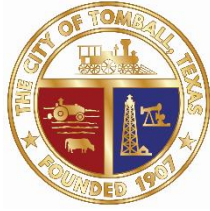


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, December 13, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, December 13, 2021 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 November 8, 2021.
- E. Non Action Items
 - E.1 Minor Plat of **SANDY BEACH COVE**: A subdivision of 3.2873 acres (143,194.65 Sq. Ft.) of land, situated in the Claude N. Pillot, Abstract No. 632, Harris County, Texas.
 - E.2 Minor Plat of **RUDEL CROSSING APARTMENTS**: A subdivision of 1.2725 acres (55,430.32 Sq. Ft.) of land, situated in the Joseph House Survey, Abstract No. 34, Harris County, Texas.

F. New Business

[F.1](#) Consideration to Approve Preliminary Plat of **INTERCHANGE 249 BUSINESS PARK**: A subdivision of 240.075 acres (10,457,658 Sq. Ft.) of land, situated in the Auguste Senechal Survey, Abstract No. 722, Harris County, Texas.

G. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 9th day of December 2021 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, NOVEMBER 8, 2021



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 Dane Dunagin
Commissioner Tana Ross
Commissioner Susan Harris

Others present:

Jessica Rogers – Assistant City Manager
Nathan Dietrich – Community Development Director
Wesley Stolz – City Engineer
Loren Smith – City Attorney
Kim Chandler – Community Development Coordinator
Daniella Garcia – Construction Coordinator

Draft

- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - Introduced and welcomed Jessica Rogers, as the City of Tomball's newly appointed Assistant City Manager.

- D. Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 11, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E. Non Action Items

- E.1 Minor Plat of **LITTLE ACRES:** 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 25 and 26, in Block 90, of the Revised Map of Tomball as recorded in Volume 4, Page 25, Map of Records of Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval with contingencies.

- E.2 Minor Plat of **LSP TOMBALL DEVELOPMENT, REPLAT NO. 3:** A subdivision of 0.9827 acres (42,805 Sq. Ft.), being a replat of Reserve “B” of LSP Tomball Development Replat No. 1, as recorded in Film Code Number 682121, of the Harris County Map Records, situated in the Sam Lewis Survey, A-1704, Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval with contingencies.

- E.3 Minor Plat of **TOMBALL SENIOR VILLAGE:** Being 3.5708 acre (155,544.82 Sq. Ft.) tract of land situated in the John M. Hooper Survey, A-375, Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval.

F. New Business:

- F.1 Consideration to Approve Final Plat of **CHERRYWOOD ESTATES:** A subdivision of 20.78 acres recorded in Clerk’s File Number 20130447597 of official Public Records of Real Property of Harris located in the C.N. Pillot Survey, A-632 Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- F.2 Consideration to Approve Preliminary Plat of **SEVEN OAKS HOLDERRIETH:** A Subdivision of 19.3375 acres & 842,341.24 Sq. Ft. of land located in the C.N. Pillot Survey, A-632, City of Tomball, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- F.3 Consideration to Approve Replat Plat of **WINFREY ESTATES**: A Subdivision of 33.3858 acres of land located in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a replat of all of Reserves “A”, Reserves “B” and Winfrey Lane portion adjacent thereto of Peck Station according to the Map or Plat thereof recorded in Film Code No. 666109 of the Harris County Map Records.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- F.4 Consideration to approve **Zoning Case P21-425**: Request by Lovett Industrial, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances to zone approximately 231. 6 acres as Light Industrial and 8.4 acres as General Retail contained within approximately 240 acres of land, generally located at the Southwest corner of Grand Parkway 99 and Rocky Road, Harris County, Texas legally described tract 1E, situated in the Auguste Senerchal Survey, Abstract 722.

Nathan Dietrich – Community Development Director, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 6:17 p.m.

Hearing no comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P21-425**.

Commissioner Dunagin Amended the motion, second by Commissioner Anderson, to include land use exceptions in the Development Agreement.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.5
- Consideration to approve **Zoning Case P21-352**: Request by Creek Road and CTC Residential to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District. The property is generally located at the northwest corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

A Public Hearing on **Zoning Case P21-352** was conducted at the P&Z Meeting on October 11, 2021, whereas no action was taken.

Nathan Dietrich – Community Development Director, presented the case and recommendation of approval.

Tolu Akindele, Applicant (15800 FM 2920, Tomball, TX 77377), spoke on behalf of the request.

Sean Ratterree, Applicant (15800 FM 2920, Tomball, TX 77377) spoke on behalf of the request.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P21-352**.

Commissioner Dunagin Amended the motion, second by Commissioner Anderson, to include:

- An eight foot wrought iron fence with masonry columns.
- Include expanded landscaping along FM 2920 and Tomball Cemetery Road.
- Install security fence around the dog washing station.
- Install an eight foot cedar fence around the back of the development.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

G. Discussion Item

G.1 Tree Planting List

Discussion and suggested updates to amend City of Tomball tree planting list.
Further discussion with consideration to amend City of Tomball tree planting list will
be added to the Planning & Zoning Meeting on January 10, 2021.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:06 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

Kim Chandler
City Engineer/Board Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: SANDY BEACH COVE Plat Type: Minor

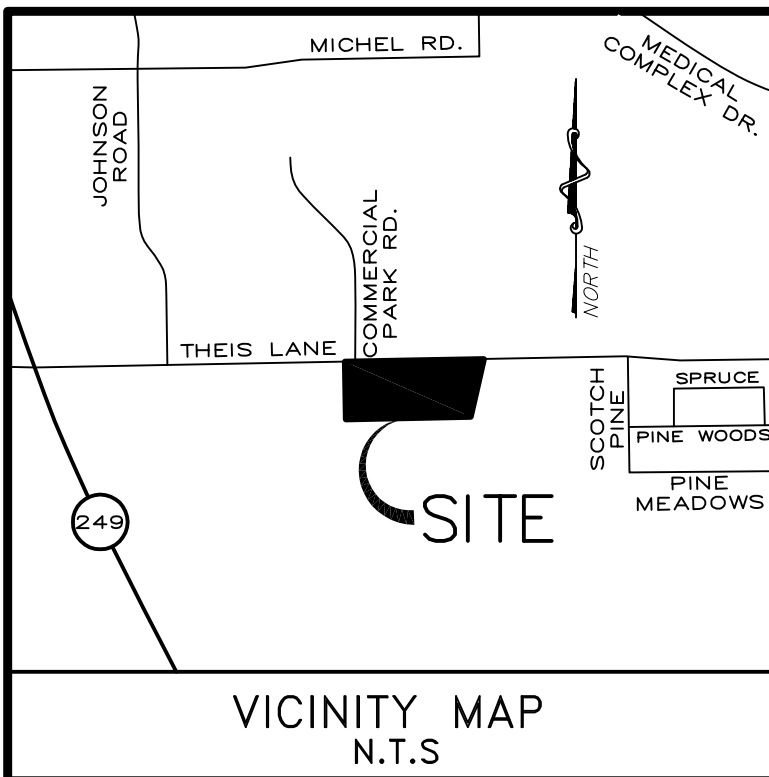
Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Staff will be approving this plat with contingencies.

- Add survey markers at ROW dedication
- Add 10' City of Tomball utility easement



KEY MAP 288Q

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999946842.
2. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.

3. ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0230L, EFFECTIVE JUNE 18, 2007, THESE LOTS ARE NOT IN THE 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN.

4. OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN ACCORDING TO THE CURRENT TITLE REPORT.

5. PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN.

6. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS, BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.

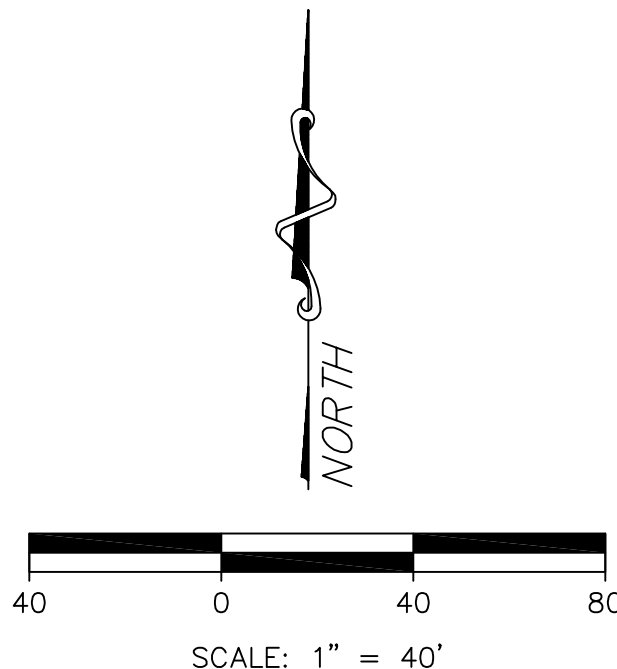
7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

8. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER, IF AND WHEN INSTALLED.

9. THESE RESERVES ARE SUBJECT TO THAT CERTAIN BLANKET PIPELINE RIGHT-OF-WAY AND EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS DESCRIBED IN VOLUME 932, PAGE 359 OF THE HARRIS COUNTY DEED RECORDS.

LEGEND:

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



STATE OF TEXAS

COUNTY OF HARRIS

We, JONAHS MOVERS LLC, acting by and through Jonathan Hoffmaister, President/Owner, being an officer of JONAHS MOVERS LLC, owners hereinafter referred to as Owners (whether one or more) of the 3.2873 acre tract described in the above and foregoing plat of SANDY BEACH COVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners 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 the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

IN TESTIMONY WHEREOF, the JONAHS MOVERS LLC have caused these presents to be signed by

Jonathan Hoffmaister, President/Owner, thereunto authorized,

this _____ day of _____, 2021.

JONAHS MOVERS LLC

By: _____
Jonathan Hoffmaister, President/Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Hoffmaister, 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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

By: _____

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 she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

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



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

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of SANDY BEACH COVE 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 _____, 2021.

By: _____
Barbara Tague
Chair

I, Tenneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____, 2022, at _____ o'clock ____M., and duly recorded on

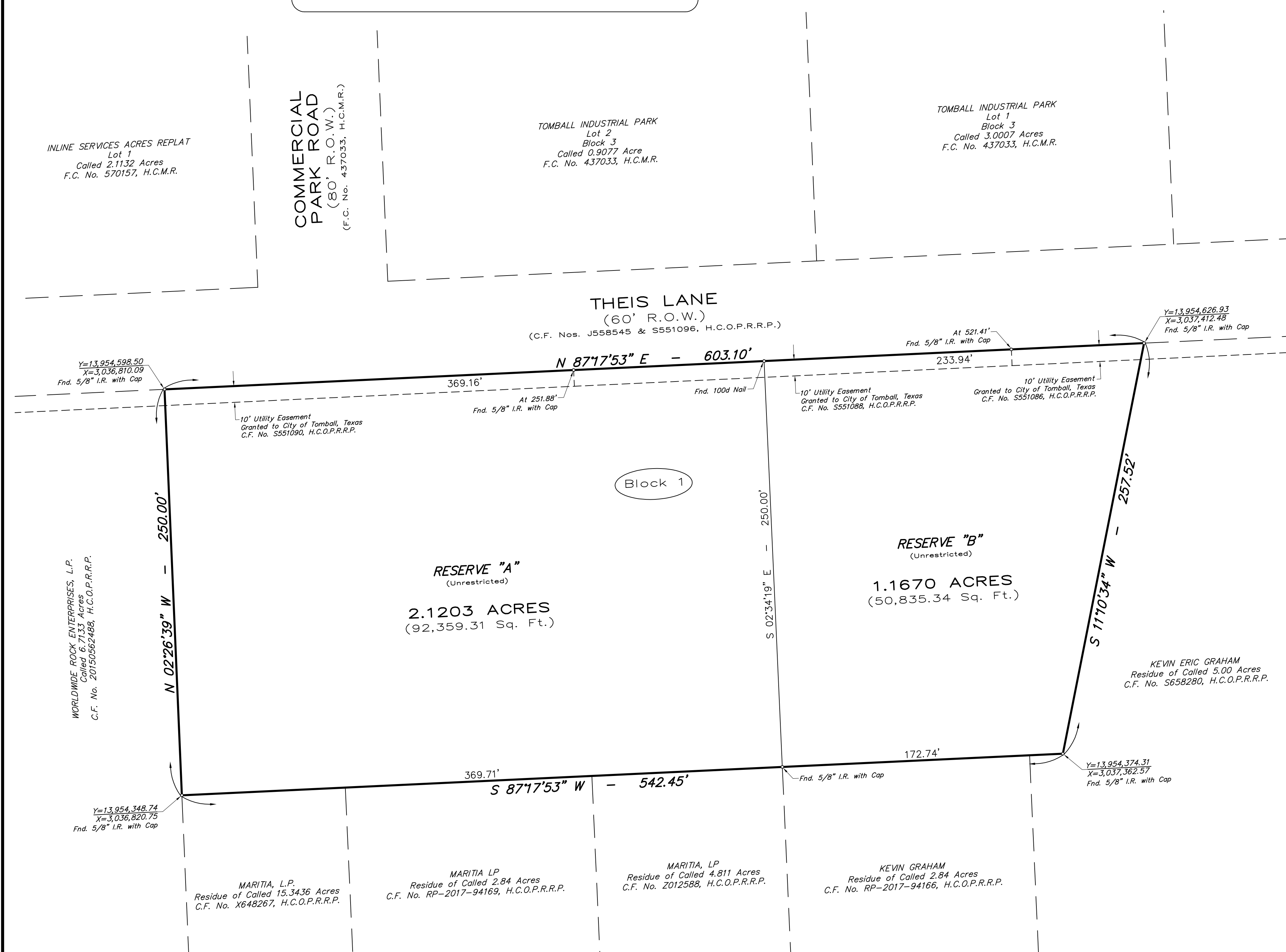
_____ 2022, at _____ o'clock ____M., and at Film Code

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.

Tenneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy



SANDY BEACH COVE

A SUBDIVISION OF 3.2873 ACRES (143,194.65 SQUARE FEET) OF LAND, SITUATED IN THE CLAUDE N. PILLOT SURVEY, ABSTRACT NO. 632, HARRIS COUNTY, TEXAS.

1 BLOCK

2 RESERVES

OWNERS:
JONAHS MOVERS LLC
11714 BOUDREAUX ROAD, SUITE. 216
TOMBALL, TEXAS 77375

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

DATE: NOVEMBER, 2021

SCALE: 1" = 30'

PROJECT NO. 21-245

CITY OF TOMBALL

Plat Name: RUDEL CROSSING APARTMENTS 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: December 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Staff will be approving this plat.

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, KEY PRIDE DEVELOPMENT,LLC, ACTING BY AND THROUGH DENNIS CONDE, OWNER AND CHRISTY CONDE, MEMBER, BEING OFFICERS OF KEY PRIDE DEVELOPMENT, LLC, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 1.2725 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF RUDEL CROSSING APARTMENTS, DO HEREBY MAKE AND ESTABLISH OF SAID SUBDIVISION 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 MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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

FURTHER, OWNERS DO HEREBY COVENANTS AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, KEY PRIDE DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DENNIS CONDE, OWNER AND CHRISTY CONDE, MEMBER, THIS _____ DAY OF _____, 20____.

KEY PRIDE DEVELOPMENT, LLC

BY: _____ ATTEST: _____
DENNIS CONDE, OWNER CHRISTY CONDE, MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DENNIS CONDE AND CHRISTY CONDE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXCUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN, STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

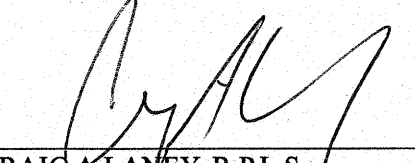
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DATE OF _____, 20____.

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

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND MAP OF THE RUDEL CROSSING APARTMENTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTORIZED THE RECORDING OF THE PLAT THIS _____ DAY OF _____, 20____.

WESLEY STOLZ, PE
CITY ENGINEER

I, CRAIG A.LANEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR SUITABLE PERMANENT METAL), PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.


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

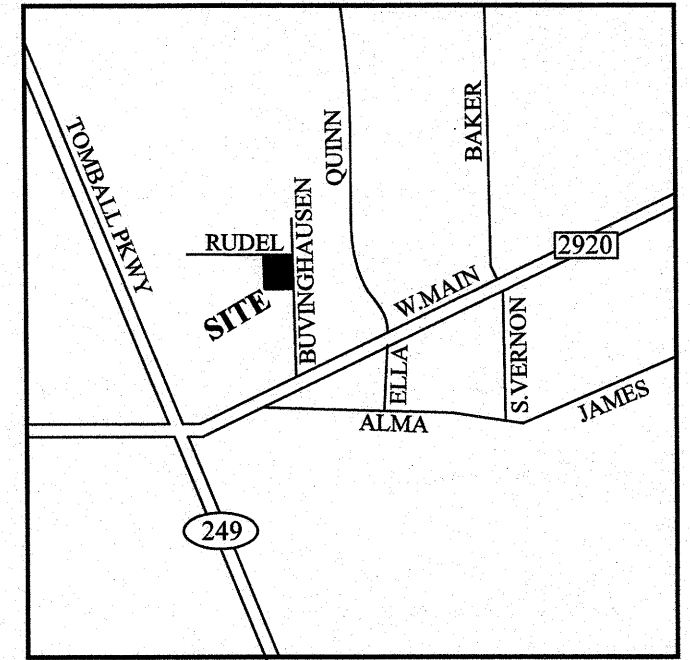
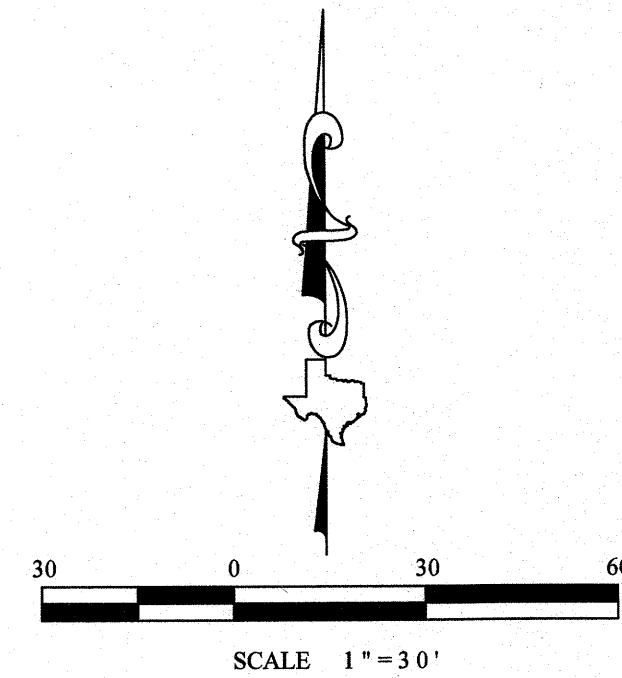
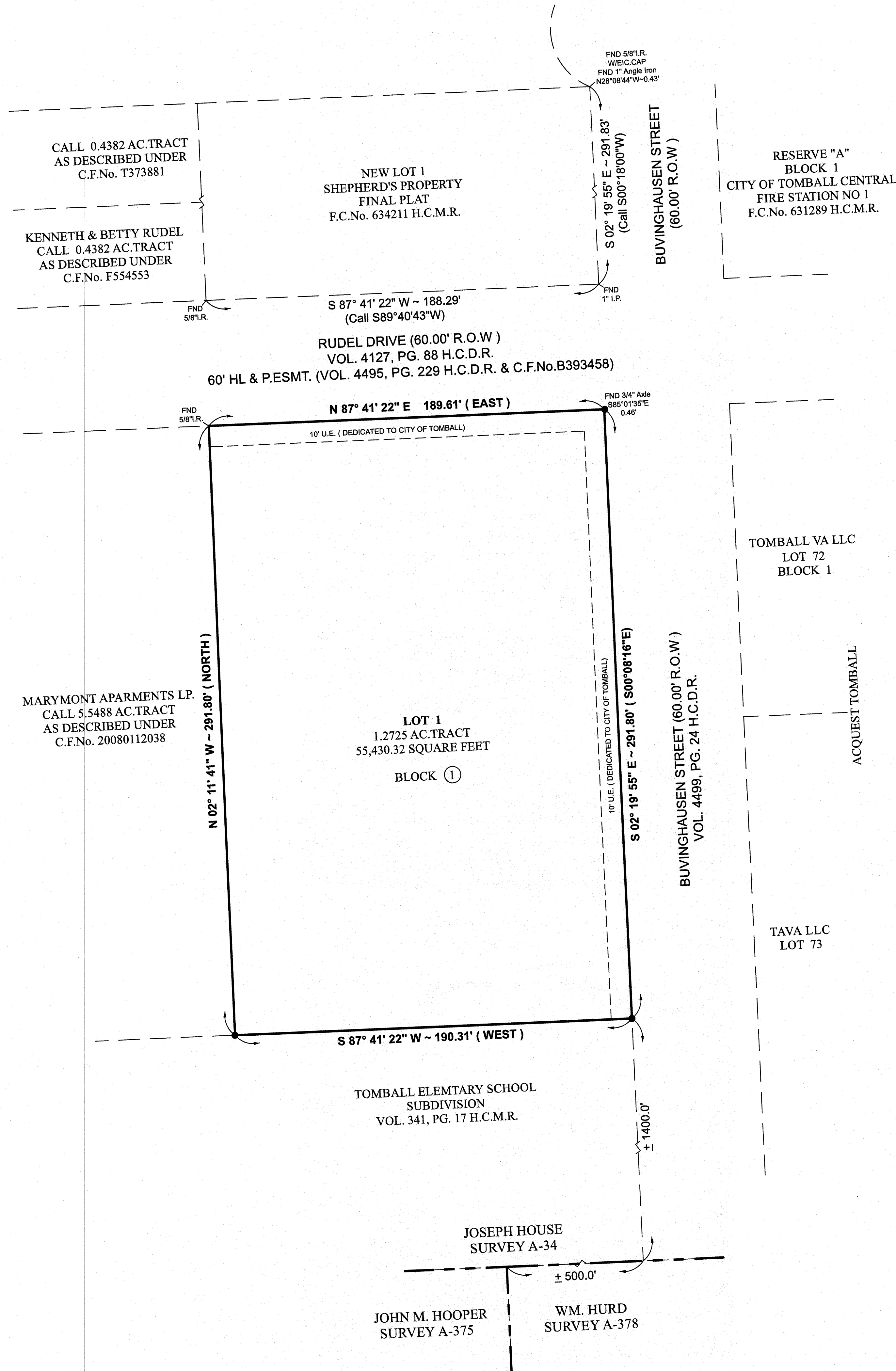


I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND AT FILM CODE 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



VICINITY MAP
NOT TO SCALE
KEY MAP 288-G

ABBREVIATION :

- | | |
|-----------------|---|
| 1. B.L. | Indicates " Building Lines " |
| 2. U.E. | Indicates " Utility Easement " |
| 3. D.E. | Indicates " Drainage Easement " |
| 4. I.R. | Indicates " Iron Rod " |
| 5. VOL. | Indicates " Volume " |
| 6. PG. | Indicates " Page " |
| 7. AC. | Indicates " Acre " |
| 8. R.O.W | Indicates " Right-of-way " |
| 9. F.C.No. | Indicates " Film Code Number " |
| 10. H.C.M.R. | Indicates " Harris County Map Record " |
| 11. H.C.D.R. | Indicates " Harris County Deed Record " |
| 12. H.C.C.F.No. | Indicates " Harris County Clerk's File Number " |
| 13. ● | Indicates " Found 5/8" Iron Rod with Cap stamped EIC.Surveying Co." |

GENERAL NOTES :

- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- According to the FEMA Firm Panel No. 4803150210L (Effective Date June 18, 2007), this property is in Zone "X" and is not 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 setback lines will be required adjacent to oil/ gas pipelines. The setback at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas line.
- 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 .

**RUDEL CROSSING APARTMENTS
MINOR PLAT**
A SUBDIVISION OF 1.2725 ACRE TRACT,
55,430.32 SQUARE FEET
SITUATED IN THE JOSEPH HOUSE SURVEY , ABSTRACT 34 ,
CITY OF TOMBALL
HARRIS COUNTY , TEXAS

CONTAINING
1 LOT 1 BLOCK
DECEMBER 2021

OWNER

KEY PRIDE DEVELOPMENT, LLC

14360 WEST SYLVANFIELD
HOUSTON , TEXAS 77014
(281) 846 - 8703

SURVEYOR

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

12345 JONES ROAD#270
HOUSTON , TEXAS 77070
(281) 955 - 2772

CITY OF TOMBALL

Plat Name: INTERCHANGE 249 BUSINESS PARK 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: December 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat with contingencies.

- Add floodplain boundary
- Add contours
- Remove staff signature block

STATE OF TEXAS
COUNTY OF HARRIS

We, UT Interchange 249 Business Park, LLC, a Delaware limited liability company, Owner, hereinafter referred to as Owners of the 240.075 acre tract described in the above and foregoing map of INTERCHANGE 249 BUSINESS PARK make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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

IN TESTIMONY WHEREOF, UT Interchange 249 Business Park, LLC, a Delaware limited liability company, has caused these presents to be signed by _____, thereunto authorized, this the _____ day of _____, 20____.

LIT Interchange 249 Business Park, LLC,
a Delaware limited liability company

By: Interchange 249 Business Park, LP, a Texas Limited
partnership, its operating member

By: Interchange 249 Business Park, GP, a Texas Limited
liability company, its general partner

By: _____
Name: Charles F. Meyer, Jr.
Title: President

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, and in the capacity therein and herein stated.

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

Notary Public in and for the
State of Texas

My Commission Expires:

I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; 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 suitable permanent metal) pipes or 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.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of INTERCHANGE 249 BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this the _____ day of _____, 20____.

By: _____
Barbara Tague
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 Number _____ of the Map Records of Harris County for said county.

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

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

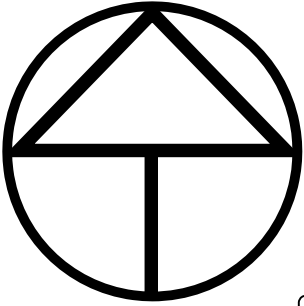
By: _____
Deputy

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NOS. 48201C0220L REVISED/DATED JUNE 18, 2007, AND 48201C0240M REVISED/DATED OCTOBER 16, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE X, AND ZONE AE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999936999.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR 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.
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOLUME 937, PAGE 528 (FILE NO. 599159), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT TO THE TEXAS COMPANY RECORDED IN VOLUME 1199, PAGE 259 (FILE NO. 23465), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED AS RECORDED UNDER H.C.C.F. NO. U741309, (BLANKET, NOT PLOTTABLE)

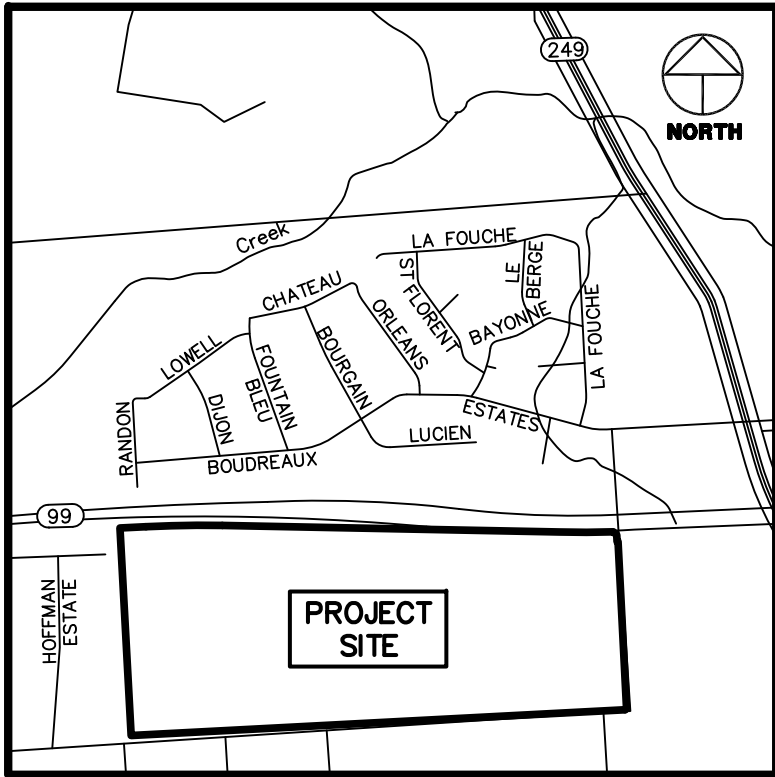
ABBREVIATIONS

- FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT
Ⓢ - SET 5/8" IRON ROD MARKED "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 200'
200 0 200 400 600 Feet



CITY OF TOMBALL, HARRIS COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 2000'

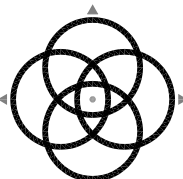
PRELIMINARY PLAT OF
Interchange 249 Business Park
A SUBDIVISION OF
240.075 AC. / 10,457,658 SQ. FT.
SITUATED IN THE
AUGUSTE SENECHAL SURVEY, ABSTRACT NO. 722
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

3 BLOCKS 4 RESERVES 5 LOTS

December 2021

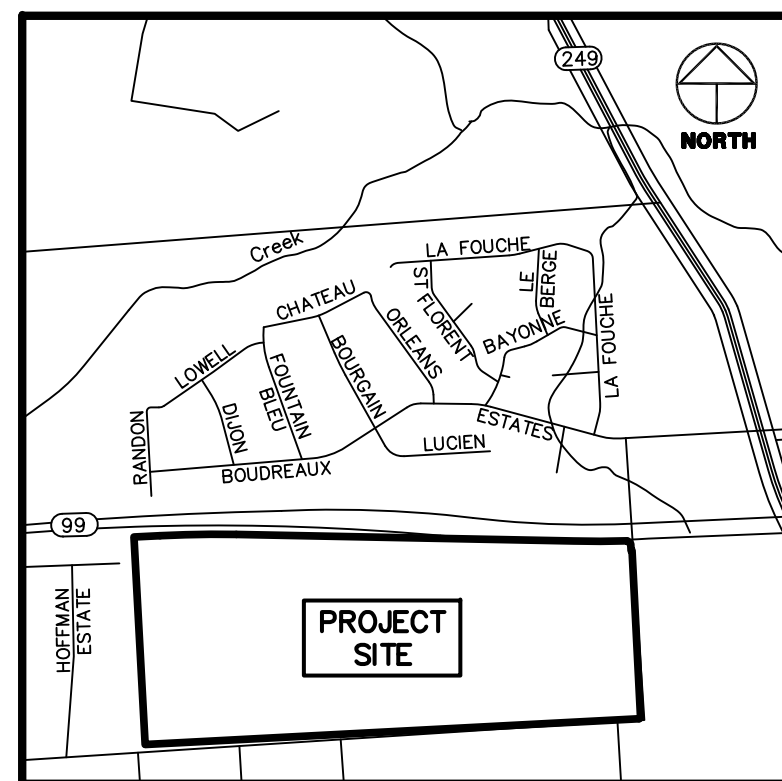
Owner
LIT Interchange 249 Business Park, LLC,
a Delaware limited liability company
1902 Washington Avenue, Suite A
Houston, Texas 77007
713.212.1562

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



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⑤ - SET 5/8" IRON ROD MARKED "WINDROSE"

LINE TABLE			
LINE	DIRECTION	LENGTH	
L21	S01°06'45"W	133.70'	
L22	S43°53'19"E	28.28'	
L23	S46°06'45"E	28.28'	
L24	S01°06'45"W	133.70'	
L25	S02°55'41"E	133.46'	
L26	S47°55'42"E	28.28'	
L27	N42°01'16"E	21.21'	
L28	S48°01'43"E	21.23'	
L29	S41°58'17"W	21.19'	
L30	N87°01'16"W	60.03'	
L31	S48°01'43"E	21.23'	
L32	N48°02'21"W	28.31'	
L33	N65°04'03"E	42.97'	
L34	S45°05'57"W	21.21'	
L35	S42°03'13"W	28.30'	
L36	S42°01'16"W	14.14'	
L37	N47°58'44"W	35.36'	
L38	N01°06'45"W	131.44'	
L39	N46°09'44"E	21.19'	
L40	N41°58'17"E	21.23'	
L41	N87°01'16"E	60.01'	

