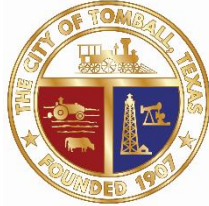


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, November 14, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, November 14, 2022 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 October 10, 2022.
- E. New Business Non Action Items
 - E.1 Minor Plat of **4K PROPERTIES**: Being 0.1607 acre, (7,000.00 Square Feet), tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 26 and 27, in Block 81, of the Revised Map of Tomball as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.
 - E.2 Minor Plat of **HUFSMITH-KOHRVILLE PLAZA**: A subdivision of 3.0199 acre or, (131,546 Square Feet), out of Lot 337 corrected map of Tomball Outlots, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.
 - E.3 Minor Plat of **RABURN RESERVE, SECTION #2 PARTIAL REPLAT NO. 1**: Being a subdivision of 0.2870 acres out of the Jesse Pruett Survey, A-629, City of Tomball, Harris County, Texas; also being a partial replat of Lots 36 and 37 of Raburn Reserve Section #2 recorded under F.C. No. 698147, H.C.M.R.

- E.4 Minor Plat of **RICCUCCI TRACT**: A replat of Lots 31 and 32 in Block 77 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. Said Block 77 lying in the Ralph Hubbard Survey (A-383).
- E.5 Minor Plat of **VILLEDA ESTATES**: A subdivision of 2.0699 acre tract, (90,167.42 Square Feet), in the Joseph Miller Survey, A-50, Harris County, Texas.

F. New Business

- E.1 Consideration to Approve Preliminary Plat of **GRAND PARKWAY TOWN CENTER**: 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.
- E.2 Consideration to Approve Final Plat of **CLEAN CAR WASH TOMBALL**: A Subdivision of a 5.3593 acres of land located in the Sam Lewis Survey, A-1704, City of Tomball, Harris County, Texas.
- E.3 Conduct a Public Hearing and consideration to approve **Zoning Case P22-354**: Request by the City of Tomball to amend Section(s) 50-116 (*Supplemental Regulations*) of the Tomball Code of Ordinances by revising standards pertaining to subsection (j) (*Site Development Standards for Mobile Food Courts*).

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 11th day of November 2022 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.

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

MONDAY, OCTOBER 10, 2022



6:00 P.M.

A. The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Tana Ross
Commissioner Scott Moore

Commissioner Susan Harris - Absent

Others present:

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator
Justin Pruitt - Attorney

draft

B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - Announced and Congratulated Scott Moore as a new Planning & Zoning Commissioner.
 - Announced and Congratulated Richard Anderson on his re-appointment as Planning & Zoning Commissioner.
 - Training is being set up for all Planning & Zoning Commissioners.
 - Presented a Proclamation for Community Planning Month.
 - Upcoming Events in the City of Tomball:
 - The Big Show – October 15, 2022
 - Blue Grass Festival – October 22, 2022
 - Light It Up – Christmas Tree Lighting – November 18, 2022
 - Holiday Parade – December 3, 2022

- Shared some highlights from the Tomball High School Homecoming Rally.
- City Council Approved **Case P22-270:** Request by the City of Tomball to amend Section 40-74 (Lots, general provisions) and 40-75 (Minimum Lot Sizes) of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.
- City Council Approved **Case P22-267:** Request by the City of Tomball to amend Section(s) 40-65 (Streets; specific standards) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadway classifications.
- Current PIDs Under Review are moving forward and are close to being adopted:
 - Pine Trails
 - Raburn Reserve
 - Wood Leaf Reserve
- Long term Officer Proclamations took place on October 3, 2022 Honoring 3 City of Tomball officers with 25+ years of service.
- 2022-2023 Budget was approved with fee changes to the Master Fee Schedule.
- Approved a small adjustment to the City of Tomball Tax Rate.
- Close to approving a New Pumper Truck for the City of Tomball Fire Department.

D. Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 12, 2022.

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

Motion carried unanimously.

E. New Business

E.1 Conduct a Public Hearing and consideration to approve **Zoning Case P22-309:** Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

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

Kelly Violette, Executive Director, Tomball Economic Development Corporation, (29201 Quinn Road, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:14 p.m.

Paul Beavers, representing Tortuga Operating Company, (4527 Verone Street, Bellaire, TX 77401) was present on behalf of the request.

Donna Winfrey (3717 Emmett Hutto Blvd., Baytown, TX 77521) spoke in favor of the request.

Paul Mladenka (1631 S. Persimmon Street, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:23 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-309**.

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

Vote was as follows:

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

Motion FAILED (2 Votes Aye, 2 Votes Nay).

- E.2 Conduct a Public Hearing and consideration to approve **Case P22-310**: Request by 28121 Calvert, LLC, represented by Louis Smith to amend the City of Tomball’s Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

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

Louis Smith, representing 28121 Calvert, LLC, 22316 Kobs Road, Tomball, TX 33733) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:49 p.m.

Florean Langston (15602 Treichel Road, Tomball, TX 77377) was present in favor of the request.

Debra Wied, representing Florean Langston, (31207 Stella Lane, Tomball, TX 77375) spoke in favor of the request.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to place on record, all Public Comments received by mail.

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 Anderson	<u>Aye</u>
Commissioner Moore	<u>Aye</u>

Motion CARRIED unanimously to place on record the following Public Comments received by mail:

Dennis Pierce (15141 Triechel Road, Tomball, TX 77377) submitted a public comment form in favor of the request.

Caitlin Craig (15632 Triechel Road, Tomball, TX 77377) submitted a public comment form in favor of the request.

Erick Martinez (Tomball, TX 77377) submitted a public comment form in favor of the request.

Paul & Tina Case (15633 Treichel Road, Tomball, TX 77377) submitted a public comment form in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:54 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve **Zoning Case P22-310**.

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

Vote was as follows:

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

Motion FAILED unanimously.

- G. 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 7:03 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: 4K Properties 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: November 14, 2022

The above Subdivision 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.

1. Remove "NEW" and "Old Lot 27" and "Old Lot 26", and remove the line identifying the divide between Lot 26 & 27 as this will no longer exist following the recording of this replat.
2. This is a minor plat, that will be signed by Nathan Dietrich, Community Development Director. Revise accordingly.
3. Because this is a NEW subdivision name, the lot being created should be "Lot 1, Block 1" rather than "New Lot 27, Block 81"

THE STATE OF TEXAS

COUNTY OF HARRIS

We, 4K Properties Management LLC, acting by and through Anna Juliette Cozier, Managing Member of 4K Properties Management LLC, owners hereinafter referred to as owners of the 0.1607 acre tract described in the above and foregoing plat of 4K Properties, 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, owners have 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, owners do 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, 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, 4K Properties Management LLC, has caused these presents to be signed by Anna Juliette Cozier, its managing member, thereunto authorized, on this ____ day of _____, 202__.

4K Properties Management LLC

By: ANNA JULIETTE COZIER, Managing Member

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Anna Juliette Cozier, Managing Member of 4K Properties Management LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

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 4K Properties 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: Barbara Tague, Chairman

By: Darrell Roquemore, Vice Chairman

Harris County Clerk Certificate of Filing:

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

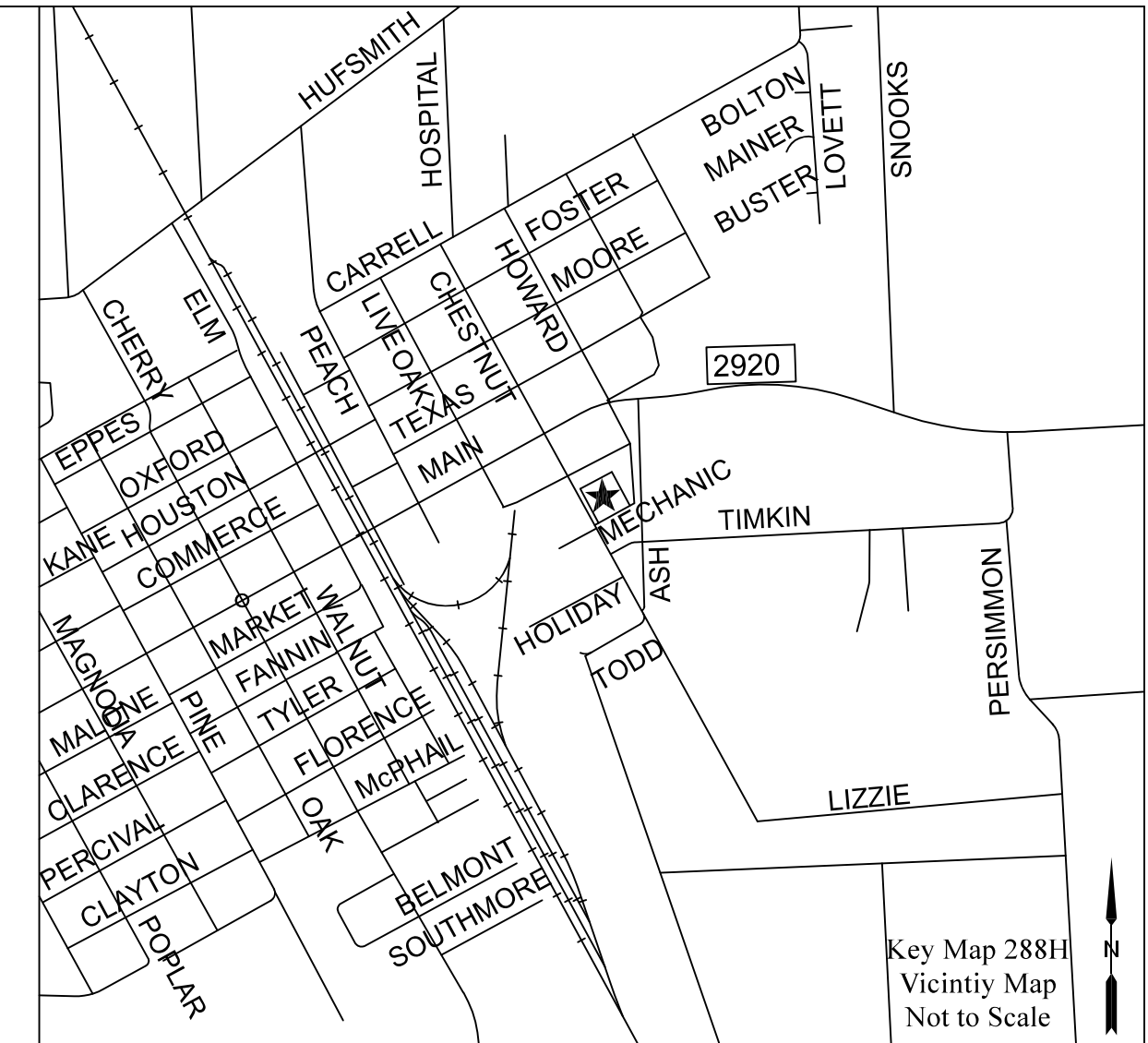
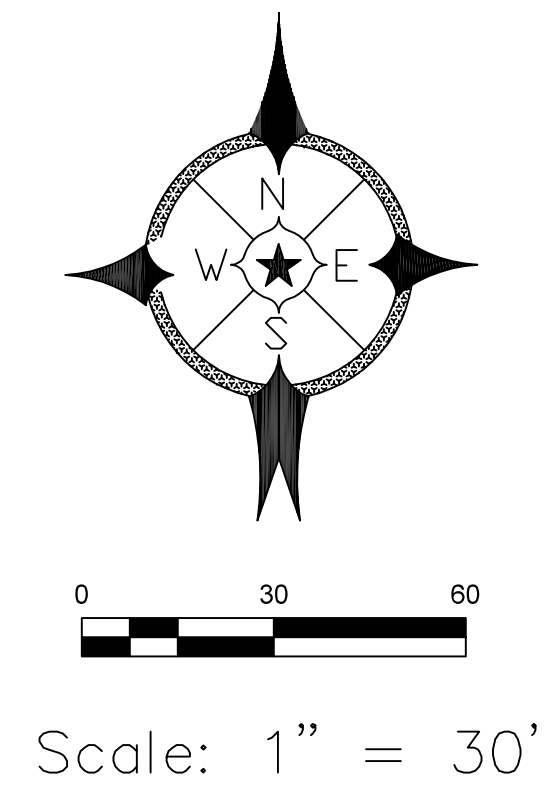
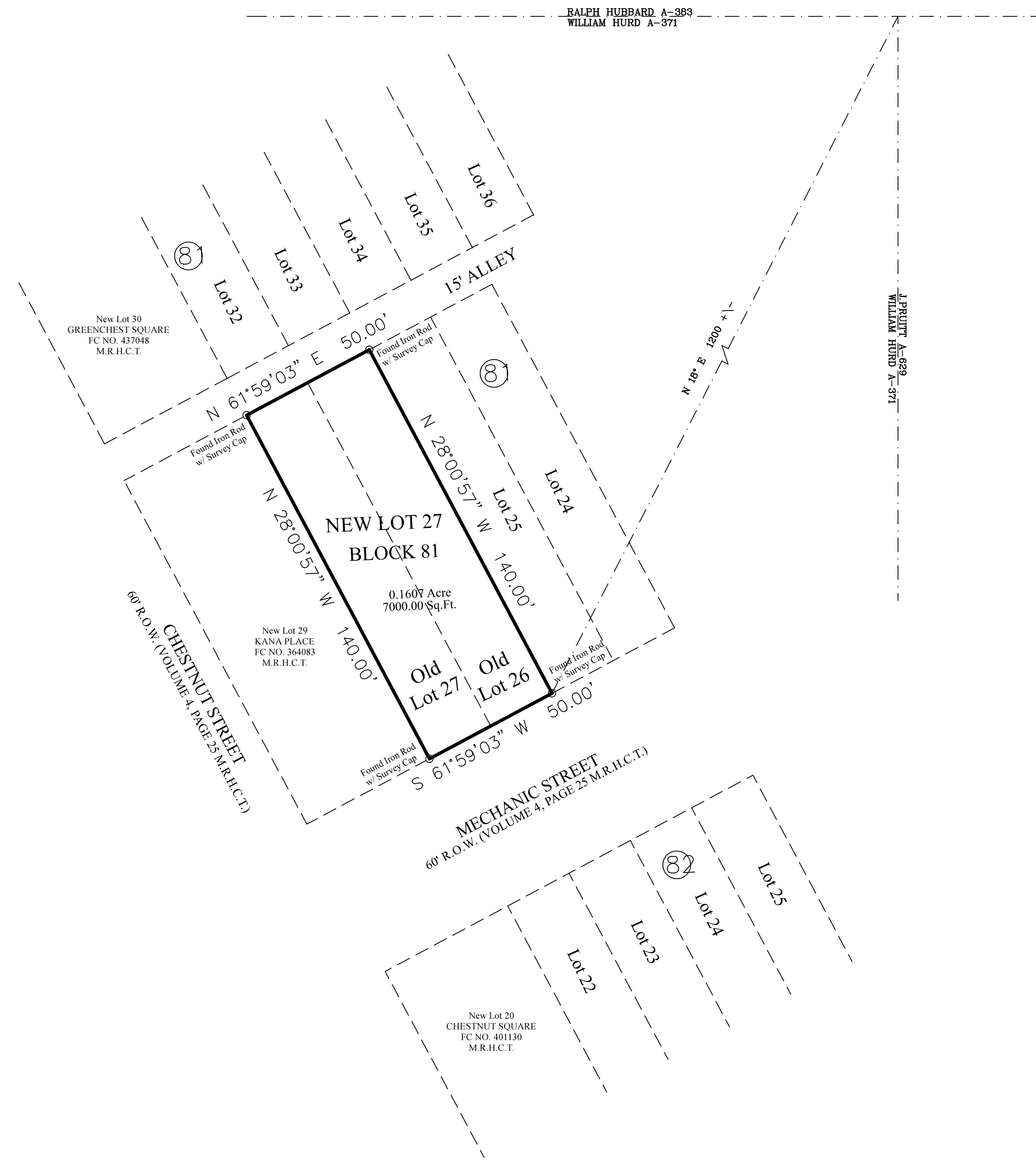
Witness my hand and seal of office, at Houston, the day and date last above written.

Tenshia 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. Basis of Bearings: Texas South Central Zone no. 4204 State Plane Coordinates (NAD83). 2. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown. 3. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown. 4. 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. 5. This plat does not attempt to amend or remove any valid restrictions or covenants. 6. 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. 7. 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.

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

4K PROPERTIES

Being 0.1607 acre (7000.00 sq. ft.) tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 26 and 27, in Block 81, 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: 4K Properties Management LLC
Surveyor: C & C Surveying Inc.
November 2022
Sheet 1 of 1
22-0300

CITY OF TOMBALL

Plat Name: Hufsmith-Kohrville Plaza 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: November 14, 2022

The above Subdivision 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.

1. The City of Tomball will govern land use with zoning. Please remove "Unrestricted Reserve A" and call this out as being "Lot 1"
2. Delineate square feet 2 digits to the right of the decimal point.
3. Identify planned permanent monuments that will be utilized to mark lot corners.
4. Illustrate/identify easement identified in title opinion letter recorded in Harris County Clerk's File No. W749580
5. Identify the dimensional extent of right-of-way presently available for Hufsmith-Kohrville Road (at the narrowest point). In circumstances where properties east of Hufsmith-Kohrville Road are unplatted, you may utilize the existing fence lines as reference to property boundaries.
6. Hufsmith-Kohrville Road is identified in the City of Tomball major thoroughfare plan as being a major arterial street for which a minimum 100-foot-wide right-of-way is desired. After determining the amount of right-of-way presently available, please dedicate half of the remaining amount necessary to comprise the desired 100-foot wide right-of-way width.
7. Property west of the unimproved right-of-way is platted. Please identify the dimensional extent of right-of-way presently available (at the narrowest point).
8. Dedicated half of the remaining amount necessary to comprise a 60-foot-wide right-of-way along this boundary.
9. This is a minor plat that will be signed by Nathan Dietrich, Community Development Director. revise accordingly.
10. Provide a 10-foot-wide City of Tomball Utility Easement (C.O.T.U.E) along street side property boundaries.
11. Provide City of Tomball standards notes #4 & #5

STATE OF TEXAS
COUNTY OF HARRIS

WE, HIDAYAH PROPERTIES HUFFSMITH-KHORVILLE LLC, ACTING BY AND THROUGH ZAINUL MOMIN, MANAGING MEMBER OF HIDAYAH PROPERTIES HUFFSMITH-KHORVILLE LLC, OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 3.0199 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HUFFSMITH-KHORVILLE PLAZA 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 DO 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 (20') FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAY SHALL HAVE A NET DRAINAGE OPENING OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, 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 OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, HIDAYAH PROPERTIES HUFFSMITH-KHORVILLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZAINUL MOMIN, MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.
MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.

HIDAYAH PROPERTIES HUFFSMITH-KHORVILLE, LLC

BY: _____
ZAINUL MOMIN, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZAINUL MOMIN, MANAGING MEMBER OF HIDAYAH PROPERTIES HUFFSMITH-KHORVILLE, LLC, 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 _____, 2022.

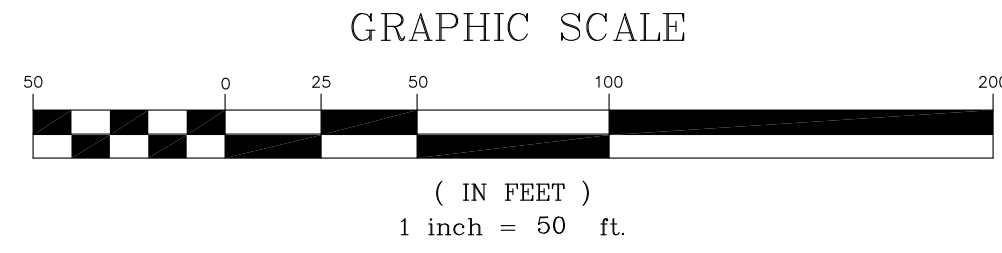
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

I, HENRY M. SANTOS, 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 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.

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450



WE, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WOODROCK HEIGHTS, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2022-409660 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
PRINT NAME

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF HUFFSMITH-KHORVILLE PLAZA IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS, THE ORDINANCES OF THE CITY AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: BARBARA TAGUE, CHAIRMAN
BY: DARRELL ROQUEMORE, VICE CHAIRMAN

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 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

- PLAT NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99994213997.
 - ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007) THIS PROPERTY IS IN ZONE "X" AND IS NO IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - 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 PURPOSES 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.
 - ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 - NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND 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 LINES.

LOT 1, BLOCK 1
PERSIMMON PROPERTIES
F.C. NO. 679815 H.C.M.R.

ROADWAY (VARIABLE WIDTH UNIMPROVED)
VOL. 4, PG. 75 H.C.M.R.
FILM CODE NO. 979815 H.C.M.R.

60' ROADWAY

270.63'

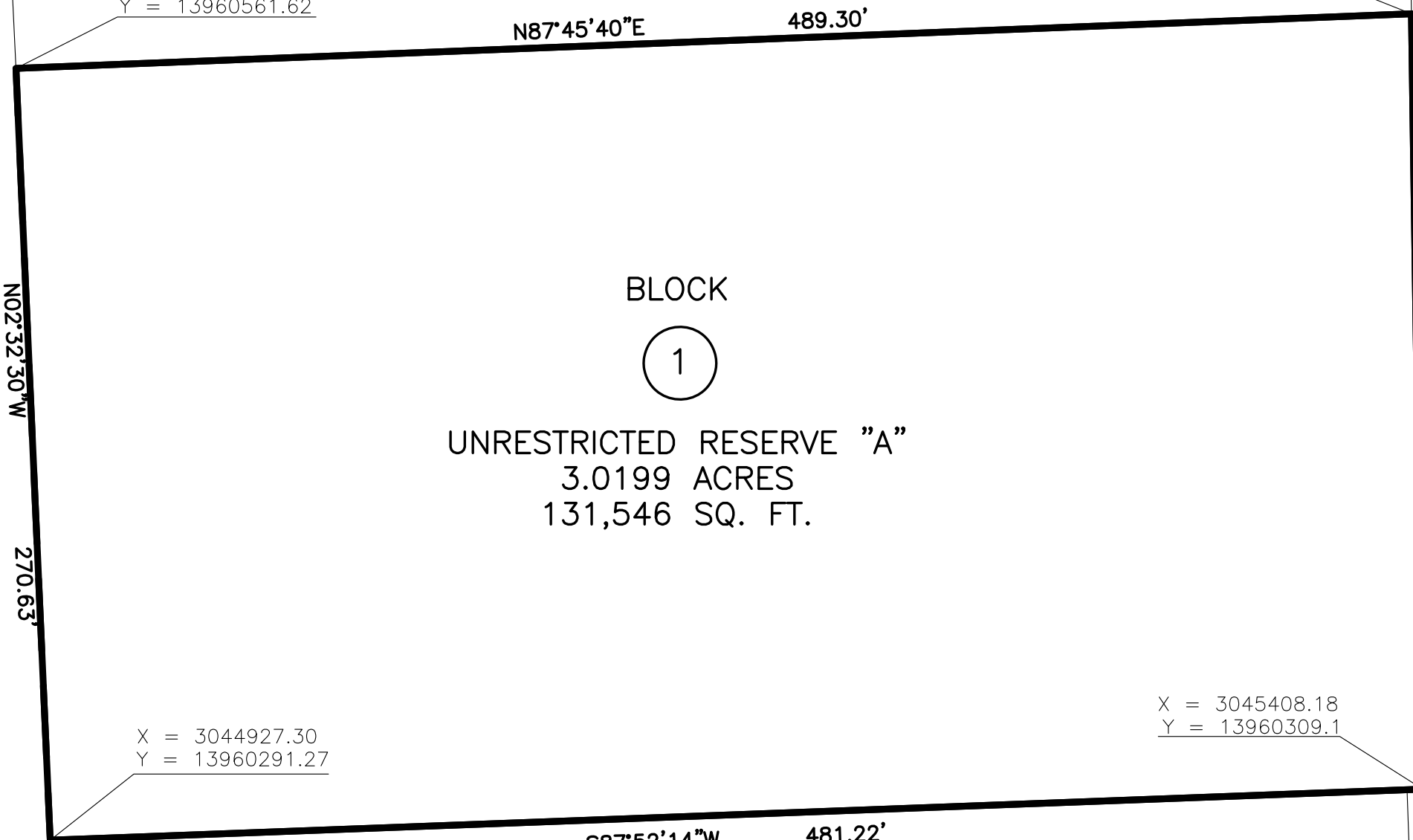
202.32.30' W

X = 3044915.29
Y = 13960561.62

X = 3044927.30
Y = 13960291.27

9.575 ACRE
LUCILLE E. LEWIS
H.C.C.F. NO. RP-2017-572840

X = 3045404.22
Y = 13960580.74

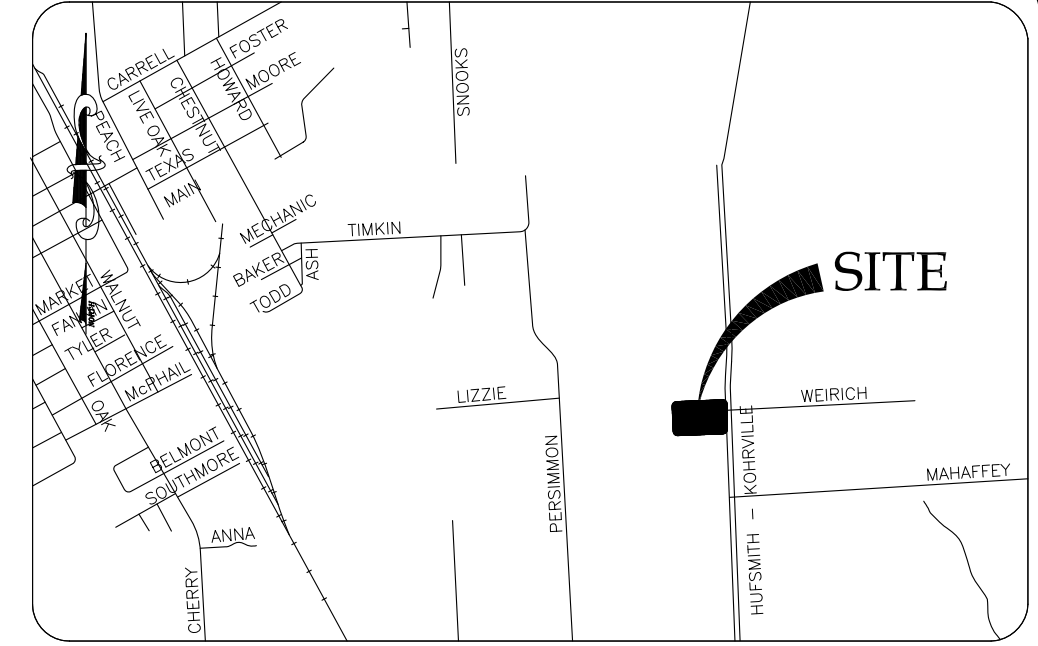


S87°52'14"W 481.22'

RESTRICTED RESERVE "A", BLOCK 2
PERSIMMON PROPERTIES
F.C. NO. 679815 H.C.M.R.

LOT 1
HUFFSMITH-2978 REPLAT NO.1
F.C. NO. 693798 H.C.M.R.

- LEGEND:
- AC. - ACRES
 - B.L. - BUILDING LINE
 - ESMT. - EASEMENT
 - FC - FILM CODE
 - H.C.C.F. - HARRIS COUNTY CLERKS FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - HL&P - HOUSTON LIGHTING & POWER
 - I.R. - IRON ROD
 - VOL. - VOLUME
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 451R

CALLED 2.993 ACRE
GABRIEL AGUIRE
H.C.C.F. NO. U535286

CALLED 1.00 ACRE
FB REALTY HOLDINGS, LLC
H.C.C.F. NO. RP-2020-8465

WEIRICH LANE
(VOL. 2, PG. 65 H.C.M.R./CALLED 30' WIDE)

CALLED 1.047 ACRE
FB REALTY HOLDINGS, LLC
H.C.C.F. NO. RP-2020-8480

CALLED 1.0620 ACRE
ARROTO PROPERTIES LTD.
H.C.C.F. NO. 20150305011

CALLED 1.078 ACRE
RODOLFO DE LA GARZA
H.C.C.F. NO. J878418

HUFFSMITH-KHORVILLE ROAD
(WIDTH Varies)
(FILM CODE NO. 620122 H.C.M.R.)
H.C.C.F. NO. 2016-469974
H.C.C.F. NO. 2016-362075
H.C.C.F. NO. 2016-362075

HUFFSMITH-KHORVILLE PLAZA

A SUBDIVISION OF 3.0199 ACRE OR 131,546 SQUARE FEET OUT OF LOT 337 CORRECTED MAP OF TOMBALL OUTLOTS A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ONE (1) RESERVE, ONE (1) BLOCK

SCALE: 1"= 50' DATE: OCTOBER, 2022

OWNER:
HIDAYAH PROPERTIES HUFFSMITH-KHORVILLE LLC
5903 DIAMOND SHADOW CT,
ROSENBERG, TEXAS 77469-2231

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advanceurveyingtx.com
FIRM NO. 1009200

CITY OF TOMBALL

Plat Name: Raburn Reserve, Sec. #2 Partial Replat No. 1 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: November 14, 2022

The above Subdivision 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.

1. Re-label the replatted lots as “Lot 136” & “Lot 137”. The City of Tomball will utilize hundred series numbering to denote replatted lots.
2. This is a minor plat, it will need to be signed by Nathan Dietrich, Community Development Director

STATE OF TEXAS
COUNTY OF HARRIS

We, HT Raburn Reserve Development LP, a Texas limited partnership, acting by and through Adil Noorani, Sr., Managing Director of JCH Investments, Inc., a Texas corporation, general partner of Hines Real Estate Holdings Limited Partnership, sole member of HIMH GP LLC, general partner of Hines Investment Management Holdings Limited Partnership, general partner of Hines Raburn Reserve Associates LP, sole member of Hines Raburn Reserve LLC, general partner of HT Raburn Reserve LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, a Texas limited partnership, owner, hereinafter referred to as Owners (whether one or more), of the 0.2870 acre tract described in the above and foregoing map of Raburn Reserve Sec. 2 Partial Replat No. 1, do hereby make and establish said subdivision 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, 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 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 (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owners do hereby 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 and depicted upon 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 purposes 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 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, HT Raburn Reserve Development LP, a Texas limited partnership, has caused these presents to be signed by Adil Noorani, Sr., Managing Director of JCH Investments, Inc., a Texas corporation, general partner of Hines Real Estate Holdings Limited Partnership, sole member of HIMH GP LLC, general partner of Hines Investment Management Holdings Limited Partnership, general partner of Hines Raburn Reserve Associates LP, sole member of Hines Raburn Reserve LLC, general partner of HT Raburn Reserve LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, a Texas limited partnership, thereunto authorized, this ___ day of ___, 2022.

OWNER:
HT Raburn Reserve Development LP, a Texas limited partnership
By HT Raburn Reserve Development LLC, its general partner
By HT Raburn Reserve LP, its sole member
By Hines Raburn Reserve LLC, its general partner
By Hines Raburn Reserve Associates LP, its sole member
By Hines Investment Management Holdings Limited Partnership, its general partner
By HIMH GP LLC, its general partner
By Hines Real Estate Holdings Limited Partnership, its sole member
By JCH Investments, Inc., a Texas corporation, its general partner

BY: Adil Noorani, Sr., Managing Director

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Adil Noorani, Sr., Managing Director, of JCH Investments, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2022

Notary Public in and for the State of Texas
My Commission expires: ___

We, Third Coast Bank SSB, a Texas state savings bank, owner and holder of a lien against the property described in the plat known as Raburn Reserve Sec. 2 Partial Replat No. 1, said lien being evidenced by instrument of record in Clerk's File Number RP-2022-484794, of the Official Public Records of Real Property in 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 in this section to said plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By:
Print name:
Third Coast Bank SSB, a Texas state savings bank

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2022.

Notary Public in and for the State of T E X A S
My Notary Commission Expires: ___

- NOTES:
(1) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property...
(2) A.E. indicates Aerial Easement...
(3) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(4) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
(5) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.9999448821.
(6) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(7) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
(8) 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.
(9) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
(10) All known oil/gas or pipeline easements (listed in City Planning Letter from Charter Title Company issued August 15, 2022) with ownership through the subdivision have been shown.
(11) All known oil/gas wells (as shown on the Texas Railroad Commission GIS website) with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
(12) 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.
(13) According to FEMA Firm Panel No. 48201C0230L (Effective Date 06/18/2017), this property is in unshaded Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
(14) 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.
(15) This replat does not attempt to amend or remove any valid covenants or restrictions.
(16) 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.
(17) Restricted Reserve "A" will be maintained by the Homeowner's Association (HOA).
(18) Plot is subject to Agreement for underground electric service, as recorded under H.C.C.F. No. RP-2022-211911.

I, Kevin M. Reidy, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than 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, South Central Zone (NAD 83).

Kevin M. Reidy
Registered Professional Land Surveyor
Texas Registration No. 6450

We, Taylor Morrison of Texas, Inc., owner and holder of a lien against the property described in the plat known as Raburn Reserve Sec. 2 Partial Replat No. 1, said lien being evidenced by instrument of record in Clerk's File Number RP-2019-536602, RP-2019-536603 and RP-2020-127895, of the Official Public Records of Real Property in 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 in this section to said plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By:
Print name:
Taylor Morrison of Texas, Inc.

STATE OF TEXAS
COUNTY OF HARRIS

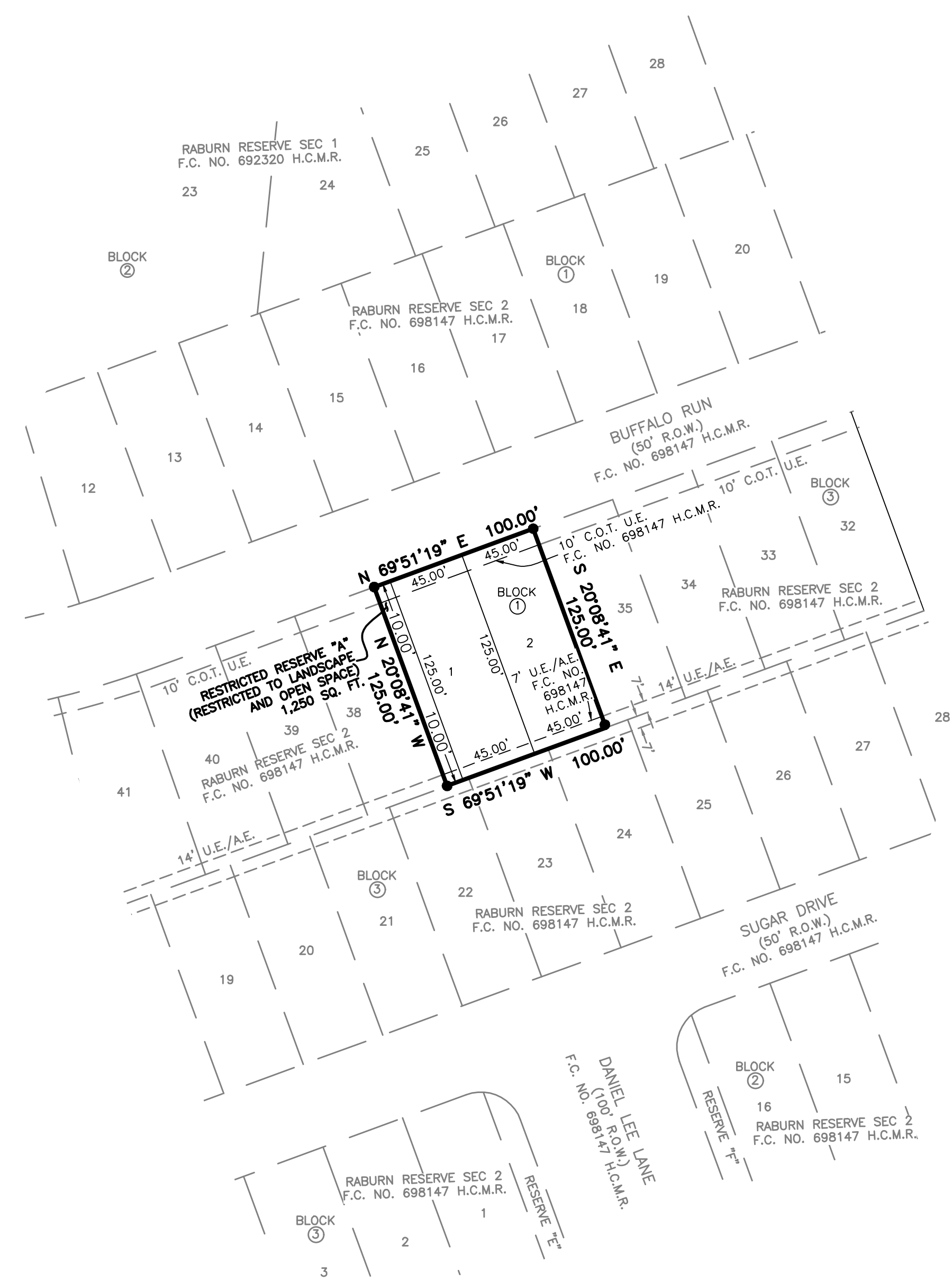
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2022.

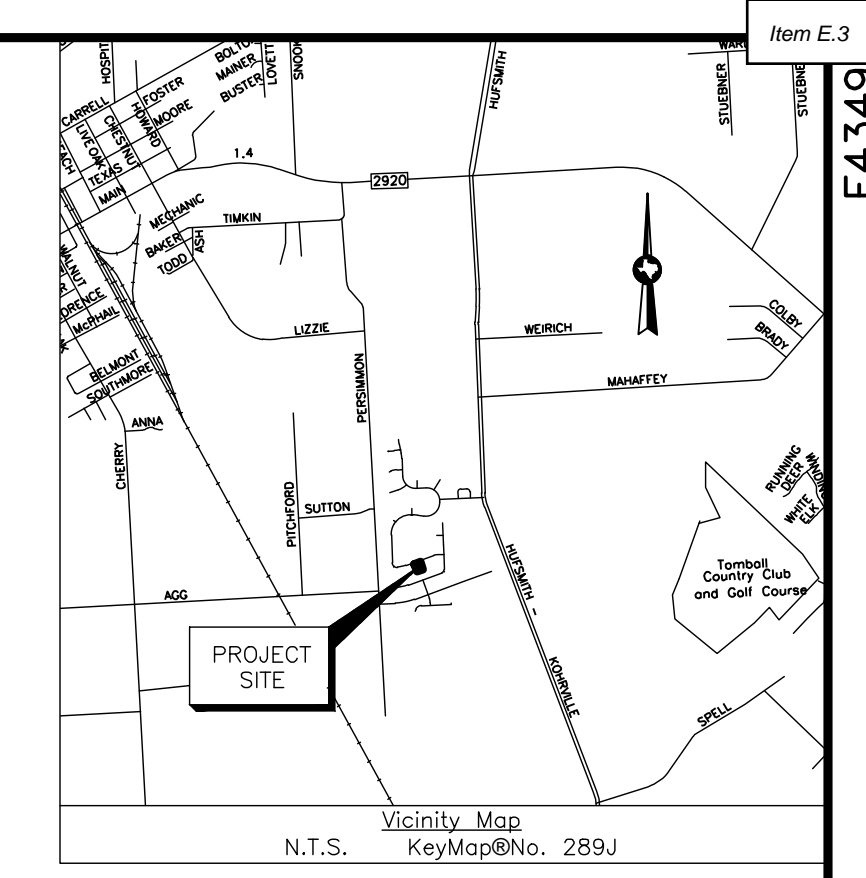
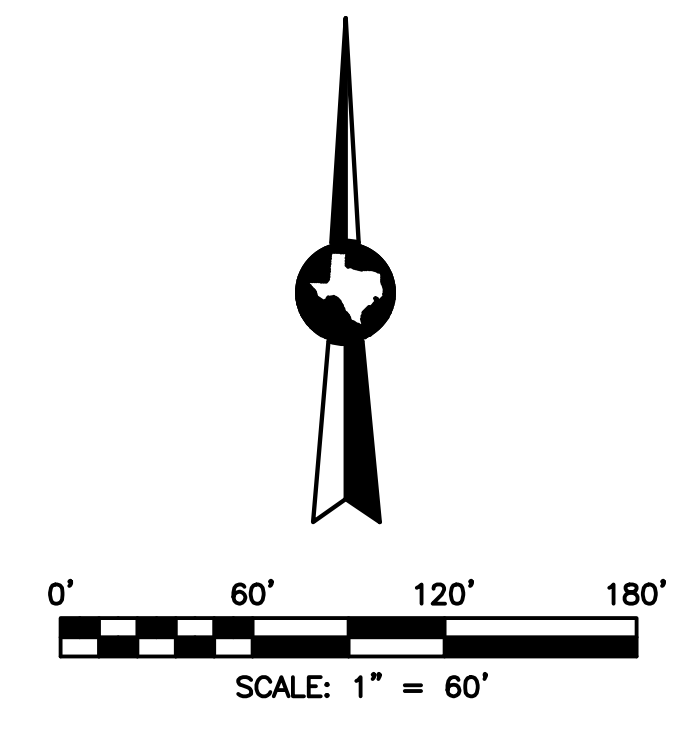
Notary Public in and for the State of T E X A S

Barbara Tague
Chairman

This is to certify that the planning & zoning commission of the City of Tomball has approved this plat and subdivision of Raburn Reserve Sec. 2, Partial Replat No. 1 in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this ___ day of ___, 2022.



LOT AREA TABLE
Table with 4 columns: Block, Lot, Lot Width, Sq. Feet. Rows for lots 1 and 2.



RABURN RESERVE
SEC. 2
PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 0.2870 ACRES OUT OF THE JESSE PRUETT SURVEY, A-629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 36 AND 37 OF RABURN RESERVE SEC. 2 RECORDED UNDER F.C. NO. 698147, H.C.M.R.

REASON FOR REPLAT: TO CREATE 2 LOTS AND 1 RESERVE

OWNER
HT RABURN RESERVE DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002

OCTOBER, 2022



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

I, Tenshia 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 2022, 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.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

By:
Deputy

CITY OF TOMBALL

Plat Name: Riccucci Tract 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: November 14, 2022

The above Subdivision 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.

1. This is a minor plat that may be signed by the Community Development Director (Nathan Dietrich). Revise accordingly.
2. Document does not appear to be to scale. Provide the correct scale for this plat.
3. Correct this note to reflect correct streets.

STATE OF TEXAS
COUNTY OF HARRIS

We, Louis A. Riccucci and spouse, Sharon Riccucci, hereinafter referred to as owners of the 0.1607 acre tract described in the above and foregoing plat of "RICCUCCI TRACT", 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__.

Louis A. Riccucci Sharon Riccucci

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Louis A. Riccucci and Sharon Riccucci, 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.

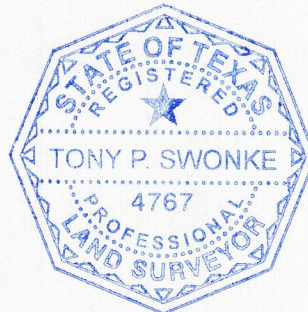
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

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 "RICCUCCI TRACT", 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
Chairperson

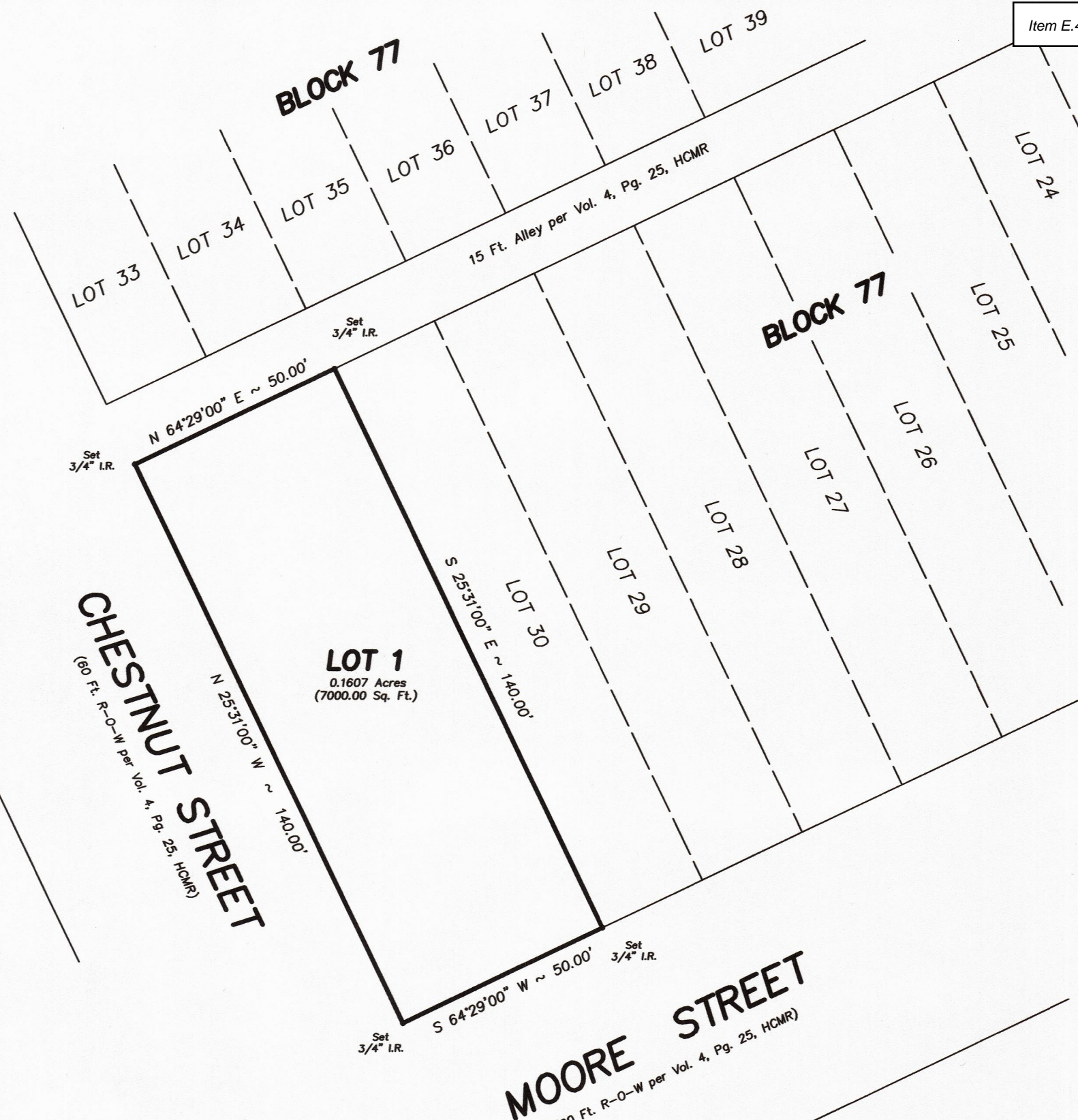
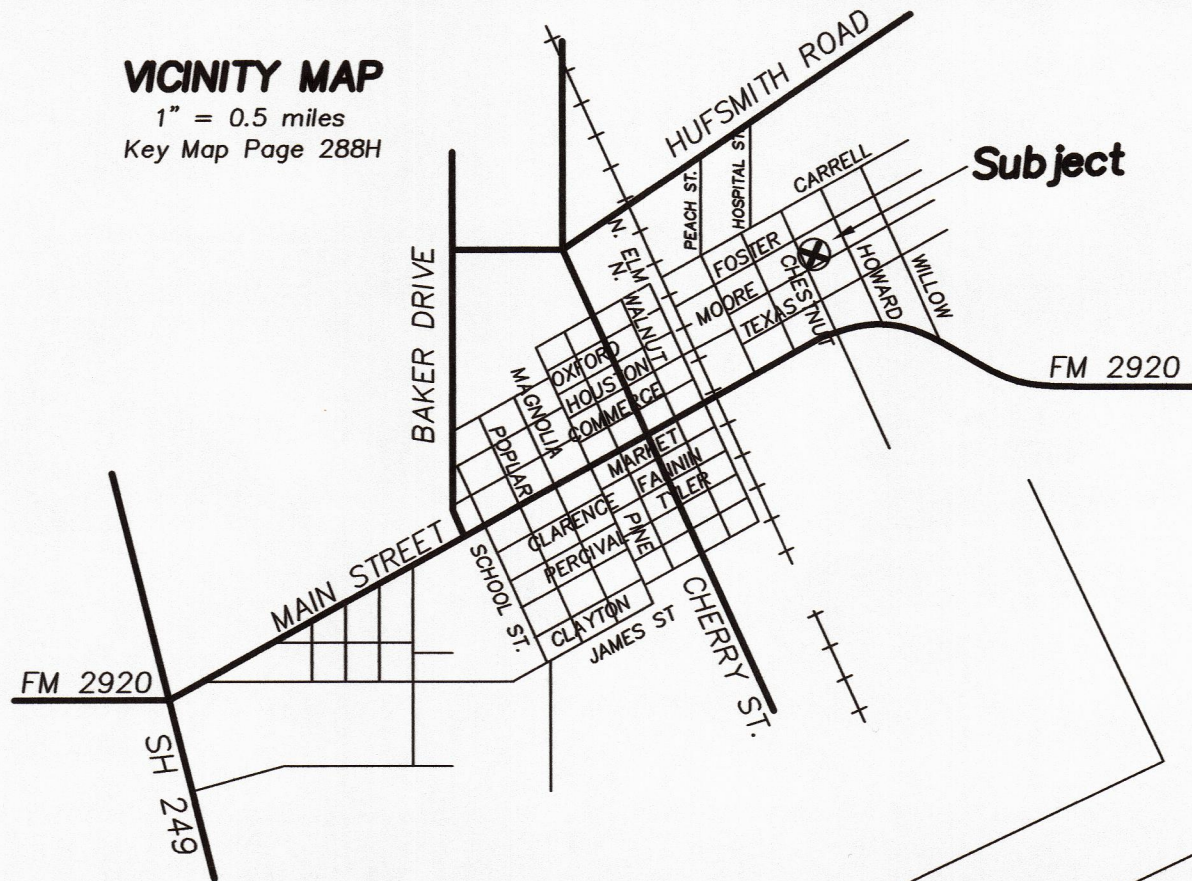
I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded on the ____ day of _____, 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

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



- 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: That certain unlocated pipeline right-of-way easement in favor of Humble Oil & Refining Company as set forth in instruments recorded in Vol. 1053, Pg. 262, Vol. 1247, Pg. 201 & Vol. 1452, Pg. 428 (HCOMR), does not affect this property.
- NOTE #7: A "Visibility Triangle" will need to be maintained at the intersection of South Poplar and Clayton Streets per Sec 38-33 (City Ordinance).
- NOTE #8: 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.

PUBLIC EASEMENT:
Public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Tomball, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, 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.

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.

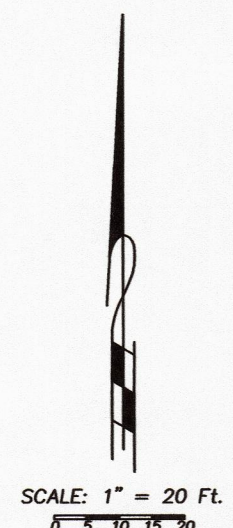
RICCUCCI TRACT
A replat of Lots 31 and 32 in Block 77 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof
recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.
Said Block 77 lying in the Ralph Hubbard Survey (A-383).
Replatted to convert two lots into one lot.

Containing: 1 Lot / 1 Block

PREPARED BY: Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281.351.7789

DATE: November 1, 2022

OWNER: Louis A. Riccucci & Sharon Riccucci
15031 Prairie Rose Drive
Houston, TX 77070
321.427.1742



Item E.4

15

CITY OF TOMBALL

Plat Name: Valleda 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: November 14, 2022

The above Subdivision 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.

- Identify a permanent monument that is found/set at this corner.

STATE OF TEXAS
HARRIS COUNTY

WE, MACARIO C. VILLEDA and BLANCA A. VILLEDA, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.0699 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VILLEDA, ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND THE VARIOUS PLATS OF SAID PROPERTY ACCORDING TO ALL LINES, INDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES (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 DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOR EVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL FIFTEEN FEET SIX INCHES (1' 6") FOR TEN FEET (10') PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR EIGHT FEET (8') FOR FIFTEEN FEET (15') PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOR EVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') PERIMETER GROUND EASEMENTS, OR EIGHT FEET (8') FOR FIFTEEN FEET (15') PERIMETER GROUND EASEMENTS OR SEVEN FEET (7') FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30') IN WIDTH.

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, LITER, DITCHES OR DRENCHES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15') WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, CULLERS, BAYNETS, 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, CULLER, CREEK OR NATURAL DRAINAGE WAY SHALL 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 FACILITIES, THAT SUCH ADJUTING PROPERTY SHALL NOT BE PRESENTED TO BE DRAINAGE 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 463, ACTS OF 1991, 86A LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

WITNESS OUR HANDS IN THE CITY OF HOUSTON, THIS _____ DAY OF _____, 2022.

BY: MACARIO C. VILLEDA, OWNER ATTEST: BLANCA A. VILLEDA, OWNER

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MACARIO C. VILLEDA AND BLANCA A. VILLEDA, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

WE, AMERICA'S CHOICE HOME LOANS, LP, OWNER AND HOLDER OF A LIEIN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BLANCA ESTATES, SAID LIEIN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERKS OF THE PUBLIC RECORDS AND BOOK 1599 AND PAGE 11599 OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE MY INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND HEREBY CONFIRM THAT I AM THE PRESENT OWNER AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

AMERICA'S CHOICE HOME LOANS, LP

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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, CRAIG ALLANEY, 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 ALLANEY, R.E.L.S.
TEXAS REGISTRATION NO. 4057

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND MAP OF THE VILLEDA ESTATES 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 _____, 2022.

COMMUNITY DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND ORDINANCE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: MARTHA L. STEIN, CHAIR

OR: _____

BY: M. SONNY GARZA, VICE CHAIR

MILTON KAHMAN, P.E.
COUNTY ENGINEER

JOANN L. PARKER VILLA
CALL 1.670 AC. TRACT
AS DESCRIBED UNDER
C.F.No. 1568947

WITNESS OUR HANDS IN THE CITY OF HOUSTON, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, TENSIESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATON WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK _____ M., AND IT IS RECORDED ON _____, 2022, AT _____ O'CLOCK _____ M., AND AT THE _____ 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.

TENSIESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, TENSIESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 2022 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENSIESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND ORDINANCE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: MARGARET WALLACE BROWN,
AICP, CNIA, SECRETARY

MILTON KAHMAN, P.E.
COUNTY ENGINEER

5.5556 AC. TRACT
AS DESCRIBED UNDER H.C.C.F.No. RP-2024-46983

WATER PROPERTIES, LLC.
CALL 5.578 AC. TRACT
AS DESCRIBED UNDER H.C.C.F.No. RP-2019-438774

UNRESTRICTED RESERVE "A"
2.0642 AC. TRACT
89,916.08 SQUARE FEET

BLOCK ①

RICHARD EARL EGGLESTON & MEREDITH MOORE
CALL 0.928 AC. TRACT
AS DESCRIBED UNDER C.F.No. U891936

TEPPCO CRUDE PIPELINE, L.P.
CALL 28.25 AC. TRACT
AS DESCRIBED UNDER
C.F.No. Y562630

ENTERPRISE CRUDE PIPELINE LLC
LOT 1
BLOCK 1
FINAL PLAT
STANOLIND FIRE STATION
FILM CODE # 678391 H.C.M.R.

LOT 4B

TERESA SANCHEZ
LOT 4

LISA FORD
LOT 4A

VRNON A. RONALD
AS DESCRIBED UNDER
C.F.No. E455870

HARVEY L. RIEBEL, JR.
CALL 0.209 AC. TRACT
AS DESCRIBED UNDER
C.F.No. U959391

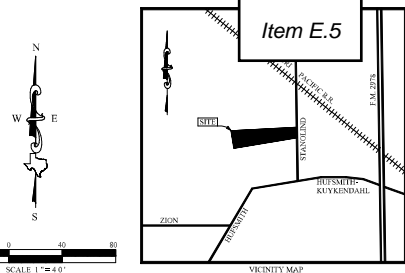
CALL 0.1938 AC. TRACT
AS DESCRIBED UNDER
C.F.No. U959391

CALL 0.2062 AC. TRACT
AS DESCRIBED UNDER
C.F.No. 20120182400

JOSEPH MILLER
SURVEY A-50

RALPH HUBBARD
SURVEY A-383

JOHN S. SMITH
SURVEY A-730



ABBREVIATION

1. U.E.	INDICATES "UTILITY EASEMENT"
2. A.E.	INDICATES "AERIAL EASEMENT"
3. V.L.	INDICATES "VOLLEING"
4. P.C.	INDICATES "PACIFIC"
5. I.R.	INDICATES "IRON ROD"
6. F.N.D.	INDICATES "FENCE"
7. R.O.W.	INDICATES "RIGHT-OF-WAY"
8. E.M.T.	INDICATES "EASEMENT"
9. H.C.C.F. NO.	INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER"
10. H.C.M.R.	INDICATES "HARRIS COUNTY MAP RECORD"
11. H.C.C.F.	INDICATES "HARRIS COUNTY FIELD RECORD"

GENERAL NOTES:

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR EVER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF ACCESS 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 PRECLUDING 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 GROWTH 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 FEMA FIRM PANEL NO. 4806202C, EFFECTIVE DATE JUNE 18, 2007, THIS PROPERTY IS IN ZONE "X" IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- ALL OIL, GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL, GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND / OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND / OR EASEMENTS, BUILDING SUBTRACT LINES WILL BE REQUIRED ADJACENT TO OIL, GAS PIPELINES, THE STRUCK 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 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANT GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SUBACC BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.0000492.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POSTS AND PALLETS WHOSE HEIGHTS EXCEED THE PERMITS AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND MANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOLUME 827, PAGE 462 H.C.D.R. (NO VISIBLE EVIDENCE) CROSSING SUBJECT PROPERTY).

VILLEDA ESTATES
A SUBDIVISION OF 2.0699 ACRE TRACT,
90,167.42 SQUARE FEET,
IN THE JOSEPH MILLER SURVEY A-50
HARRIS COUNTY, TEXAS

CONTAINING
1 RESERVE 1 BLOCK
SEPTEMBER 2022

MACARIO C. VILLEDA
AND
BLANCA A. VILLEDA

24715 STANOLIND ROAD
TOMBALL, TEXAS 77375
(281) 547-8342

E.L.C. SURVEYING COMPANY
FIRM NO. 10033400

OWNER

DEPUTY

DEPUTY

OWNER

OWNER

OWNER

OWNER

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CITY OF TOMBALL

Plat Name: Grand Parkway Town Center 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: November 14, 2022

The above Subdivision 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.

1. Property west of Rocky Road is currently platted (Interchange 249 Business Park). Please illustrate/identify platted lots and street(s)(Interchange Drive) west of Rocky Road.
2. This preliminary plat should coordinate the alignment of the proposed roadway "Turning Willow Drive" to line up with the existing platted roadway west of Rocky Road "Interchange Drive". Further, because this will become a continuation of this existing roadway the street name should be "Interchange Drive" to prevent two names identifying the same street.
3. The City of Tomball will govern all land uses by zoning. Please remove all references to "Unrestricted Reserves" and call these parcels out as being Lots. Provide appropriate block lettering for each respective block. Lot numbering for each lot within each respective block should be provided sequentially.
4. Property east of SH 249 is platted, please illustrate/identify this platted property. Further, because this is platted. Please provide the right-of-way dimension (at the narrowest point) between these properties.
5. Restricted Reserve "G" must have direct frontage along a public road with a minimum frontage width of 30-feet.
6. Provide a 10-foot-wide City of Tomball utility easement (C.O.T.U.E) along all street side property boundaries for all lots within this subdivision.
7. Construction plans must be submitted to and approved by the City Engineer detailing all required public improvements necessary to service this development. Furthermore, all required public improvements must be in place and in accordance with the construction plans approved by the City Engineer prior to the official approval of any final plat of this subdivision by the City of Tomball and its subsequent recording at the County Clerk's Office.
8. Because this is a Preliminary Plat. The words "Preliminary Plat of" should be included in the title of the document.
9. Provide total square footage delineated two digits to the right of the decimal place

STATE OF TEXAS :
COUNTY OF HARRIS:

We, A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, its general partner, Owners; hereinafter referred to as Owners of the 65.3516 acre tract described in the above and foregoing map of **GRAND PARKWAY TOWN CENTER**, do hereby make and establish said subdivision of said property according to all items, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, 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 an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15' 0") 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 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, 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.

IN TESTIMONY WHEREOF THE, A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, its general partner, thereunto
authorized, this ____ day of _____, 2022.

A-K 133 Hwy 249-Grand Parkway, L.P.,
a Texas limited partnership

By: A-K 133, L.C.,
a Texas limited liability company,
its general partner

By: _____
Steven D. Alvis, Managing Member

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, general partner of A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

I, Brian Nesvadba, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has a legal interest in.

Brian Nesvadba, R.P.L.S.

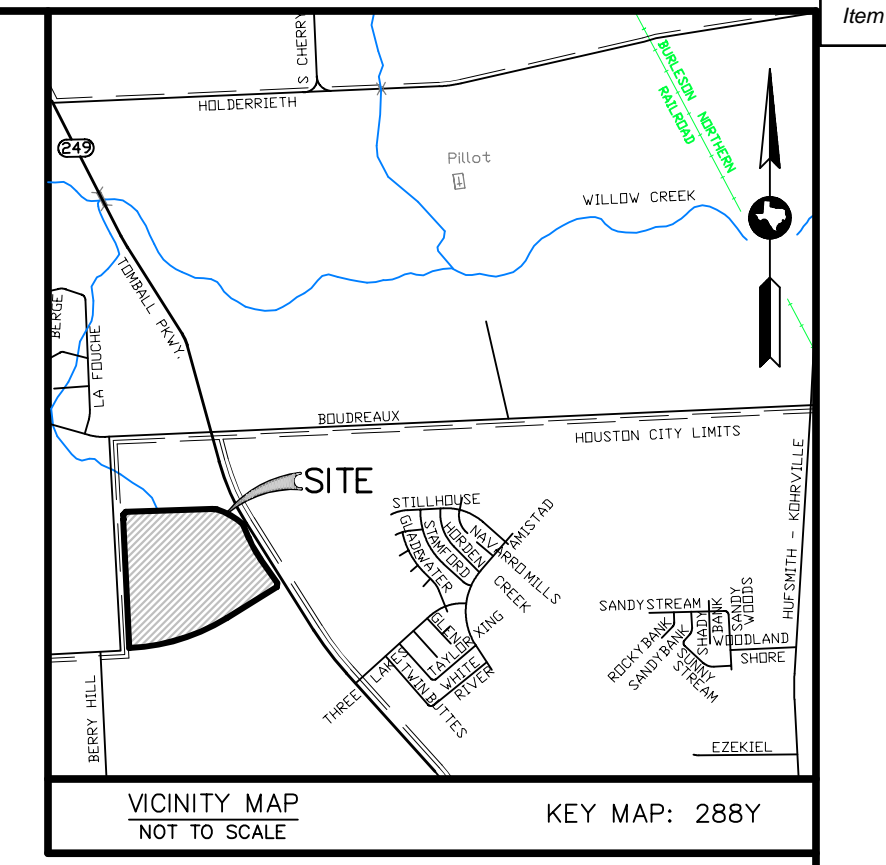
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of civil engineering (or surveying) and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99994164192.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY CHARTER TITLE COMPANY.
- 3.) THIS PLAT WAS PREPARED IN CONJUNCTION WITH A CITY PLANNING LETTER ISSUED BY SOUTHLAND TITLE COMPANY, FILE NO. TP2293052, AND EFFECTIVELY DATED OCTOBER 27, 2022. ALL EASEMENTS REFLECTED WITHIN SAID CITY PLANNING LETTER ARE SHOWN HEREON. THIS PLAT INCLUDED CONTIGUOUS LAND OWNED BY OWNERSHIP SHOWN HEREON.
- 4.) 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. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled wooden fences BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 5.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN THE RAILROAD COMMISSION OF TEXAS ENVIRONMENTAL RESPONSE ACTION DEED NOTICE.
- 6.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN CITY OF TOMBALL ORDINANCE NO. 2015-09 FOR LIMITED PURPOSE ANNEXATION.
- 7.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN H.C.C.F. NOS. RP-2016-192067, RP-2016-368018, RP-2017-170002, RP-2022-354389, AND RP-2022-461513.
- 8.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "TEAM - 281-491-2525" OR MCKIM A& CREED", UNLESS OTHERWISE NOTED.
- 9.) 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 GROUNTS 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.
- 10.) ACCORDING TO FEMA FIRM PANEL NO. 48201-C-0240 M (EFFECTIVE DATE OCTOBER 16, 2013), THIS PROPERTY IS IN ZONE "X" AND IS NOT WITHIN IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 11.) ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS AS REFLECTED ON CITY PLANNING LETTER PREPARED BY TEXAS STATE TITLE, FILE NO. 1420122245-CPL AND DATED 5-25-16 HAVE BEEN SHOWN HEREON.
- 12.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 13.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS.
- 14.) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.



We, the City Manager and Director of Community Development for the City of Tomball, do hereby certify that this plat complies with the City of Tomball Ordinance.

By: _____
George Shackelford, City Manager

By: _____
Craig Meyers, City Engineer

This is to certify that the city accepts the Planning and Zoning Commission's authorized approval and acceptance of all dedicated public easements 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 _____, 2022.

By: _____
Gretchen Fagan, Mayor

By: _____
Doris Speer, City Secretary

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of **GRAND PARKWAY TOWN CENTER** in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this ____ day of _____, 2022.

By: _____
Barbara Tague, Chairman

By: _____
Darrell Roquemore, Vice Chairman

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 _____, 2022, at ____ O'clock ____ M., and duly recorded on _____, 2022, 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

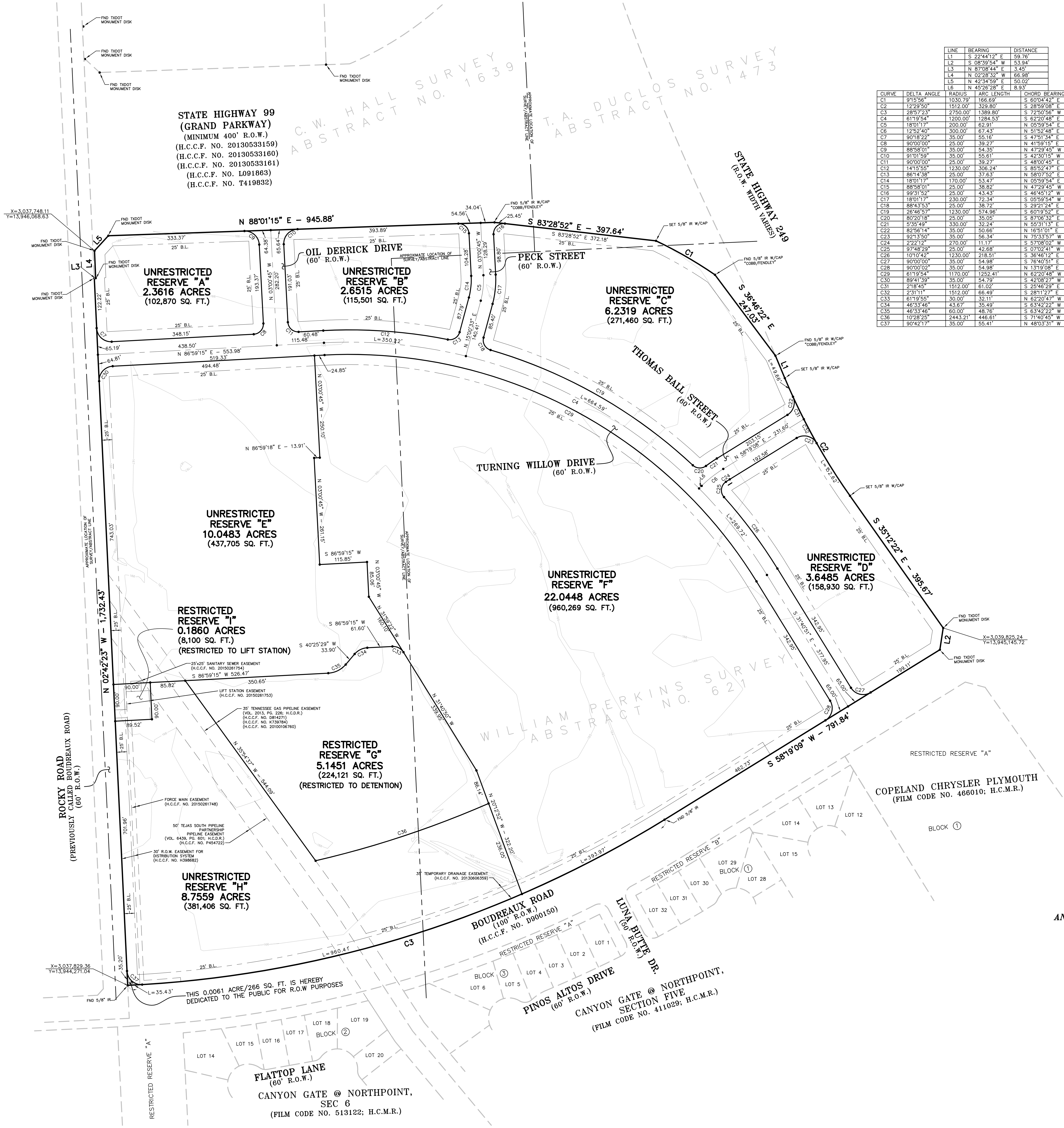
By: _____
Deputy

GRAND PARKWAY TOWN CENTER

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

9 RESERVES
~ OWNER ~
A-K 133 HWY 249-GRAND PARKWAY, L.P.
a Texas limited partnership
8827 W Sam Houston Parkway
Houston, Texas 77040
PHONE: 281-477-4300



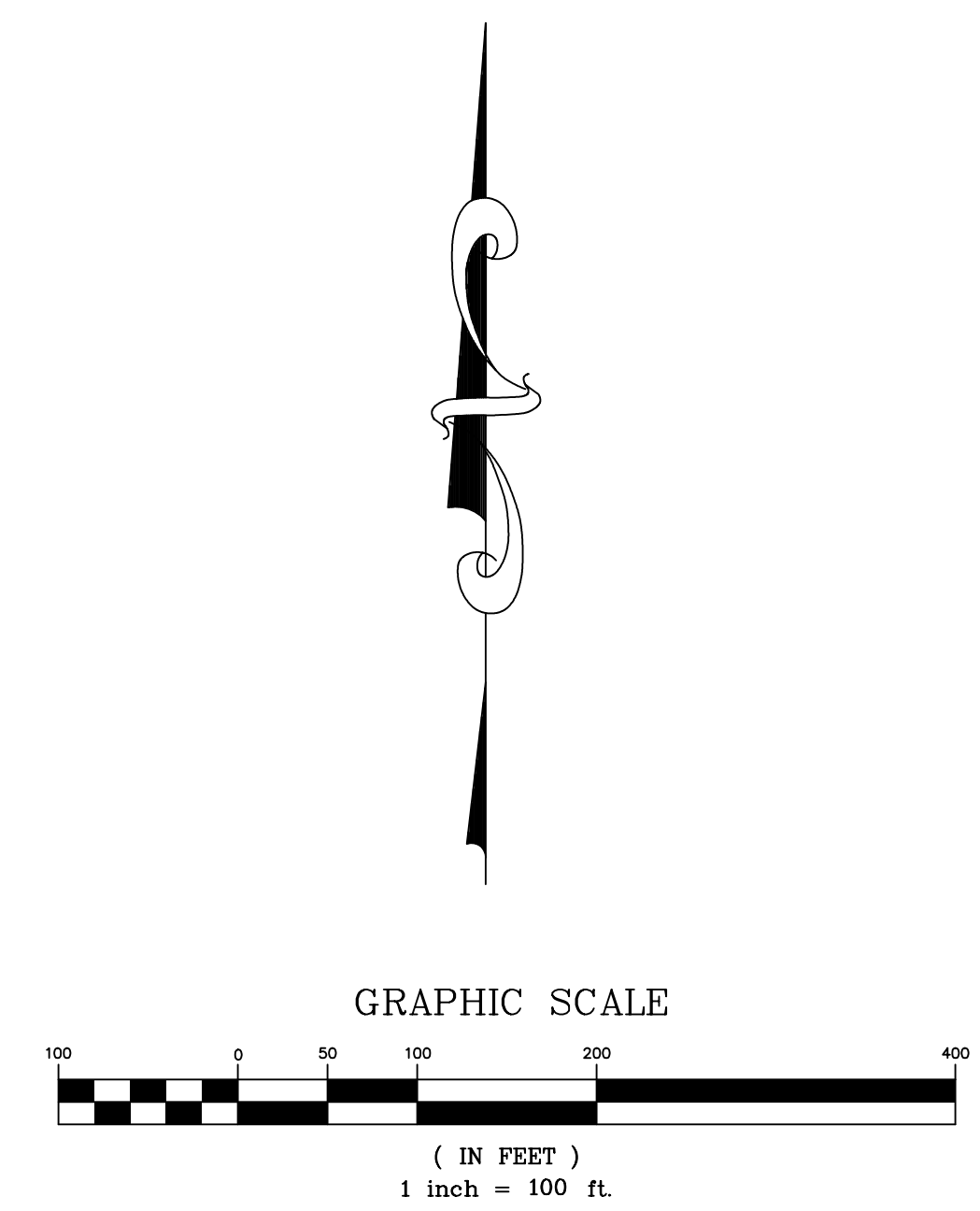


STATE HIGHWAY 99
(GRAND PARKWAY)
(MINIMUM 400' R.O.W.)
(H.C.C.F. NO. 20130533159)
(H.C.C.F. NO. 20130533160)
(H.C.C.F. NO. 20130533161)
(H.C.C.F. NO. L091863)
(H.C.C.F. NO. T419832)

C.W. HALL SURVEY
ABSTRACT NO. 1639

T.A. DUCLOS SURVEY
ABSTRACT NO. 1473

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°15'58"	1030.79'	166.69'	S 60°04'42" E	166.51'
C2	2°29'50"	1512.00'	329.80'	S 28°59'08" E	329.14'
C3	28°57'23"	2750.00'	1389.80'	S 72°50'56" W	1375.06'
C4	61°19'54"	1200.00'	1184.53'	S 62°20'48" E	1224.03'
C5	18°01'17"	200.00'	62.91'	N 05°59'54" E	62.65'
C6	12°52'46"	300.00'	67.43'	N 51°52'48" E	67.29'
C7	90°18'22"	35.00'	55.18'	S 47°51'34" E	49.83'
C8	90°00'00"	25.00'	39.27'	N 41°59'15" E	35.36'
C9	88°58'01"	35.00'	54.35'	N 47°29'45" W	49.05'
C10	91°01'59"	35.00'	55.61'	S 42°30'15" W	49.94'
C11	90°00'00"	25.00'	39.27'	S 48°00'45" E	35.36'
C12	147°55'55"	1230.00'	306.24'	S 85°52'47" E	305.45'
C13	85°14'38"	25.00'	37.63'	N 58°07'52" E	34.18'
C14	18°01'17"	170.00'	53.47'	N 05°59'54" E	53.25'
C15	88°58'01"	25.00'	38.82'	N 47°29'45" W	35.04'
C16	99°51'59"	25.00'	43.43'	S 46°45'12" W	38.17'
C17	18°01'17"	230.00'	72.34'	S 05°59'54" W	72.04'
C18	88°43'53"	25.00'	38.72'	S 29°21'24" E	34.98'
C19	25°42'59"	1230.00'	574.96'	S 60°19'52" E	569.74'
C20	80°20'18"	25.00'	35.05'	S 87°06'32" E	32.25'
C21	5°35'49"	330.00'	32.24'	N 55°31'13" E	32.22'
C22	82°58'14"	35.00'	50.68'	N 16°51'01" E	46.35'
C23	92°13'50"	35.00'	56.34'	N 75°33'57" W	50.45'
C24	2°22'12"	270.00'	11.17'	S 57°08'02" W	11.17'
C25	97°48'23"	25.00'	42.68'	S 07°02'41" W	37.68'
C26	90°00'00"	35.00'	54.98'	S 76°40'51" E	49.50'
C27	90°00'00"	35.00'	54.98'	N 13°19'08" E	49.50'
C28	61°19'54"	1170.00'	1292.41'	N 62°00'48" W	1193.47'
C29	89°41'59"	35.00'	54.79'	S 42°08'27" W	49.37'
C30	2°18'45"	1512.00'	61.02'	S 25°46'22" E	61.02'
C31	2°31'11"	1512.00'	65.45'	S 28°11'57" E	66.49'
C32	61°19'54"	35.00'	54.98'	N 62°20'47" W	30.60'
C33	46°33'46"	60.00'	48.76'	S 63°42'22" W	34.52'
C34	46°33'46"	60.00'	48.76'	S 63°42'22" W	47.43'
C35	102°28'25"	2443.21'	446.61'	S 71°40'45" W	445.99'
C36	90°42'17"	35.00'	55.41'	N 48°03'31" W	49.80'



LEGEND

- B.L. - BUILDING LINE
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- ND - NUMBER
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- ST. S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W/ - WITH

GRAND PARKWAY TOWN CENTER

A SUBDIVISION OF A 65.9516 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

9 RESERVES
~ OWNER ~
A-K 133 HWY 249-GRAND PARKWAY, L.P.
8827 W Sam Houston Parkway
Houston, Texas 77040
PHONE: 281-477-4300

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS SURVEYORS PLANNERS
12718 Century Drive
Stafford, Texas 77477
281-491-2225
www.mckimcreed.com
TBPELS Firm Registration No. 1017600
JOB NO. 08499-0025
NOVEMBER 7, 2022

CITY OF TOMBALL

Plat Name: Clean Car Wash 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: November 14, 2022

The above Subdivision 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.

1. Title Opinion identifies multiple owners of properties. "Sourceone Carwash Advisors, LLC" is not identified as one of the owners. Please call out the correct owners of properties and/or provide an updated title opinion identifying the correct ownership. Furthermore, an owner acknowledgment block must be provided for each owner of the respective properties. Additionally, each owners acknowledgment block should identify the respective lot(s) that the particular owner will have ownership of.
2. Tracts identified in the provided title opinion identify different ownerships. The metes & bounds descriptions in the title opinion does not coincide with the lot boundaries illustrated on this plat. Ensure that proposed lot boundaries under separate ownership coincide with correct ownership metes & bounds descriptions. Owners of separate tracts cannot plat separate owner's properties into their boundaries without legally having ownership of said property.
3. Remove illustrated 30-foot-wide City of Tomball utility easement along southern boundary. City utilities will not be extended along this property, thus this easement is not necessary.
4. Based on preliminary plans that have been submitted to city staff, cross-access easement(s) are necessary through proposed Lot 1 to access Lot 2. If the planned alignment of these access aisles are known, it would be ideal to create the easements during the platting process.
5. Provide heavy bold lines for the boundary of the subdivision.
6. Construction plans must be submitted to and approved by the City Engineer for utility improvements. Ultimately all public improvements associated with this subdivision plat must be installed in accordance with the approved construction plans and/or suitable financial guarantee provided insuring the timely construction of required improvements prior to final approval and recording of this subdivision plat.
7. All easements currently illustrated on this plat must be accompanied by sufficient dimensional data so that the limits of such easements may accurately be replicated (on paper and on the ground) without having to measure or trace from the plat itself.
8. Provide the following 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."

Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: November 14, 2022

Topic:

Conduct a Public Hearing and consideration to approve **Zoning Case P22-354:** Request by the City of Tomball to amend Section(s) 50-116 (*Supplemental Regulations*) of the Tomball Code of Ordinances by revising standards pertaining to subsection (j) (*Site Development Standards for Mobile Food Courts*).

Background:

The current City of Tomball Code of Ordinance establishes restrictions on the length of time that a mobile food vendor can be located on the premises of an approved mobile food court. City staff believes that because mobile food courts are viewed as the principal land use for a given site, so should the individual mobile food vendors. Subsequently, it is the opinion of city staff that food vendors within a mobile food court should not be subject to time limitation standards such as those applied to mobile food vendors that are an accessory to other principal land uses (i.e. convenience store, retail center, etc.).

Origination: City of Tomball

Recommendation:

City staff recommends approval of Case P22-354.

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

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
NOVEMBER 14, 2022
&
CITY COUNCIL
NOVEMBER 21, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, November 14, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, November 21, 2022 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Case P22-354: Request by the City of Tomball to amend Section(s) 50-116 (*Supplemental Regulations*) of the Tomball Code of Ordinances by revising standards pertaining to subsection (j) (*Site Development Standards for Mobile Food Courts*).

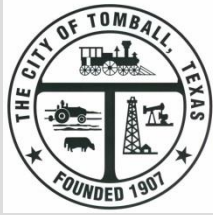
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

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 **11th** day of **November 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith
Jared Smith
City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary’s office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: November 14, 2022
City Council Public Hearing Date: November 21, 2022

Case: P22-354

Section(s): Chapter 50, Article IV (50-116 *Supplemental Regulations*), Subsection (j) (*Site Development Standards for Mobile Food Courts*)

Subject: Revise Section 50-116, subsection (j)(9) (*Site development standards for mobile food courts*)

BACKGROUND

The City of Tomball defines mobile food courts as being a parcel of land where two or more mobile food vendors congregate to offer food or beverages for sale to the public as the principal use of the land. Further, the definition clarifies that mobile food courts shall not be interpreted to include a congregation of mobile food vendors as a secondary, accessory use, and/or temporary use. The following development standards apply to mobile food courts:

(j)Site development standards for mobile food courts.

- (1) No mobile food vendor nor any associated seating areas shall be located in the required landscape buffer yard, access easement, surface drainage easement, driveway, and/or fire lane(s).
- (2) All activity must occur on private property, outside of the public right-of-way.
- (3) There shall be at least three feet of unobstructed clearance between all individual mobile food vendors and all permanent or accessory structures and at least ten feet of unobstructed clearance for mobile food vendors parked side-by-side.
- (4) Mobile food vendors shall not park in required parking stalls, rather they shall be located on a designated paved surface. Spaces for mobile food vendors shall meet the minimum parking requirements per Table 50-112-1.
- (5) Vehicular drive-thru service of food and/or beverages shall not be permitted.
- (6) Accessible restroom facilities shall be provided within a permanent structure. Temporary or portable toilet facilities are not permitted.
- (7) Electrical service may be provided to the mobile food vendors by a permitted electrical connection or on-board generators. When using on-board generators, sound absorbing devices shall be used.

(8) A designated seating area shall be provided for patrons.

(9) A mobile food vendor conducting business at a mobile food court shall not be located within the same mobile food court for a period in excess of 180 days. The same mobile food vendor shall not return to the same mobile food court for a period of 30 days.

(10) Mobile food vendors conducting business at a mobile food court shall have current vehicular registration and shall be in a suitable operating condition for transit.

(11) All mobile food vendors shall meet all other requirements per [chapter 32](#), peddlers and solicitors.

As identified above subsection (j)(9) establishes restrictions on the length of time that a mobile food vendor can be located on the premises of an approved mobile food court. City staff believes that because mobile food courts are viewed as the principal land use for a given site, so should the individual mobile food vendors. Subsequently, it is the opinion of city staff that food vendors within a mobile food court should not be subject to time limitation standards such as those applied to mobile food vendors that are an accessory to other principal land uses (i.e. convenience stores, retail centers, etc.).

NOTICE OF PUBLIC HEARING:

A public hearing notice was published in the Potpourri on November 2, 2022.

PROPOSED ORDINANCE AMENDMENT(s):

Code of Ordinance Section(s):

50-116 (j) – Site development standards for mobile food courts

DELETE:

~~(9) A mobile food vendor conducting business at a mobile food court shall not be located within the same mobile food court for a period in excess of 180 days. The same mobile food vendor shall not return to the same mobile food court for a period of 30 days.~~

ADD:

(9) Mobile food vendors conducting business operations within an approved mobile food court shall not be subject to restrictions on the length of time that they may be located at the mobile food court.

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS AMENDING ITS CODE OF ORDINANCES BY AMENDING SECTION 50-116 (J), SITE DEVELOPMENT STANDARDS FOR MOBILE FOOD COURTS, OF ARTICLE IV, DEVELOPMENT STANDARDS, OF CHAPTER 50, ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

WHEREAS, the City Staff presented the proposed text amendment regarding revisions to limitation on the time that a mobile food vendor may be located within a mobile food court to the Planning and Zoning Commission; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the Planning and Zoning Commission held a public hearing regarding the proposed text amendment; and

WHEREAS, the Planning and Zoning Commission recommended in its final report that the City Council approve the requested text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety and welfare of the citizens to approve the text amendment as contained in this ordinance; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. Article IV, Development Standards, of Chapter 50, Zoning of the Code of Ordinances of the City of Tomball, Texas is hereby amended, as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this

Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 21st DAY OF NOVEMBER, 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED, AND ORDAINED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 5th DAY OF DECEMBER, 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

Lori Klein Quinn, Mayor

ATTEST:

DORIS SPEER, City Secretary

AMEND: Section 50-116 (j) (*Site development standards for mobile food courts*)

REVISE: Delete and Add the following entries

DELETE:

(j) *Site Development Standards for Mobile Food Courts*

~~(9) A mobile food vendor conducting business at a mobile food court shall not be located within the same mobile food court for a period in excess of 180 days. The same mobile food vendor shall not return to the same mobile food court for a period of 30 days.~~

ADD:

(j) *Site Development Standards for Mobile Food Courts*

(9) Mobile food vendors conducting business operations within an approved mobile food court shall not be subject to restrictions on the length of time that a mobile food vendor may be located at the same location.

-END-