S FILE
HCCDR= HARRIS COUNTY DEED RECORDS
HCCFD= HARRIS COUNTY FLOOD CONTROL DISTRICT
HCCFR= HARRIS COUNTY MAP RECORDS
HCCFRPP= HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
CAB= CABINET
FC= FILM CODE
VOL.\_PG.\_= VOLUME, PAGE
FND= FOUND
IR= IRON ROD
SET IR= SET 3/4" IR W/ CAP STAMPED "ELS"
STN= STREET NAME CHANGE
WELL= WELL LOCATION

FINAL PLAT NOTES:

- 1. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property...
2. All easements are centered on lot lines unless shown otherwise.
3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner.
4. Public Easements: Public easements denoted on this plat are hereby dedicated to the public forever.
5. All oil/gas wells (plugged, abandoned, and/or active) through this subdivision have been shown.
6. No building or structure shall be constructed across any pipelines, building lines, and/or easements.
7. According to FEMA Firm Panel No.48201C0230L (Effective Date June 18, 2007), this property is in the Unshaded Zone "X" (Areas outside the 0.2% Annual Chance Flood Plain).
8. This plat does not attempt to amend or remove any valid covenants or restrictions.
9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.99994049
10. 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.



WOOD LEAF RESERVE SEC 2 - REVISED

A SUBDIVISION OF 18.02 ACRES OF LAND OUT OF THE CLAUDE N. PILLOT SURVEY, A-632 CITY OF TOMBALL, HARRIS COUNTY, TEXAS 81 LOTS 6 RESERVES 4 LOTS

APRIL 2023

OWNER/ DEVELOPER: CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY 480 WILWOOD FOREST DR., SUITE 803 SPRING, TEXAS 77380 281-932-8907

ENGINEER/ SURVEYOR: ELEVATION land solutions. Includes logo and contact information for TBPB registration and address.

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 18.02 acre (784,734 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being a portion of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property, and being a portion of the remainder of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property; said 18.02 acre (784,734 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve F of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Film Code No. 694636, Harris County Map Records, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Wal-Mart Tomball according to the plat thereof recorded in Film Code No. 519114, Harris County Map Records, and being the northwest corner of the herein described tract;

THENCE, along the south line of said Wood Leaf Reserve Section 1, the following eighteen (18) courses and distances:

- 1. North 87°35'13" East, 200.54 feet to a 5/8-inch iron rod (with cap) found;
2. North 02°24'47" West, 15.69 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing North 42°41'37" East, 35.42 feet to a 5/8-inch iron rod (with cap) found;
4. North 87°48'00" East, 94.91 feet to a 5/8-inch iron rod (with cap) found;
5. South 02°24'47" East, 106.21 feet to a 5/8-inch iron rod (with cap) found;
6. North 87°35'13" East, 180.00 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°24'47" East, 19.46 feet to a 5/8-inch iron rod (with cap) found;
8. North 87°48'00" East, 125.00 feet to a 5/8-inch iron rod (with cap) found;
9. South 02°24'47" East, 225.00 feet to a 5/8-inch iron rod (with cap) found;
10. North 87°48'00" East, 247.32 feet to a 5/8-inch iron rod (with cap) found;
11. North 02°27'43" West, 140.00 feet to a 5/8-inch iron rod (with cap) found;
12. North 42°40'08" East, 14.11 feet to a 5/8-inch iron rod (with cap) found;
13. North 87°48'00" East, 95.46 feet to a 5/8-inch iron rod (with cap) found;
14. North 25°22'36" East, 54.93 feet to a 5/8-inch iron rod (with cap) found;
15. North 02°28'06" West, 295.16 feet to a 5/8-inch iron rod (with cap) found;
16. North 87°31'54" East, 227.76 feet to a 5/8-inch iron rod (with cap) found;
17. North 02°27'59" West, 217.82 feet to a 5/8-inch iron rod (with cap) found;
18. North 87°32'01" East, 40.00 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 18.334 acre tract (Tract IV), being in the centerline of School Street (based on a width of 80-feet) recorded in Film Code No. 694636, Harris County Map Records, being on the west right-of-way line of School Road (based on a width of 40-feet) recorded in Film Code No. 694782, Harris County Map Records, and being the northeast corner of the herein described tract;

THENCE, South 02°27'59" East, along the east line of said called 18.334 acre tract (Tract IV) and along the west right-of-way line of said School Road, 974.84 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, and being the southeast corner of the herein described tract;

THENCE, South 87°32'17" West, 183.90 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°27'43" East, 41.98 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°32'17" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°48'00" West, 569.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 77°12'01" West, 37.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 16°17'58" West, 182.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, along said curve to the right in a westerly direction, with a radius of 330.00 feet, a central angle of 00°21'33", an arc length of 2.07 feet, and a chord bearing North 73°31'15" West, 2.07 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 06°49'15" West, 46.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 83°20'05" West, 132.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 87°04'13" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, along said curve to the right in a northerly direction, with a radius of 230.00 feet, a central angle of 04°28'05", an arc length of 17.94 feet, and a chord bearing North 05°09'50" East, 17.93 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 82°36'08" West, 153.73 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°33'48" West, 15.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;

THENCE, North 02°26'12" West, along west line of said called 61.013 acre tract, 752.10 feet to the POINT OF BEGINNING, CONTAINING 18.02 acres (784,734 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF HARRIS §

WE, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 18.02 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SEC 2, 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, 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, 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 (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE 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, 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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS 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, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: DONALD P. KLEIN CHIEF EXECUTIVE OFFICER

STATE OF TEXAS § COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ Day of \_\_\_\_\_, 2023.

SIGNED: \_\_\_\_\_

PRINTED: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

PAUL R. BRETHERTON REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5977

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 \_\_\_\_\_, 2023 AT \_\_\_\_ O'CLOCK \_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2023 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 HARRIS COUNTY, TEXAS

BY: DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SEC 2, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BARBARA TAGUE CHAIRMAN

WOOD LEAF RESERVE SEC 2 - REVISED

A SUBDIVISION OF 18.02 ACRES OF LAND OUT OF THE CLAUDE N. PILLOT SURVEY, A-632 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

81 LOTS 6 RESERVES 4 BLOCKS

APRIL 2023

OWNER/ DEVELOPER: CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY 480 WILDWOOD FOREST DR., SUITE 803 SPRING, TEXAS 77380 281-932-8907

ENGINEER/ SURVEYOR: ELEVATION land solutions TBPE REGISTRATION NUMBER F-22671 2445 TECHNOLOGY FOREST BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TBPS REGISTRATION NUMBER 10194692