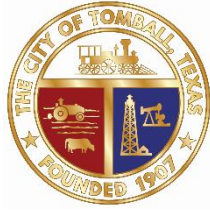


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, August 11, 2025
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, August 11, 2025, 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 an 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 July 14, 2025.
- E. New Business - Non-Action Items
 - [E.1](#) Minor Plat of **The Oaks at Carrell Street**: Being a commercial subdivision of 2.777 acres, (120,974 Square Feet), of land in the Ralph Hubbard Survey, A-383, in the City of Tomball, Harris County, Texas, being a partial replat of Lots 83, 85 and 96 of Tomball Outlots, a subdivision recorded in Volume 2, Page 65 and corrected in Map, Recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

- [E.2](#) Minor Plat of **Hicks Retail Center Number Two:** Being a replat of Lots 1 and 2 of Hicks Retail Center Subdivision and being a 3.4421 acre, (149,938.19 Square Feet), tract of land situated in the Joseph House survey, Abstract Number 34, in the City of Tomball, Harris County, Texas.
- [E.3](#) Minor Plat of **Johnson Road Business Park:** A subdivision of 2.7286 acres, (32,177 Square Feet), right of way dedication to the City of Tomball, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being out of a portion of Outlots 214-218 according to the Plat of Five Acre Tracts Tomball Townsite recorded in Volume 2, Page 65, Map Records of Harris County, Texas; said 13.86-acre tract conveyed to the owner in the Deed Recorded in Clerk File Number 20130151271, Official Public Records, Harris County, Texas.
- [E.4](#) Minor Plat of **Hirschfield Commercial Park:** A subdivision of a 3.4335 acre, (149,565.32 Square Feet), tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).
- [E.5](#) Minor Plat of **Triana Commercial:** Being a subdivision of 1.1649 acres of land, located in the Wilhelm Usener Survey, Abstract No. 820, Harris County, Texas. (Tomball ETJ).
- [E.6](#) Minor Plat of **Zion Acres:** Being a subdivision of 15.18 acres, (661,120 Square Feet), of land situated in the Joseph Miller Survey, Abstract 50, Harris County, Texas. (Tomball ETJ).
- [E.7](#) Minor Plat of **Jorgensen Solutions:** A subdivision of 7.5651 acres, (329,534 Square Feet), of land, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 366 & 367, corrected Map of Tomball Outlots, according to the Map or Plat thereof recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

F. New Business

- [F.1](#) Consideration to approve Preliminary Plat of **New Telge Road Development:** A subdivision of 18.7393 acres located in the John H. Edwards Survey, Abstract 20, City of Tomball, Harris County, Texas.
- [F.2](#) Consideration to approve the Final Plat of **Mendoza Estates:** A subdivision of a 1.9961 acre, (86,951.42 Square Feet), tract know as part of the Tract 7 and 8, as recorded under H.C.C.F. No. RP-2017-374990, Justin Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

- [F.3](#) Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-06**: Request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of “Amusement devices/arcade” within the City of Tomball’s General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

G. Adjournment

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

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of August 2025 by 5:00 p.m., and remained posted for at least three consecutive business days 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) 290-1019 for further information.

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

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 14, 2025.

Background:

Origination: Community Development

Recommendation:

Approval

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

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

MONDAY, JULY 14, 2025



6:00 P.M.

- A. The meeting was Called to Order by Vice Chairman Ross at 6:03 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Bill Darnall

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Jeffrey Salgado – Graduate Engineer
- Matthew Maglito – Detective
- Lisa Covington – Council Member
- John Ford – Council Member

draft

A.1 Election of Chairman and Vice Chairman:

Election of Chairman:

Commissioner Scott Moore nominated Vice Chairman Tana Ross for Chairman.

Motion was made by Commissioner Harris, second by Commissioner Darnall, to appoint Vice Chairman Tana Ross as Chairman.

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

Motion carried unanimously to appoint Vice Chairman Tana Ross as Chairman.

Election of Vice Chairman:

Commissioner Scott Moore nominated Commissioner Susan Harris for Vice Chairman.

Motion was made by Commissioner Darnall, second by Commissioner Moore, to appoint Commissioner Susan Harris for Vice Chairman.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously to appoint Commissioner Susan Harris as Vice Chairman.

B. No Public Comments were received.

C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved, **Conditional Use Permit Case CUP25-04:** Request by Real Life Ministries Texas, represented by Brandon Guindon and Kathleen Hauck, for a Conditional Use Permit to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) zoning district. This request affects approximately 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, within the City of Tomball, Harris County, Texas.
- City Council Approved, **City of Tomball Comprehensive Plan Update.**

D. Approval of Minutes:

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 12, 2025.

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

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Tomball Rental:** Being a 1.2800-acre, (55,785.61 Sq. Ft.), tract of land situated in the C.N. Pilot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Maberry Tract:** A replat of Lots 29 & 30 in Block 77 of the Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas., Harris County, Texas. Said Block 77, lying in the William Hurd Survey (A-371).

- E.3 Minor Plat of **Ameen Acres**: A subdivision of 7.1292 Acres, (310,548.26 Square Feet), of land situated in the Jesse Pruett Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 163, 167, & 171, five acre tracts Tomball Townsite, according to the map or plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

F. New Business:

- F.1 Consideration to approve Final Plat of **Joan Hunter Ministries**: Being a replat of Lots 214 and 218 of Tomball Outlots, being 13.3648 acres, (582,171 Sq. Ft.), out of the Jesse Pruitt Survey, Abstract No. 629 in the City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Joan Hunter Ministries** with conditions.

Motion was made by Vice Chairman Harris, second by Commissioner Moore, to approve Final Plat of **Joan Hunter Ministries** with conditions.

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

Motion Carried unanimously.

- F.2 Consideration to approve Preliminary Plat of **Pinevale**: Being 31.122 + acres of land out of the Chancey Goodrich Survey, A-311 & John Edwards Survey, A-20, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Preliminary Plat of **Pinevale** with conditions.

Motion was made by Commissioner Moore, second by Vice Chairman Harris, to approve Preliminary Plat of **Pinevale** with conditions.

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

Motion Carried unanimously.

- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z25-07**: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-07.**

Charles Nickson, Representing Paul and Brenda Mladenka, (2807 Eastgrove Lane, Houston, TX 77027), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:23 p.m.

Hearing no comments, the Public Hearing was closed at 6:24 p.m.

Motion was made by Commissioner Moore, second by Commissioner Darnall, to approve **Zoning Case Z25-07.**

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.4 Conduct a public hearing and consideration to approve **Zoning Case Z25-08:** Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-08.**

Shawn Ballard, Representing James and Patricia Case, (17551 Roberts Road, Hockley, TX 77447), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:33 p.m.

Hearing no comments, the Public Hearing was closed at 6:34 p.m.

Motion was made by Vice Chairman Harris, second by Commissioner Pye, to approve **Zoning Case Z25-08.**

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.5 Conduct a public hearing and consideration to approve **Zoning Case Z25-09**: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-09**.

Shawn Speer, Representing FLS Development, LLC, (8765 Spring Cypress Road, Suite L213, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:45 p.m.

Hearing no comments, the Public Hearing was closed at 6:46 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case Z25-09**.

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.6 Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-05**: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Conditional Use Permit Case CUP25-05**.

William Lawrence, Owner of Hufsmith Kohrville Business Park, LLC, (16023 Rudgewick Lane, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:59 p.m.

Hearing no comments, the Public Hearing was closed at 7:00 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Conditional Use Permit Case CUP25-05**.

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:04 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **The Oaks at Carrell Street:** Being a commercial subdivision of 2.777 acres, (120,974 Square Feet), of land in the Ralph Hubbard Survey, A-383, in the City of Tomball, Harris County, Texas, being a partial replat of Lots 83, 85 and 96 of Tomball Outlots, a subdivision recorded in Volume 2, Page 65 and corrected in Map, Recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: The Oaks at Carrell Street

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: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

THE STATE OF TEXAS
COUNTY OF HARRIS:

WE, THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DENNIS CONDE BEING THE PRESIDENT OF THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.777 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE OAKS AT CARRELL STREET, 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 DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DENNIS CONDE, ITS PRESIDENT, THEREUNTO AUTHORIZED, COMMON SEAL HEREUNTO AFFIXED

THIS ____ DAY OF _____, 20____

THE OAKS AT CARRELL STREET, LLC,
A TEXAS LIMITED LIABILITY COMPANY

DENNIS CONDE, PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS CONDE, PRESIDENT OF THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE UNDERSIGNED AUTHORITY, 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 SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS ____ DAY OF _____, 20____

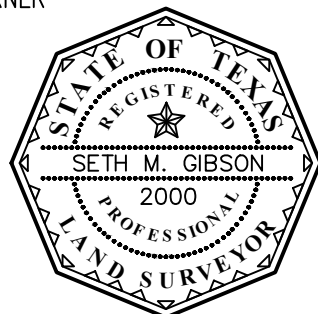
NOTARY PUBLIC IN AND FOR

_____, COUNTY, STATE OF TEXAS.

MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER OR SURVEYOR:

I, SETH M. GIBSON, 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 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



SETH M. GIBSON
TEXAS REGISTRATION NUMBER 2000

CERTIFICATE FOR THE PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF THE OAKS AT CARRELL STREET 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 _____, 20____

CRAIG MEYERS
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE FOR COUNTY CLERK:

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

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

TENESHIA HUDSPETH, COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

FRANK H. METZLER
CALLED 3.0832 ACRES
C.C.F.N. 20120329200
O.P.R.H.C.T.

STEAM RIDGE LANE
(50' R.O.W.)
FILM CODE: 889819
M.R.H.C.T.

MAGNOLIA BRANCH LANE
(50' R.O.W.)
FILM CODE: 690206
M.R.H.C.T.

TRACT 2
MID TOWNE SUBDIVISION
VOL. 334, PG. 112
M.R.H.C.T.

TRACT 1
MID TOWNE SUBDIVISION
VOL. 334, PG. 112
M.R.H.C.T.

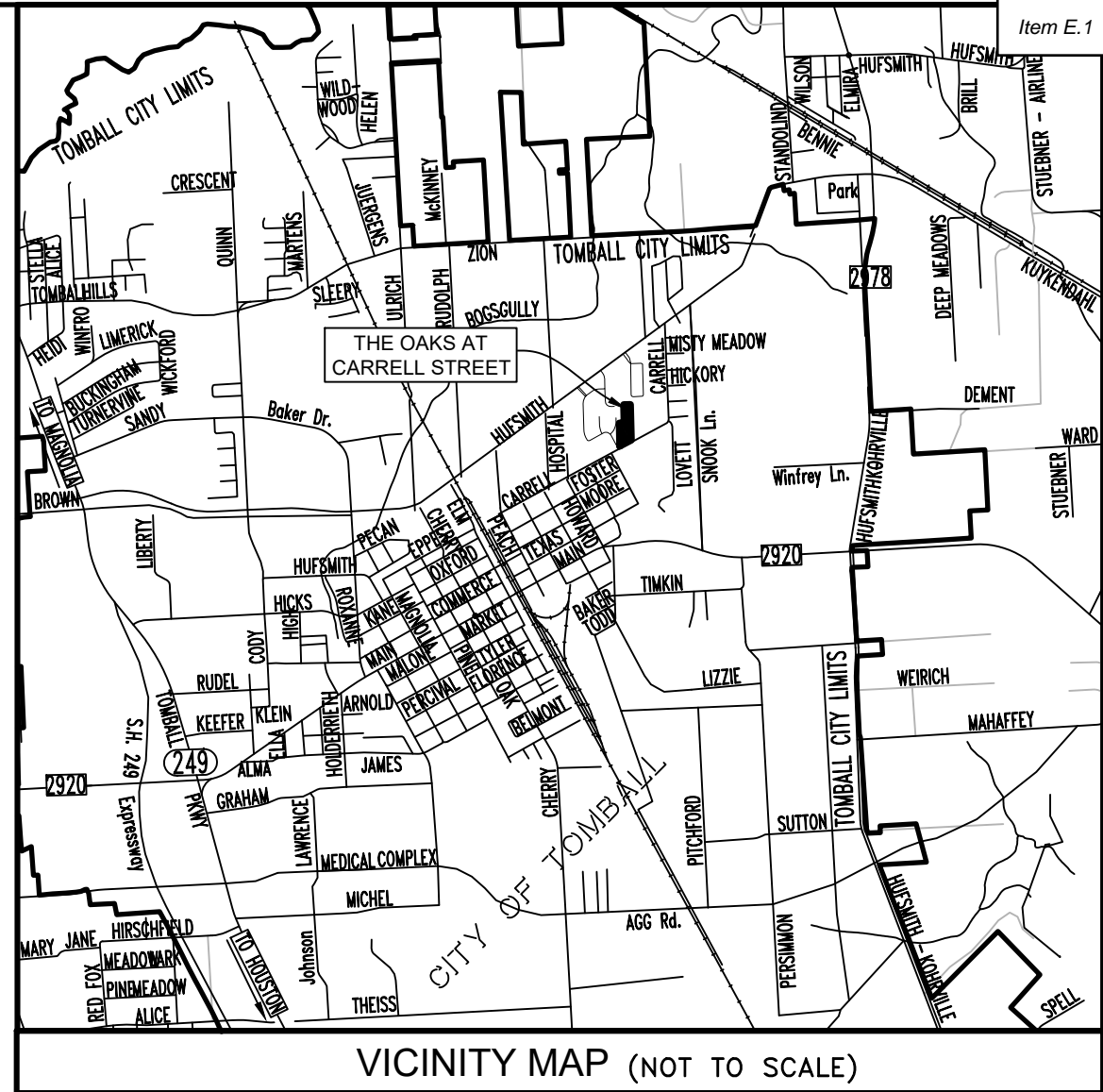
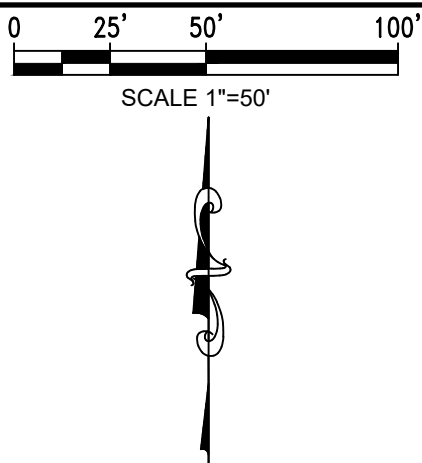
LOT 1
(2.777 ACRES/120,974 SQ. FT.)

RESTRICTED RESERVE "A"
FILM CODE: 687124
M.R.H.C.T.

LEGEND & SYMBOLS

- Building Line (B.L.)
- - - Easement Line
- - - Overhead Electric
- - - Approximate Location of Sanitary Sewer Line
- - - Approximate Location of Buried Water Line
- Power Pole
- Meter Loop
- Gas Riser
- Water Meter
- Water Valve
- Fire Hydrant
- Benchmark
- Sanitary Sewer Manhole
- Light Pole
- Service Pole
- Culvert

0 50 100
Feet



GENERAL NOTES:

- 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 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.
- 5/8" IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- FLOOD INFORMATION: ACCORDING TO FEMA FIRM PANEL NO.48201C0230L (EFFECTIVE DATE: JUNE 18, 2007), THIS PROPERTY LIES IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% AND THE 1% 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 SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THIS TRACT IS SUBJECT TO A BLANKET RIGHT-OF-WAY DEED GRANTED TO HUMBLE OIL & REFINING COMPANY CONVEYING LOTS 83, 85 AND 96 OF TOMBALL TOWNSITE, RALPH HUBBARD SURVEY ABSTRACT 383, AS SET OUT IN VOLUME 1053, PAGE 262 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE (2002 ADJ.) (FIPS 4204). ALL COORDINATES ARE GRID AND CAN BE ADJUSTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.99994488821. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
- ELEVATIONS ARE BASED UPON GPS OBSERVATIONS, AND ARE ADJUSTED TO HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 100380 LOCATED EAST HUFFSMITH ROAD 0.5 MILES WEST OF FM 2978 PUBLISHED DATUM IS NAVD '88, GEOID 99 ESTABLISHED MAY, 1 2003 UPDATED JUNE 4, 2013. PUBLISHED ELEVATION IS 172.89'
- TEMPORARY BENCHMARK NO 1 SET ON THIS TRACT OF LAND IS 60D NAIL IN A POWER POLE ON THE SOUTH SIDE OF CARRELL ROAD ADJACENT TO THE DRIVEWAY ENTRANCE OF THE SUBJECT TRACT.
NORTHING: 13,965,055.2205, EASTING: 3,041,280.2920, ELEVATION= 178.58'
- STANDARD ABBREVIATIONS:
B.L. BUILDING LINE
C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT
D.L. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
C.C.F.N. COUNTY CLERK'S FILE NUMBER
D.R.H.C.T. DEED RECORDS OF HARRIS COUNTY, TEXAS
D.R.H.C.T. MAP RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY OF HARRIS COUNTY, TEXAS

MINOR PLAT THE OAKS AT CARRELL STREET

BEING A COMMERCIAL SUBDIVISION OF
2.777 ACRES OR 120,974 SQUARE FEET OF LAND
IN THE RALPH HUBBARD SURVEY, A - 383
IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS,

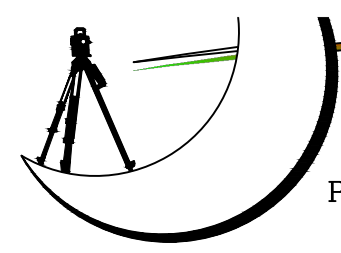
BEING A PARTIAL REPLAT OF
LOTS 83, 85 AND 96 OF TOMBALL OUTLOTS, A SUBDIVISION
RECORDED IN VOLUME 2, PAGE 65 AND CORRECTED IN MAP RECORDED
IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,

REASON FOR REPLAT: TO COMBINED A PORTION OF LOTS 83, 85 AND 96 INTO
1 LOT IN 1 BLOCK

CONTAINING: 1 LOT IN 1 BLOCK
(2.777 ACRES/120,974 SQ. FT.)

MAY 2025

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM NO. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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ENGINEER
DTS ENGINEERING INC
MICHAEL J. LEWIS P.E.
25511 BUDDIE ROAD, SUITE 601
THE WOODLANDS, TEXAS 77380
PHONE: (281) 298-8877
EMAIL: MLEWIS@DTS-ENGINEERING.COM

OWNER/DEVELOPER
THE OAKS AT CARRELL STREET LLC,
A TEXAS LIMITED LIABILITY COMPANY
14360 W. SYLVANFIELD DRIVE
HOUSTON, TEXAS 77014
PHONE: (281) 846-8703
EMAIL: DENNIS@EXTREME1ELECTRIC.COM

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **Hicks Retail Center Number Two:** Being a replat of Lots 1 and 2 of Hicks Retail Center Subdivision and being a 3.4421 acre, (149,938.19 Square Feet), tract of land situated in the Joseph House survey, Abstract Number 34, in the City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Hicks Retail Center Number Two

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: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, MAPLE GROUP, LTD., acting by and through Stuart A. Rathe, General Partner, owners hereinafter referred to as owners of the 3.4421 acre tract described in the above and foregoing plat of HICKS RETAIL CENTER NUMBER TWO, 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen 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, MAPLE GROUP, LTD., has caused these presents to be signed by Stuart A. Rathe, its General Partner, thereunto authorized, on this ____ day of _____, 202__.

MAPLE GROUP, LTD.

By: Stuart A. Rathe, General Partner

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stuart A. Rathe, General Partner of Maple Group, Ltd., 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 HICKS RETAIL CENTER NUMBER TWO 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: Richard Anderson,
Chair

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 202__, at ____ o'clock __M., and duly recorded on _____, 202__, at ____ o'clock __M., and at Film Code Number _____ of the Map Records of Harris County for said County.

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

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: Deputy

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

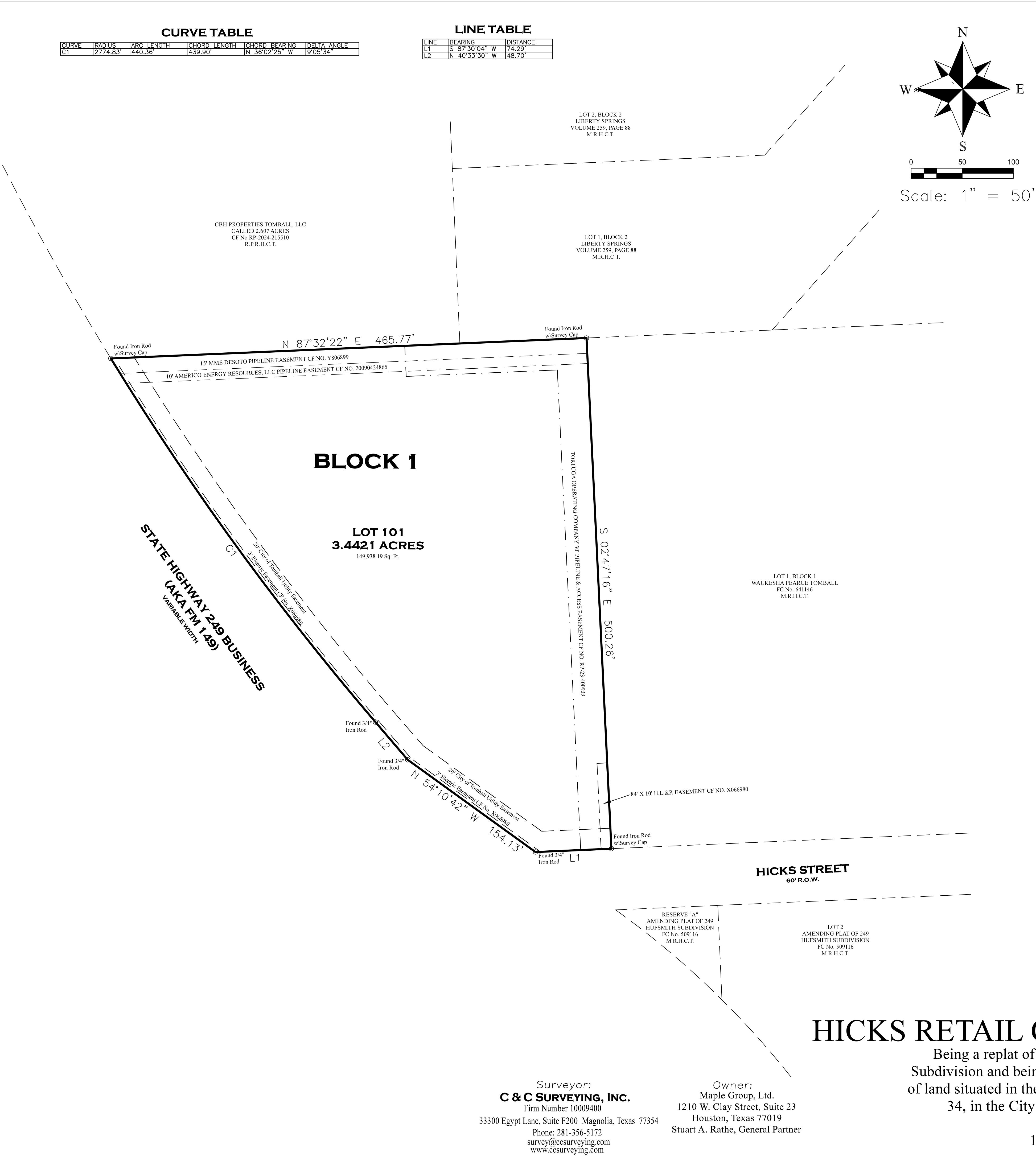
Steven L. Crews
Texas Registration Number 4141

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2774.83'	440.36'	439.90'	N 36°02'25" W	97°03'34"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°30'04" W	74.29'
L2	N 40°33'30" W	48.70'



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale 0.999947454629.
8. Prior to the issuance of building permits for any lot within this subdivision, all public infrastructure (i.e. roads/utility mains) must be completed and accepted by the City of Tomball.

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

HICKS RETAIL CENTER NUMBER TWO

Being a replat of Lots 1 and 2 of Hicks Retail Center
Subdivision and being a 3.4421 acre (149,938.19 sq. ft.) tract
of land situated in the Joseph House Survey, Abstract Number
34, in the City of Tomball, Harris County, Texas,

1 Lot, 1 Block

July 2025
25-0187

Surveyor:
C & C SURVEYING, INC.
Firm Number 10009400

33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Phone: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Owner:
Maple Group, Ltd.
1210 W. Clay Street, Suite 23
Houston, Texas 77019
Stuart A. Rathe, General Partner

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **Johnson Road Business Park**: A subdivision of 2.7286 acres of land being Tracts 10 & 11 of Meadowlark Hill, an unrecorded subdivision situated in the William Hurd Survey, Abstract No. 378, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Johnson Road Business Park

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: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

STATE OF TEXAS
COUNTY OF HARRIS

We, Ronald O. Rodriguez and Paula E. Rodriguez, Owners, hereinafter referred to as Owners of the 2,7286 acre tract described in the above and foregoing map of JOHNSON ROAD BUSINESS PARK, 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 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 the 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

WITNESS my hand in the City of Galveston, Galveston County, Texas, this ____ day of _____, 2025.

By: _____
Ronald O. Rodriguez

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Ronald O. Rodriguez, 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 _____, 2025

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

WITNESS my hand in the City of Tomball, Harris County, Texas this ____ day of _____, 2025.

By: _____
Paula E. Rodriguez

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Paula E. Rodriguez, 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 _____, 2025

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

TRACT 2
HOWE TRACT
FILM CODE NO. 410011
M.R.H.C.

I, Mary M. McKenzie, 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.



Mary M. McKenzie
Texas Registration No. 6123

MICHEL ROAD (60' R.O.W.)

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of JOHNSON ROAD 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 ____ day of _____, 2025.

By: _____
Craig Meyers
Director of Community Development

LOT 12
REPLAT 1 OF
TOMBALL MEDICAL PLAZA
FILM CODE NO. 639299
M.R.H.C.

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

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

Tenechia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

LOT 13

SET 5/8" I.R. W/CAP
X=3,035,809.87
Y=13,956,169.69

RESIDUE OF
CALLED 15.891 ACRES
H.C.C.F. NO. 20140530473

COMMERCIAL RESERVE "A"
SOULANT PLACE
TOMBALL INDUSTRIAL PARK SUBDIVISION
REPLAT LOT 1, BLOCK 2
FINAL
FILM CODE NO. 560289
M.R.H.C.

LOT 10, BLOCK 1
1.3643 ACRES, 59,430 SQ.FT.

S 87°43'00" W 375.00'

TRACT 9
MEADOWLARK HILL
AN UNRECORDED SUBDIVISION
CALLED 1.3643 ACRES
H.C.C.F. NO. W812588

DESCRIPTION

2,7286 acres of land situated in the William Hurd Survey, Abstract Number 378, City of Tomball, Harris County, Texas, being that certain called Tract 10 and Tract 11 of Meadowlark Hill, an unrecorded subdivision, being all of that certain called 1.3643 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2018-395714 and being all of that certain called 1.3643 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Numbers RP-2018-395715 and RP-2018-429572, said 2.7286 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the Easterly right-of-way line of Johnson Road (60 foot right-of-way) for the Southwesterly corner of that certain called Lot 12 of Replat 1 of Tomball Medical Plaza, a subdivision as shown on map or plat recorded under Film Code Number 639299 of the Map Records of Harris County, Texas, the Northwesterly corner of said 1.3643 acre tract recorded under County Clerk's File Numbers RP-2018-395715 and RP-2018-429572, also being the Northwesterly corner of said Tract 11;

Thence, N 87°43'00" E, along the Southerly line of said Lot 12, a distance of 375.00 feet to a 5/8 inch iron rod with cap set in the Westerly line of that certain called 15.891 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140530473, for the Southeastery corner of said Lot 12;

DESCRIPTION CONTINUED

Thence, S 02°27'59" E, along the Westerly line of said 15.891 acre tract and the Westerly line of that certain called Commercial Reserve "A" of Soulant Place Tomball Industrial Park Subdivision Replat Lot 1, Block 2 Final, a subdivision as shown on map or plat recorded under Film Code Number 560289 of the Map Records of Harris County, Texas, at a distance of 158.48 feet pass a 1/2 inch iron rod bent found for Northeastery said Tract 10, in all a total distance of 316.96 feet to a 1/2 inch iron rod found for the Northeastery corner of that certain called 1.3643 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W812588, also being the Northeastery corner of that certain called Tract 9 of said Meadowlark Hill;

Thence, S 87°43'00" W, along the Northerly line of said Tract 9 and the Northerly line of said 1.3643 acre tract described under County Clerk's File Number W821588, a distance of 375.00 feet to a 5/8 inch iron rod with cap set in the Easterly right-of-way line of said Johnson Road, for the Northwesterly corner of said Tract 9, from which a found 1/2 inch iron rod bent bears S 32°42'45" W, 0.57 feet;

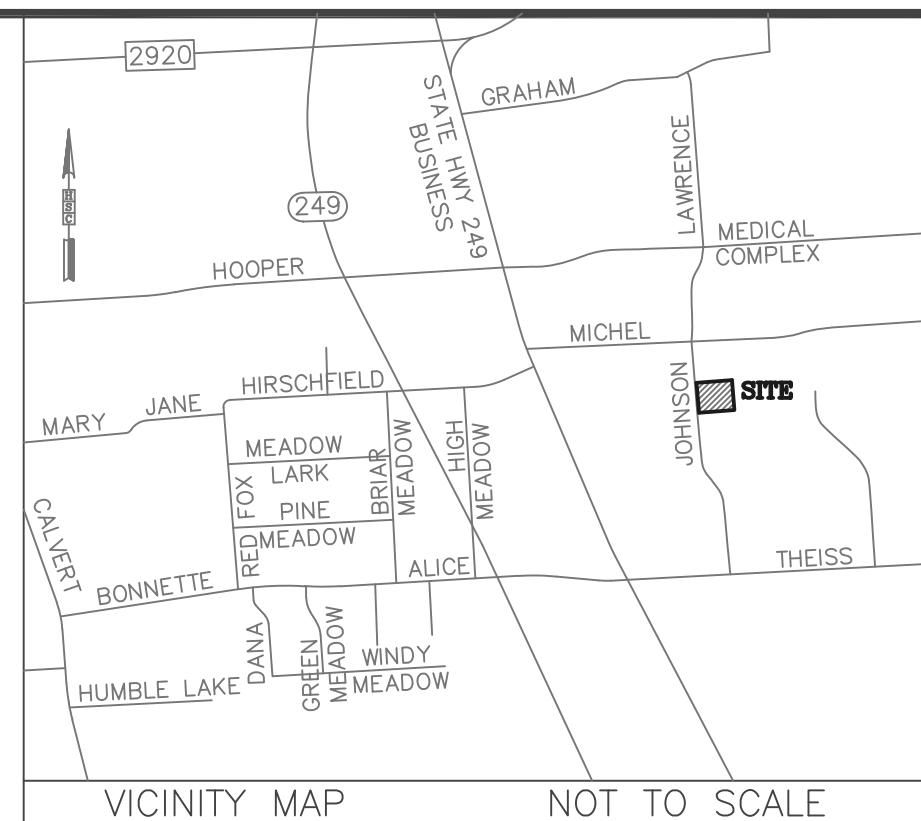
Thence, N 02°27'59" W, along the Easterly right-of-way line of said Johnson Road, a distance of 316.96 feet to the POINT OF BEGINNING and containing 2.7286 acres of land.

OWNERS:

RONALD O. RODRIGUEZ
2215 AVENUE L
GALVESTON, TEXAS 77550

AND

PAULA E. RODRIGUEZ
28010 JOHNSON ROAD
TOMBALL, TEXAS 77375



KeyMap Page: 288Q

NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown or noted hereon.
- All oil/gas wells 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 setbacks at a minimum should be 15 feet off centerline of low pressure gas lines and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- 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 FEMA Firm Map Number 48201C0210L, Panel Number 480315 0210 L, (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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: 0.99994773.
- C.T.U.E. indicates City of Tomball Utility Easement, D.R.H.C. indicates Dead Records Harris County, F.C. indicates Film Code, H.C.C.F. indicates Harris County Clerk's File Number, M.R.H.C. indicates Map Records Harris County, R.O.W. indicates right-of-way, STM.S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- Subject to unlocated Pipe Line Easement granted to Humble Oil & Refining Company recorded under Volume 959, Page 300 D.R.H.C.
- Subject to unlocated Pipe Line Easement granted to Stanolind Pipe Line company recorded under Volume 989, Page 76 of the D.R.H.C.
- 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.

JOHNSON ROAD BUSINESS PARK

A SUBDIVISION OF 2.7286 ACRES OF
LAND BEING TRACTS 10 & 11 OF
MEADOWLARK HILL, AN UNRECORDED
SUBDIVISION SITUATED IN THE
WILLIAM HURD SURVEY, ABSTRACT
NO 378, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS
2 LOTS, 1 BLOCK

PREPARED BY:

HOVIS
SURVEYING
COMPANY

Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 havis@havisurveying.com
Texas Firm Registration No. 10030400

DATE: JULY 7, 2025 SCALE: 1" = 30' JOB NO. 25-036-00

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **Hirschfield Commercial Park:** A subdivision of a 3.4335 acre, (149,565.32 Square Feet), tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Hirshfield Commercial Park

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: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

STATE OF TEXAS

COUNTY OF HARRIS

I, Harpreet Kaur, owner hereinafter referred to as Owners of the 3.4335 acre tract described in the above and foregoing map of HIRSCHFIELD COMMERCIAL PARK, 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 in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of 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 shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

WITNESS my hand in the City of _____, Texas, this ____ day of _____, 202__.

Harpreet Kaur

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Harpreet Kaur, 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 ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____

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 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.

Steven L. Crews
Texas Registration No. 4141

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Teneshia 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 _____, 202__ by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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

Witness my hand and seal of office, in Harris County, the day and date last above written.

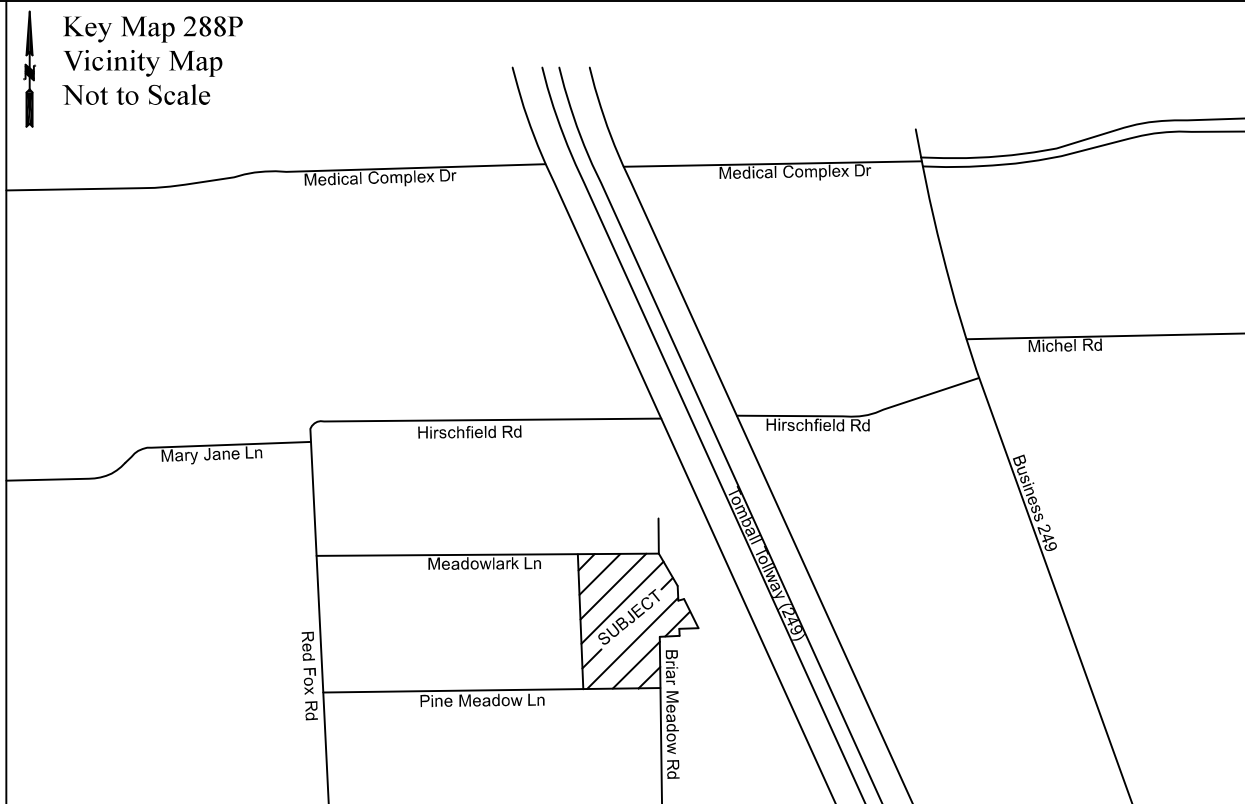
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of HIRSCHFIELD COMMERCIAL 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 ____ day of _____, 202__.

By: _____
Craig Meyers
Community Development Director



1. Basis of Bearings: Texas State Plane Coordinates, South Central 4204, (NAD83), GEOID 03
2. M.R.H.C.T. indicates Map Records of Harris County, Texas.
3. D.R.H.C.T. indicates Deed Records of Harris County, Texas.
4. R.P.R.H.C.T. indicates Real Property Records of Harris County, Texas.
5. FC NO. indicates Film Code Number.
6. CF NO. indicates Clerk's File Number.
7. O.P.R.O.R.P. indicates Official Property Records of Real Property
8. P.A.E. indicates private access easement

HIRSCHFIELD COMMERCIAL PARK

A Subdivision of a 3.4335 acre (149,565.32 square foot) tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).

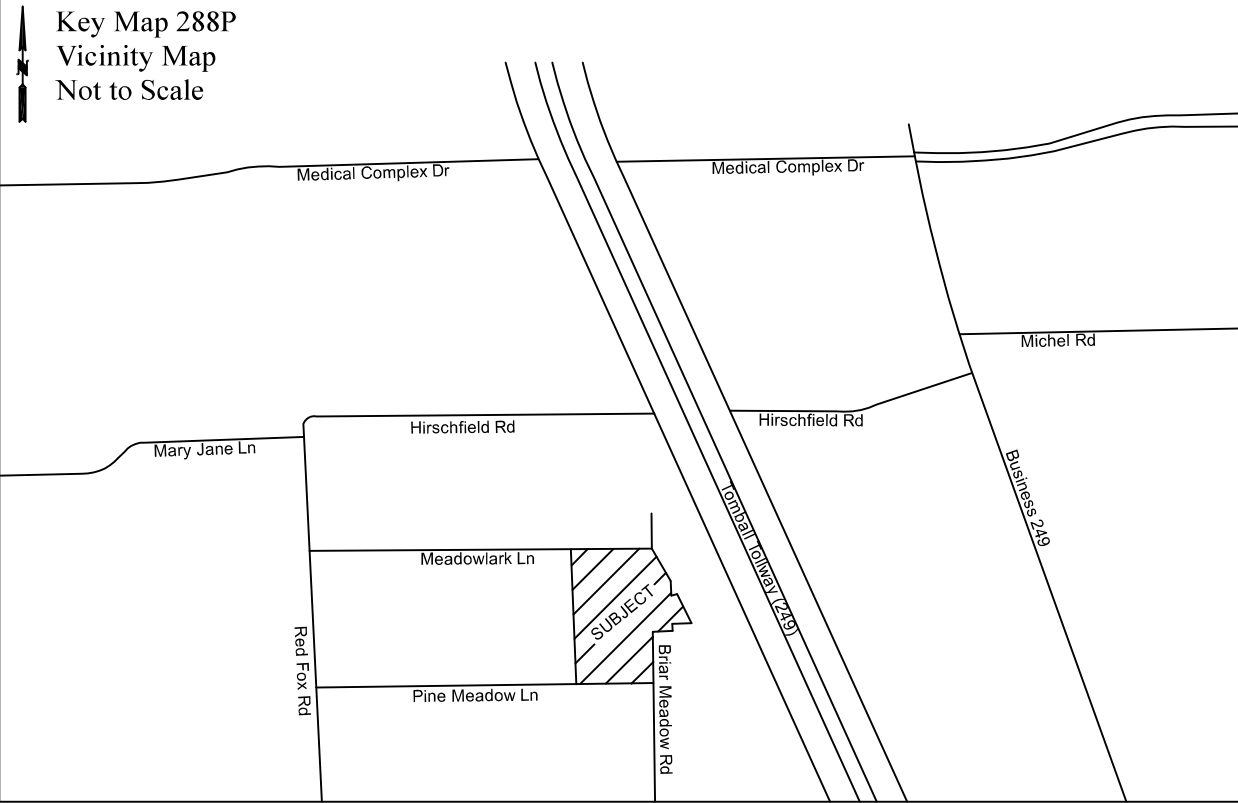
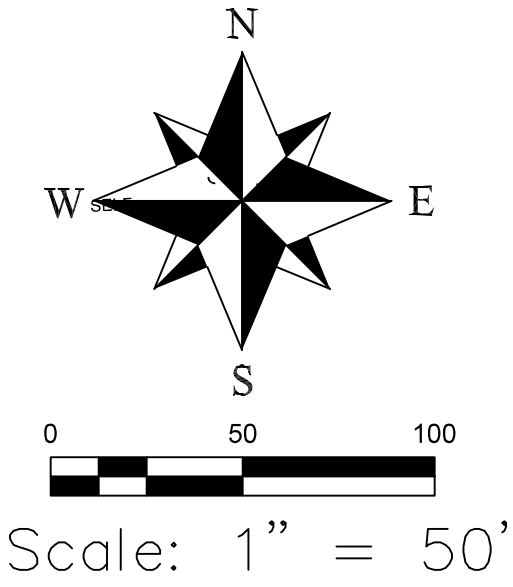
1 COMMERCIAL LOT, 1 BLOCK

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

Owner:
Harpreet Kaur
9522 Majestic Canyon Lane
Houston, Texas 77070

July 2025
Sheet 1 of 2
25-0117

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°15'49" E	50.95'
L2	N 72°52'09" E	20.92'
L3	S 26°10'57" E	112.92'
L4	S 88°00'25" W	66.00'
L5	S 02°15'49" E	24.27'
L6	S 87°44'11" W	60.13'



1. Basis of Bearings: Texas State Plane Coordinates, South Central 4204, (NAD83), GEOID 03
2. M.R.H.C.T. indicates Map Records of Harris County, Texas.
3. D.R.H.C.T. indicates Deed Records of Harris County, Texas.
4. R.P.R.H.C.T. indicates Real Property Records of Harris County, Texas.
5. FC NO. indicates Film Code Number.
6. CF NO. indicates Clerk's File Number.
7. O.P.R.O.R.P. indicates Official Property Records of Real Property
8. P.A.E. indicates private access easement

Notes:
Basis of Bearings:
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 0.99995313336.
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. Subject to blanket easement for pipeline right-of-way easement recorded in Volume 995, Page 497, D.R.H.C.T. and assigned in Volume 1932, 497, D.R.H.C.T.
8. Subject to blanket easement for pipeline right-of-way easement recorded in Volume 1059, Page 281, D.R.H.C.T.

HIRSCHFIELD ROAD
60' R.O.W. (BY OCCUPATION)

X: 3032679.31884
Y: 13956854.71928
Found 1/2" Iron Rod

N 87°44'11" E 285.86'

Found Iron Rod
w/ Survey Cap

S 26°10'57" E 135.01'

STATE HIGHWAY 249 TOLLWAY
60' R.O.W. (BY OCCUPATION)

L4

Found Iron Rod
w/ Survey Cap

LITTLE K INVESTMENTS
AND MANAGEMENT, LLC
CALLED 0.2586 ACRE
CF NO. RP-2021-628800
R.P.R.H.C.T.

BRIAR MEADOW ROAD
60' R.O.W. (BY OCCUPATION)

KENNETH JAMES COMEAUX
AND SONJA L. COMEAUX
AS CO-TRUSTEES OF
THE KENNETH JAMES COMEAUX
AND SONJA L. COMEAUX
REVOCABLE TRUST
CALLED 0.967 ACRE
CF NO. 2010090025
R.P.R.H.C.T.

S 87°36'34" W 280.03'

X: 3032698.19720
Y: 13956388.25070
Found 1/2" Iron Rod
Point of Beginning

PAIGE ANN BEHM
CALLED 0.7500 ACRE
CF NO. RP-2020-404829
R.P.R.H.C.T.

THOMAS A. DYBVIG
KEITH R. PETERSON
CALLED 0.75 ACRE
CF NO. X602962
R.P.R.H.C.T.

JEFFREY GRIFFIN
CALLED 0.750 ACRE
CF NO. RP-2021-310884
R.P.R.H.C.T.

THOMAS A. DYBVIG
KEITH R. PETERSON
CALLED 0.75 ACRE
CF NO. X602541
R.P.R.H.C.T.

BLOCK 1

LOT 1
3.4335 ACRES
149,565.32 SQUARE FEET

N 02°19'03" W 466.85'

MEADOWLARK ROAD
60' R.O.W. (BY OCCUPATION)

RENATO ESPINO
CALLED 0.375 ACRE
CF NO. RP-2024-297857
R.P.R.H.C.T.

GERBER SOLOMON URIAS
CALLED 0.3750 ACRE
CF NO. RP-2019-191272
R.P.R.H.C.T.

GERBER SOLOMON URIAS
CALLED 0.3750 ACRE
CF NO. RP-2019-191272
R.P.R.H.C.T.

LITTLE K INVESTMENTS
AND MANAGEMENT, LLC
CALLED 0.710 ACRE
CF NO. RP-2021-302792
R.P.R.H.C.T.

WILLIAM MICHAEL VANWERT
CALLED 0.75 ACRE
CF NO. 20140539910
R.P.R.H.C.T.

J.C. LOGAN
JACQUELINE LOGAN
CALLED 0.7500 ACRE
CF NO. K388555
R.P.R.H.C.T.

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

Owner:
Harpest Kaur
9522 Majestic Canyon Lane
Houston, Texas 77070

HIRSCHFIELD COMMERCIAL PARK

A Subdivision of a 3.4335 acre (149,565.32 square foot) tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).

1 COMMERCIAL LOT, 1 BLOCK

July 2025
Sheet 2 of 2
25-0117

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **Triana Commercial**: Being a subdivision of 1.1649 acres of land, located in the Wilhelm Usener Survey, Abstract No. 820, Harris County, Texas. (Tomball ETJ).

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Triana Commercial

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: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

STATE OF TEXAS
COUNTY OF HARRIS

I, SERGIO TRIANA, owner, hereinafter referred to as Owners (whether one or more) of the 1.1649 ACRE tract described in the above and foregoing map of TRIANA COMMERCIAL, 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 plot, 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 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 the 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 plot is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of 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.

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.

WITNESS my (or our) hand in the city of Tomball, Texas, this _____ day of _____, 2025.

SERGIO TRIANA

STATE OF TEXAS
COUNTY OF HARRIS

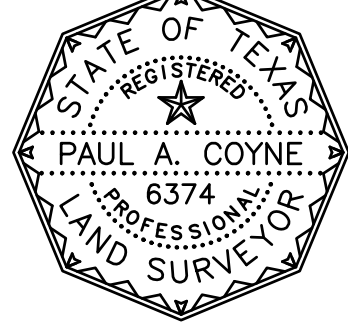
BEFORE ME, the undersigned authority, on this day personally appeared SERGIO TRIANA, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025

Notary Public in and for the State of Texas

My Commission expires: _____

I, PAUL A. COYNE, am authorized (or 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



PAUL A. COYNE
Texas Registration No. 6374

This is to certify that the Planning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TRIANA COMMERCIAL 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 (or instrument when appropriate) this _____, day of _____, 2025.

By: _____
Craig Meyers,
Director of Community Development

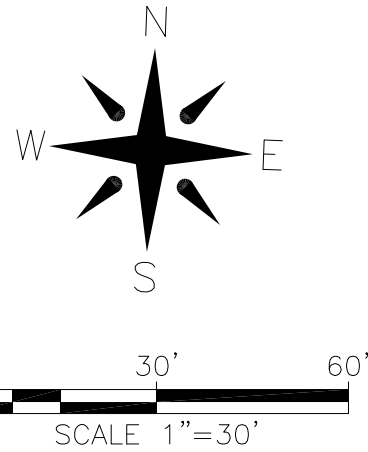
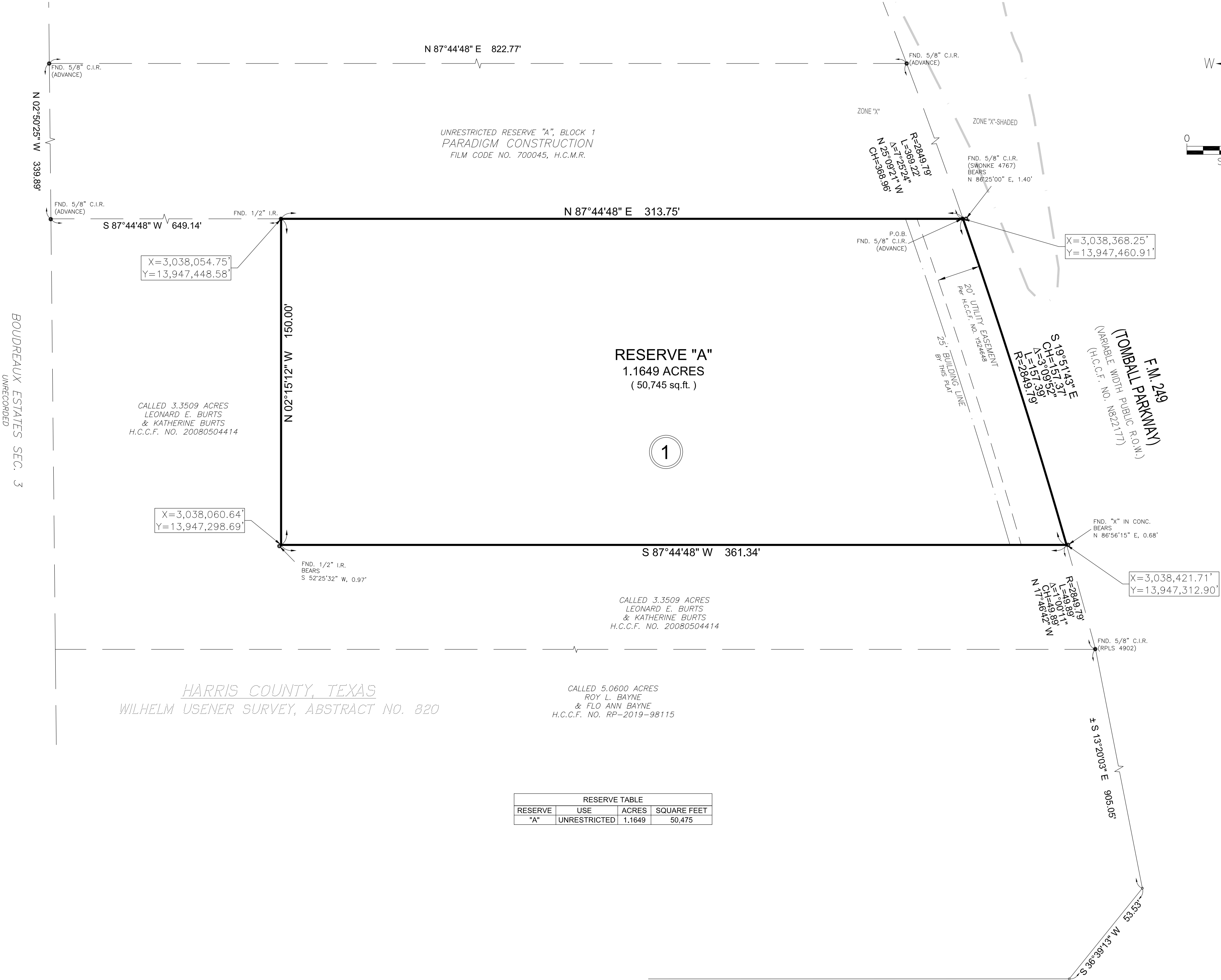
I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2025 by an order entered into the minutes of the court.

By: _____
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plot of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other court adopted drainage requirements.

By: _____
MILTON RAHMAN, P.E.
COUNTY ENGINEER



- GENERAL NOTES:
- Public easements denoted on this plot 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 FEMA Firm Panel No. 48201C0240M (Effective Date October 16, 2013), 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 setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
 - The bearings shown hereon are grid bearings based on the Texas State Plane Coordinate System, NAD83, South Central Zone No. 4204.
 - The coordinates shown hereon are Texas State Plane Coordinate System, NAD83, South Central Zone No. 4204 and may be brought to surface by applying the following combined scale factor of 0.99994252.
 - 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.

- LEGEND:
- S.S.E. - Sanitary Sewer Easement
 - W.L.E. - Water Line Easement
 - D.E. - Drainage Easement
 - U.E. - Utility Easement
 - A.E. - Unobstructed Aerial Easement
 - B.L. - Building Line
 - H.C.M.R. - Harris County Map Records
 - H.C.D.R. - Harris County Deed Records
 - H.C.C.F. - Harris County Clerk's File
 - ESMT. - Easement
 - I.R. - Iron Rod
 - C.I.R. - Copped Iron Rod

TRIANA COMMERCIAL

A SUBDIVISION OF 1.1649 ACRES OF LAND
LOCATED IN THE WILHELM USENER
SURVEY, ABSTRACT NO. 820, HARRIS
COUNTY, TEXAS

CITY OF TOMBALL

1 RESERVE, 1 BLOCK

OWNER: SERGIO TRIANA

DATE: JULY, 2025, SCALE: 1"=30'



TETRA
LAND SERVICES
Engineers-Surveyors-Planners-Appraisers
www.TLSTX.com
survey@TLSTX.com
Texas Registered Surveying Firm No. F-1022700

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **Zion Acres:** Being a subdivision of 15.18 acres, (661,120 Square Feet), of land situated in the Joseph Miller Survey, Abstract 50, Harris County, Texas. (Tomball ETJ).

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Zion Acres

Plat Type: Minor

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

Plat within City Limits ☐

Within Extraterritorial Jurisdiction ☒

Planning and Zoning Commission Meeting Date: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

STATE OF TEXAS
COUNTY OF HARRIS

WE, TOMBALL ZION ROAD REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH SHAH MINTER, MANAGER, OWNER OF THE 15.18 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ZION ACRES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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 SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS TO 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 (100' PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (140' PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (160' PERIMETER GROUND EASEMENTS, FROM A PLACE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AN 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 DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15-FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS TO 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 (100' BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (140' BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (160' BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE OF 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 CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH, OR WILL COMPLY WITH, EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF HARRIS COUNTY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE TOMBALL ZION ROAD REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHAH MINTER, MANAGER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 20__.

TOMBALL ZION ROAD REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: SHAH MINTER, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAH MINTER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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

PRINT NAME

MY COMMISSION EXPIRES: _____

I, JEFFERY W. BROWN, TRUSTEE OF ROSEROCK CAPITAL FUND, L.P., OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ZION ACRES, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2022-28387, RP-2022-28388, AND RP-2022-28389 OF THE O.P.R.O.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ROSEROCK CAPITAL FUND, L.P.

BY: JEFFERY W. BROWN, TRUSTEE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY W. BROWN, TRUSTEE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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

PRINT NAME

MY COMMISSION EXPIRES: _____

I, JONATHAN STARR, TRUSTEE OF RANDOLPH-BROOKS FEDERAL CREDIT UNION, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ZION ACRES, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2022-495781 OF THE O.P.R.O.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

RANDOLPH-BROOKS FEDERAL CREDIT UNION

BY: JONATHAN STARR, TRUSTEE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN STARR, TRUSTEE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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

PRINT NAME

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF ZION ACRES IS 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 _____, 20__.

CRAIG T. MEYERS, COMMUNITY
DEVELOPMENT DIRECTOR

I, MILTON RAHMAN, P.E., COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENT

MILTON RAHMAN, P.E.
COUNTY ENGINEER
OF HARRIS COUNTY

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 202__ AT ____ O'CLOCK ____ M., AND DULY RECORDED ON ____ 202__ AT ____ O'CLOCK ____ M., AND AT FILM CODE NUMBER ____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY

BY: DEPUTY

SEAN CONLEY
TEXAS REGISTRATION NUMBER 6739

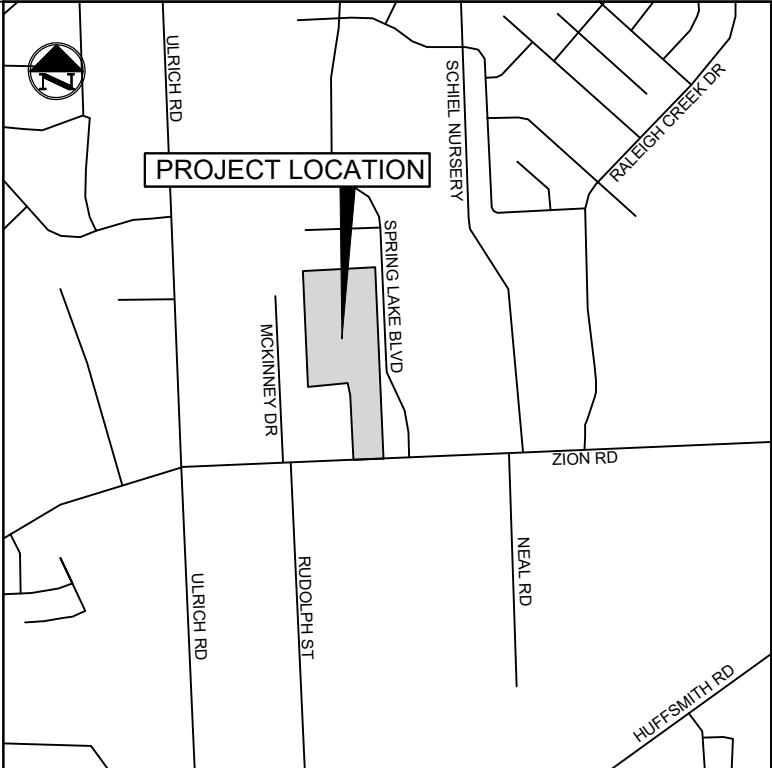
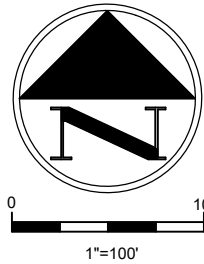


LEGEND

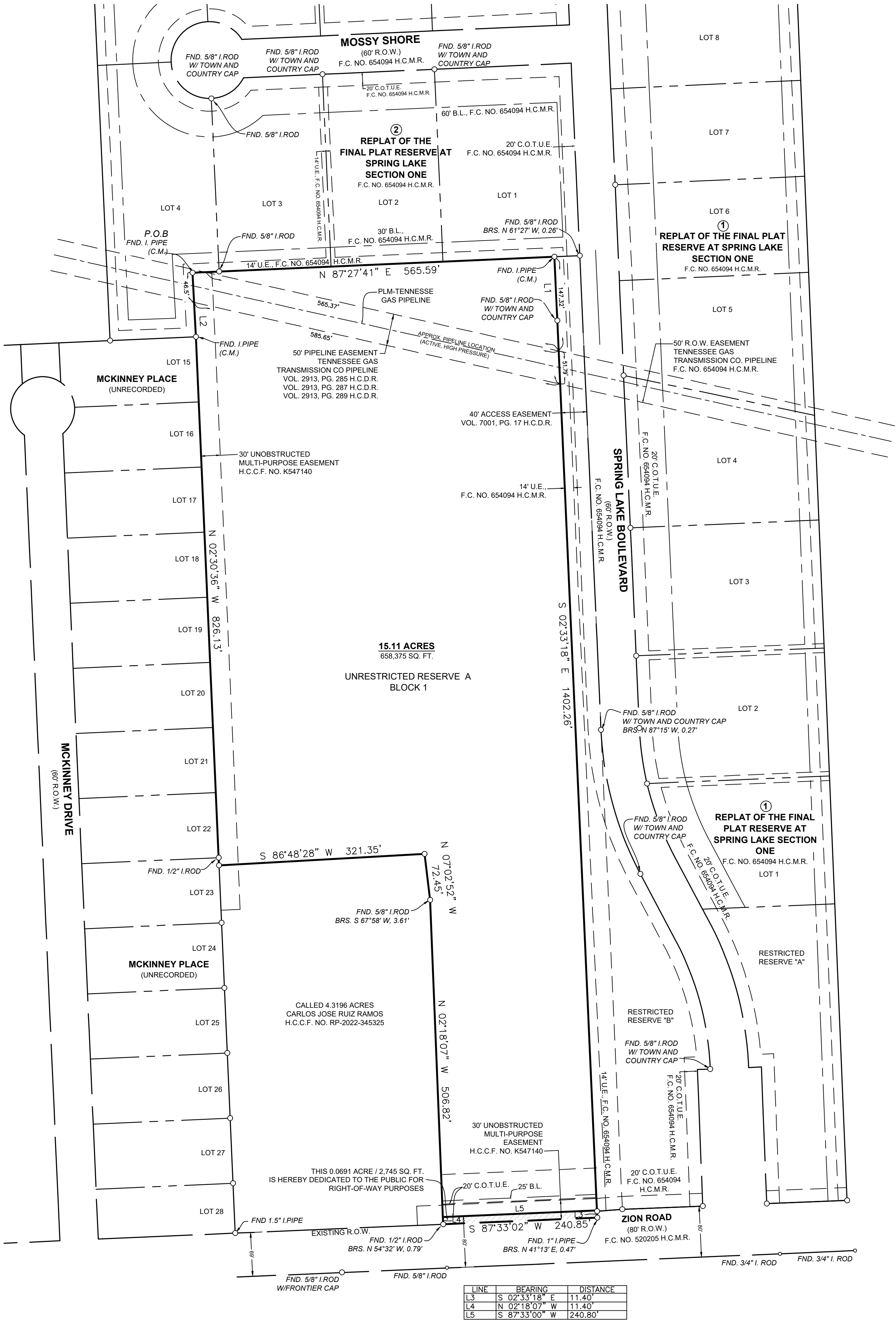
B.L.
BRS.
CONC.
C.O.T.U.E.
F.C. NO.
FND.
H.C.C.F. NO.
H.C.D.R.
H.C.M.R.
I.
PAGE
P.O.B.
PVT.
R.O.W.
SQ. FT.
U.E.

BUILDING LINE
BEARS
CONCRETE
CITY OF TOMBALL UTILITY EASEMENT
FILM CODE NUMBER
FOUND
HARRIS COUNTY CLERK'S FILE NUMBER
HARRIS COUNTY DEED RECORDS
HARRIS COUNTY MAP RECORDS
IRON
PAGE
POINT OF BEGINNING
PRIVATE
RIGHT-OF-WAY
SQUARE FEET
UTILITY EASEMENT

IN CASE OF EMERGENCY
TENNESSE GAS PIPELINE - A KINDER MORGAN COMPANY
(800) 231-2800



VICINITY MAP
NOT TO SCALE
KEY MAP NO. 2482



LINE	BEARING	DISTANCE
L3	S 02°33'18" E	11.40'
L4	N 02°18'07" W	11.40'
L5	S 87°33'00" W	240.80'

NOTES

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ACCORDING TO FEMA FIRM MAPS, THIS PROPERTY LIES IN UNSHADED ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY UNINCORPORATED AREAS, MAP NUMBER 48201C0230L, DATED EFFECTIVE 08/18/2007.
- THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN CITY PLANNING LETTER ISSUED BY INTEGRITY TITLE, JOB NO. 2545725A, DATED EFFECTIVE JULY 2, 2025.
- 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.
- 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 SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED 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.

ZION ACRES

BEING A SUBDIVISION OF
15.18 ACRES OF LAND (661,120 SQ. FT.)
SITUATED IN THE
JOSEPH MILLER SURVEY, ABSTRACT 50
HARRIS COUNTY, TEXAS

1 RESERVE, 1 BLOCK

SCALE: 1" = 100'
DATE: JULY, 2025

OWNER
TOMBALL ZION REAL ESTATE LLC,
A TEXAS LIMITED LIABILITY COMPANY
7 ARGOSY BEND PLACE
TOMBALL, TX 77375

SURVEYOR

CONLEY LAND SERVICES, LLC

18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL (832) 729-4997
CONLEYLAND.COM

TBPELS FIRM NO. 10194732

JOB NO. 25.0040

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Minor Plat of **Jorgensen Solutions**: A subdivision of 7.5651 acres, (329,534 Square Feet), of land, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 366 & 367, corrected Map of Tomball Outlots, according to the Map or Plat thereof recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Jorgensen Solutions

Plat Type: Minor

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

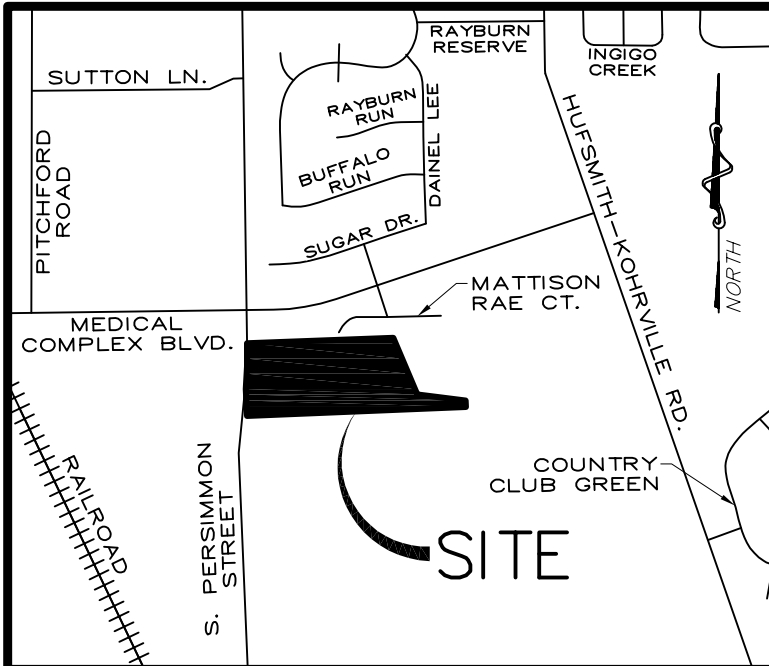
Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: August 11, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level with the following condition:

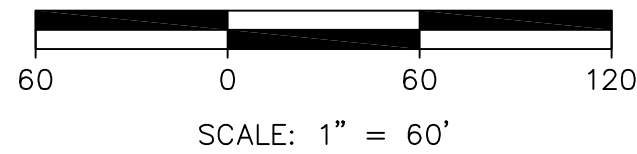
- The proposed 75' Drainage Easement shall be clearly labeled on the plat as being granted to the City of Tomball.

VICINITY MAP
N.T.S

KEY MAP 289N

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
P.O.B.	—	POINT OF BEGINNING
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



FIELD NOTES:

All that certain 7.5651 acres of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being that same called 7.6266 acres of land conveyed to James R. Grope and spouse, Carolyn J. Grope, as described in the deed recorded under Clerk's File No. N572984 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and corrected by Clerk's File No. N584790 of the H.C.O.P.R.R.P., also being out of Lots 366 and 367, CORRECTED MAP OF TOMBALL OUTLOTS, according to the map or plat thereof recorded in Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.), SAVE & EXCEPT a portion of a called 0.2506 acre of land granted to City of Tomball, Texas, as described in the deed recorded under Clerk's File No. RP-2020-447554 of the H.C.O.P.R.R.P., said 7.5651 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod at a chain link fence corner post found at the common southwest corner of said 7.6266 acres and the herein described tract of land, same being situated in the apparent original east right-of-way line of South Persimmon Street (width varies) as established by the map or plat thereof recorded in Volume 2, Page 65 of the H.C.M.R. and as recited in the legal description of the 7.6266 acres, said 5/8 inch iron rod also being situated in the south line of said Lot 366 and the north line of Lot 372, CORRECTED MAP OF TOMBALL OUTLOTS;

THENCE North 02 deg. 35 min. 42 sec. West, along and with the west line of the 7.6266 acres and said apparent original east right-of-way line of South Persimmon Street, a distance of 140.43 feet to an "X" set in concrete in the new east right-of-way line of South Persimmon Street (80 feet wide at this point according to the legal description of said 0.2506 acre of land);

THENCE in a northerly direction, over and across the 7.6266 acres and Lot 366, with said new east right-of-way line of South Persimmon Street, along the arc of a non-tangent curve to the left subtending a central angle of 06 deg. 40 min. 45 sec., having a radius of 2,040.00 feet, an arc length of 237.81 feet, a chord bearing of North 01 deg. 24 min. 08 sec. East, and a chord distance of 237.67 feet to a 5/8 inch iron rod with cap set in the north line of Lot 366 and the upper north line of the 7.6266 acres at the northwest corner of the herein described tract of land, same being the northeast corner of the 0.2506 acre of land, from which a 5/8 inch iron rod with cap found at the southwest corner of Reserve "H", Block 4, RABURN RESERVE SEC. 2 AMENDING PLAT NO. 1, according to the map or plat thereof recorded in Film Code No. 702422 of the H.C.M.R., bears witness North 04 deg. West, a distance of 4.38 feet;

THENCE North 87 deg. 47 min. 09 sec. East (called South 89 deg. 45 min. 37 sec. East), departing the new east right-of-way line of South Persimmon Street, along said upper north line of the 7.6266 acres, same being the north line of Lots 366 and 367, with an old barbed-wire fence, a distance of 762.18 feet (called 777.87 feet) to a 10" wood fence corner post (leaning southeast) found at the common upper northeast corner of the 7.6266 acres and the herein described tract of land, from which a found 1/2 inch iron pipe bears witness North 43 deg. West, a distance of 2.21 feet, and a 5/8 inch iron rod with cap found at the common corner of Lots 13 and 14, Block 4, RABURN RESERVE SEC. 2 AMENDING PLAT NO. 1, bears witness North 18 deg. West, a distance of 3.43 feet;

THENCE South 22 deg. 59 min. 30 sec. East (called South 20 deg. 31 min. 39 sec. East), over and across Lot 367, along the upper east line of the 7.6266 acres, same being the apparent west line of a called 10.89 acres of land conveyed to Hufsmith 24, LLC, as described in the deed recorded under Clerk's File No. RP-2024-466416 of the H.C.O.P.R.R.P., with a 4-foot hogwire and barbed-wire fence, a distance of 321.65 feet (called 323.04 feet) to a 5/8 inch iron rod found at an angle point, from which a 5" x 8" wood fence corner post (leaning northeast) bears witness North 31 deg. East, a distance of 1.20 feet;

THENCE South 83 deg. 38 min. 08 sec. East (called South 80 deg. 42 min. 09 sec. East), continuing over and across Lot 367, along the lower north line of the 7.6266 acres and the apparent south line of said 10.89 acres, with a 4-foot hogwire and barbed-wire fence, a distance of 253.74 feet (called 253.65 feet) to a 1-1/2 inch galvanized steel fence corner post (leaning south) found at the common lower northeast corner of the 7.6266 acres and the herein described tract of land, same being situated in the east line of Lot 367 and the west right-of-way line of a 30-foot wide unimproved road as reflected on said plot recorded in Volume 2, Page 65 of the H.C.M.R. and said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 10 inch wood fence corner post bears witness South 64 deg. East, a distance of 1.0 feet, and a found 5/8 inch iron rod with cap bears witness North 08 deg. East, a distance of 1.10 feet;

THENCE South 02 deg. 12 min. 37 sec. East (called South 00 deg. 04 min. 07 sec. West), along the lower east line of the 7.6266 acres, same being said east line of Lot 367 and said west right-of-way line of a 30-foot wide unimproved road, also being the apparent west line of a called 6.188 acres of land conveyed to John W. Randall, Jr. and wife, Tracy A. Randall, as described in the deed recorded under Clerk's File No. 20100453523 of the H.C.O.P.R.R.P., with a 5-foot hogwire fence, a distance of 33.82 feet (called 33.86 feet) to a 2-1/2 inch galvanized steel fence corner post found at the common southeast corner of the 7.6266 acres and the herein described tract of land, same being the southeast corner of Lot 367 and the northeast corner of Lot 373, CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 5/8 inch iron rod bears witness North 43 deg. East, a distance of 0.72 feet;

THENCE South 87 deg. 38 min. 00 sec. West, along the south line of the 7.6266 acres, same being the north line of Lots 373 and 372, with a 4-foot hogwire and barbed-wire fence, a distance of 1,140.90 feet to the POINT OF BEGINNING and containing within these metes and bounds 7.5651 acres (329,534 square feet) of land.

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: 0.999944888.

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, THIS LOT IS NOT IN THE 1% OR 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 PROVIDED BY INTEGRITY TITLE COMPANY LLC, DATED ?????, 2025.

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. THIS LOT IS SUBJECT TO AN UNLOCATED RIGHT-OF-WAY AND EASEMENT FOR PIPE LINE PURPOSES GRANTED TO HUMBLE OIL & REFINING COMPANY AS RECORDED IN VOLUME 969, PAGE 236 OF THE H.C.D.R. SURVEYOR OBSERVED NO EVIDENCE OF PIPELINES ON, OVER OR ACROSS THE SUBJECT PROPERTY.

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	2,040.00'	006°40'45"	237.81'	N 01°24'08" E — 237.67'
C2	2,040.00'	000°31'32"	18.71'	N 02°18'38" W — 18.71'

LINE TABLE

NO.	BEARING	DIST.
L1	N 02°35'42" W	140.43'
L2	S 02°12'37" E	33.82'

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of JORGENSEN SOLUTIONS 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 _____, 2025.

By: _____
Craig Myers
Director of Community Development

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

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 _____, 2025, at _____ o'clock ____ M., and duly recorded on

_____, 2025, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

_____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS

COUNTY OF HARRIS

We, MATERIAL AND DESIGN SOLUTIONS, LLC, acting by and through Andy Jorgensen, President, being an officer of MATERIAL AND DESIGN SOLUTIONS, LLC, owners hereinafter referred to as Owners (whether one or more) of the 7.5651 acre tract described in the above and foregoing plat of JORGENSEN SOLUTIONS, 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 at these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above 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 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 MATERIAL AND DESIGN SOLUTIONS, LLC have caused these presents to be signed

by Andy Jorgensen, President, thereunto authorized, this _____ day of _____, 2025.

MATERIAL AND DESIGN SOLUTIONS, LLC

By: _____
Andy Jorgensen, President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Andy Jorgensen, 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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

We, Trustmark National Bank, owner and holder of a lien against the property described in the plat known as JORGENSEN SOLUTIONS, said lien being evidenced by instrument of record in the Clerk's File No. RP-2025-244331 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JORGENSEN SOLUTIONS

A SUBDIVISION OF 7.5651 ACRES (329,534 SQUARE FEET) OF LAND, SITUATED IN THE JESSE PRUETT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS.

BEING A PARTIAL REPLAT OF LOTS 366 & 367, CORRECTED MAP OF TOMBALL OUTLOTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 1 LOT.

1 BLOCK

1 LOT

OWNERS:
MATERIAL AND DESIGN SOLUTIONS, LLC
6431 CUNNINGHAM ROAD
HOUSTON, TEXAS 77041
713-732-0020

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

DATE: JULY, 2025

SCALE: 1" = 60'

PROJECT NO. 25-109

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Consideration to approve Preliminary Plat of **New Telge Road Development**: A subdivision of 18.7393 acres located in the John H. Edwards Survey, Abstract 20, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved with Conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: New Telge Road Development

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: August 11, 2025

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

The Community Development Department and Engineering Division approves this Plat with the following conditions.

- A final subdivision plat shall be submitted to the City of Tomball for review.
- Prior to the approval and recording of the final subdivision plat, engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).
- Prior to the recordation of the final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).

METES AND BOUNDS

BEING 18.74-ACRES (816,286 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NO. 20 AND CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311, IN HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 130.971-ACRE TRACT OF LAND RECORDED UNDER COUNTY CLERK'S FILE NO. (C.C.F. NO.) T469927, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 18.74-ACRES TRACT OF LAND BEING PREVIOUSLY RECORDED IN C.C.F. NO. RP-2017-242129, O.P.R.H.C.T., SAID 18.74-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW CAP FOUND IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF FM 2920 ROAD (120 FOOT WIDE), BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 122-ACRES TRACT RECORDED UNDER C.C.F. NO. M463098 & P133167, O.P.R.H.C.T., AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.023-ACRES TRACT RECORDED UNDER C.C.F. NO. U659556, O.P.R.H.C.T.;

THENCE (L1) SOUTH 89°16'00"EAST, WITH THE NORTHERLY R.O.W. LINE OF SAID FM 2920 ROAD, A DISTANCE OF 20.00 FEET TO A BENT 5/8-INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, THE SOUTHEAST CORNER OF SAID 0.023-ACRES TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE (L2) NORTH 00°38'17" WEST, WITH THE WEST LINE OF SAID 0.023-ACRES TRACT, A DISTANCE OF 50.00 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET FOR THE NORTHEAST CORNER OF SAID 0.023-ACRES TRACT, AND AN INTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE (L3) NORTH 89°16'00" WEST, WITH THE NORTH LINE OF SAID 0.023-ACRES TRACT, A DISTANCE OF 20.00 FEET, TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.023-ACRES TRACT, AND AN EXTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°38'17" WEST, WITH THE EAST LINE OF SAID 122-ACRES TRACT, A DISTANCE OF 1,286.87 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 31.159-ACRES TRACT RECORDED UNDER C.C.F. NO. V256093, O.P.R.H.C.T., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH - 0.57 FEET;

THENCE NORTH 88°59'50" EAST, WITH THE SOUTH LINE OF SAID 31.159-ACRES TRACT, A DISTANCE OF 630.10 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, OF FINAL PLAT SITEMAG AT TOMBALL, RECORDED IN FILM CODE NO. 700317, MAP RECORDS OF HARRIS COUNTY, TEXAS (M.R.H.C.T.), AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP (TOMY SWANSON) FOUND BEARS NORTH - 0.58 FEET;

THENCE SOUTH 00°29'00" WEST, WITH THE WEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 357.09 FEET, A 5/8-INCH IRON ROD WITH CAP (EIC) FOUND FOR AN ANGLE POINT OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 706.25 FEET, TO A 5/8-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 2.952-ACRES TRACT RECORDED UNDER C.C.F. NO. 20090443955, O.P.R.H.C.T., THE NORTHWEST CORNER THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.636-ACRES TRACT RECORDED UNDER C.C.F. NO. U761658, O.P.R.H.C.T., AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

STATE OF TEXAS
COUNTY OF HARRIS

WE, INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH _____, BEING OFFICERS OF INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 18.7393 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF NEW TELGE ROAD DEVELOPMENT, 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 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 PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, THE INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THIS ____ DAY OF _____, 20____.

INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

STATE OF TEXAS
COUNTY OF HARRIS

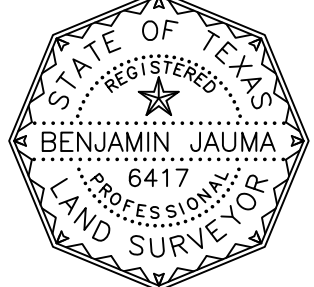
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, BENJAMIN JAUMA, AM AUTHORIZED (OR 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 EIGHTS (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.



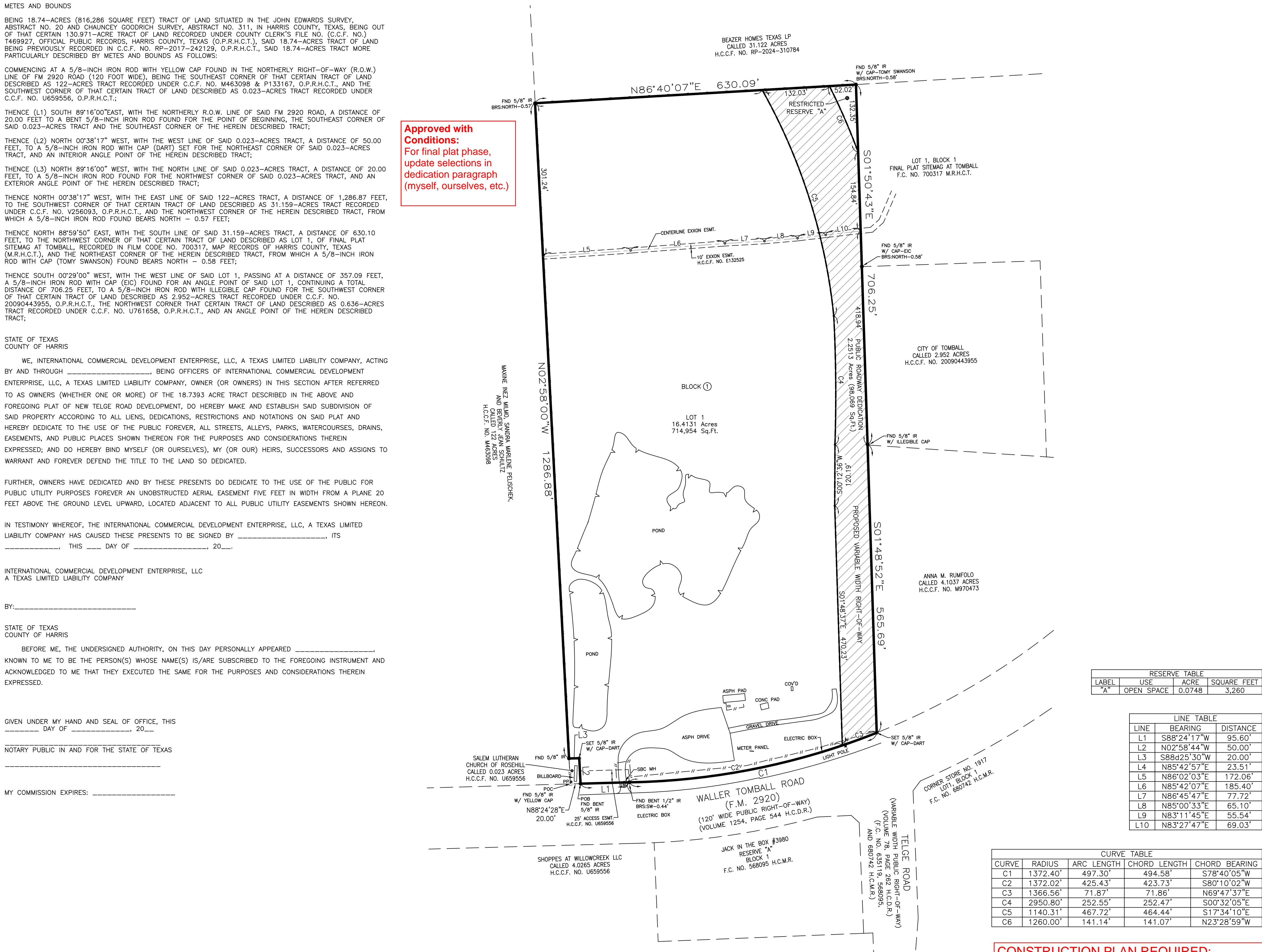
BENJAMIN JAUMA
Texas Registration No. 6417

I, MATTHEW SIGMON, 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/SUBDIVIDER OWNS OR HAS A LEGAL INTEREST IN.

BY: _____
MATTHEW SIGMON
TEXAS LAND MAPS

PLANNING AND ZONING COMMISSION CHAIR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF NEW TELGE ROAD DEVELOPMENT 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 _____, 20____.



100 50 0 100
GRAPHIC SCALE : 1" = 100'



LEGEND:

B.L. - Building Line
C.I.R. - Capped Iron Rod
Fnd - Found
H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
H.C.C.F. - Harris County Clerk's File
I.R. - Iron Rod
SQ.FT. - Square Feet
U.E. - Utility Easement

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 FEMA Firm Panel No. 48201C0210L, 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 setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- A ten foot wide City of Tomball utility easement is hereby dedicated 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.

PRELIMINARY PLAT OF

NEW TELGE ROAD DEVELOPMENT

A SUBDIVISION OF 18.7393 ACRES
LOCATED IN THE JOHN H. EDWARDS
SURVEY, ABSTRACT 20, CITY OF TOMBALL,
HARRIS COUNTY, TEXAS.

1 LOT, 1 RESERVE, 1 BLOCK

JULY, 2025

CITY OF TOMBALL
HARRIS COUNTY, TEXAS

SURVEYOR:
DART LAND SERVICES
14701 SAINT MARY'S LANE #150
HOUSTON, TEXAS 77079
(281) 584-6688
FIRM NO. 10194710



TEXAS LAND MAPS
2205 San Felipe Street
Houston, Texas 77019
Office: 281-645-6600
Cell: 713-298-9987
www.TexasLandMaps.com

CONSTRUCTION PLAN REQUIRED:

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

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Consideration to approve the Final Plat of **Mendoza Estates**: A subdivision of a 1.9961 acre, (86,951.42 Square Feet), tract know as part of the Tract 7 and 8, as recorded under H.C.C.F. No. RP-2017-374990, Justin Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved with Conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Mendoza Estates

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: August 11, 2025

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

The Community Development Department and Engineering Division approves this Plat with the following conditions.

- Engineered construction plans must be submitted to and approved by the City of Tomball, illustrating how all required public improvements associated with this development will be constructed (i.e. sanitary sewer and water main extensions to serve all lots within the subdivision).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).

40

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 11, 2025
&
CITY COUNCIL
AUGUST 18, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 11, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, August 18, 2025, 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:

Conditional Use Permit Case CUP25-06: Request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of “Amusement devices/arcade” within the City of Tomball’s General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

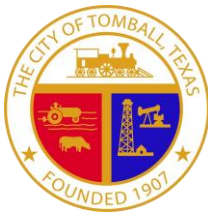
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

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

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of August 2025 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Benjamin Lashley
Benjamin Lashley
Assistant 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) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Conditional Use Permit Case CUP25-06

7/28/2025

The Planning & Zoning Commission will hold a public hearing on **August 11, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to the City Council on a request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of "Amusement devices/arcade" within the City of Tomball's General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for a **Conditional Use Permit**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **August 18, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: CUP25-06

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Name:
Parcel I.D.:
Address:

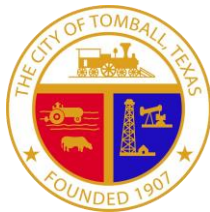
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

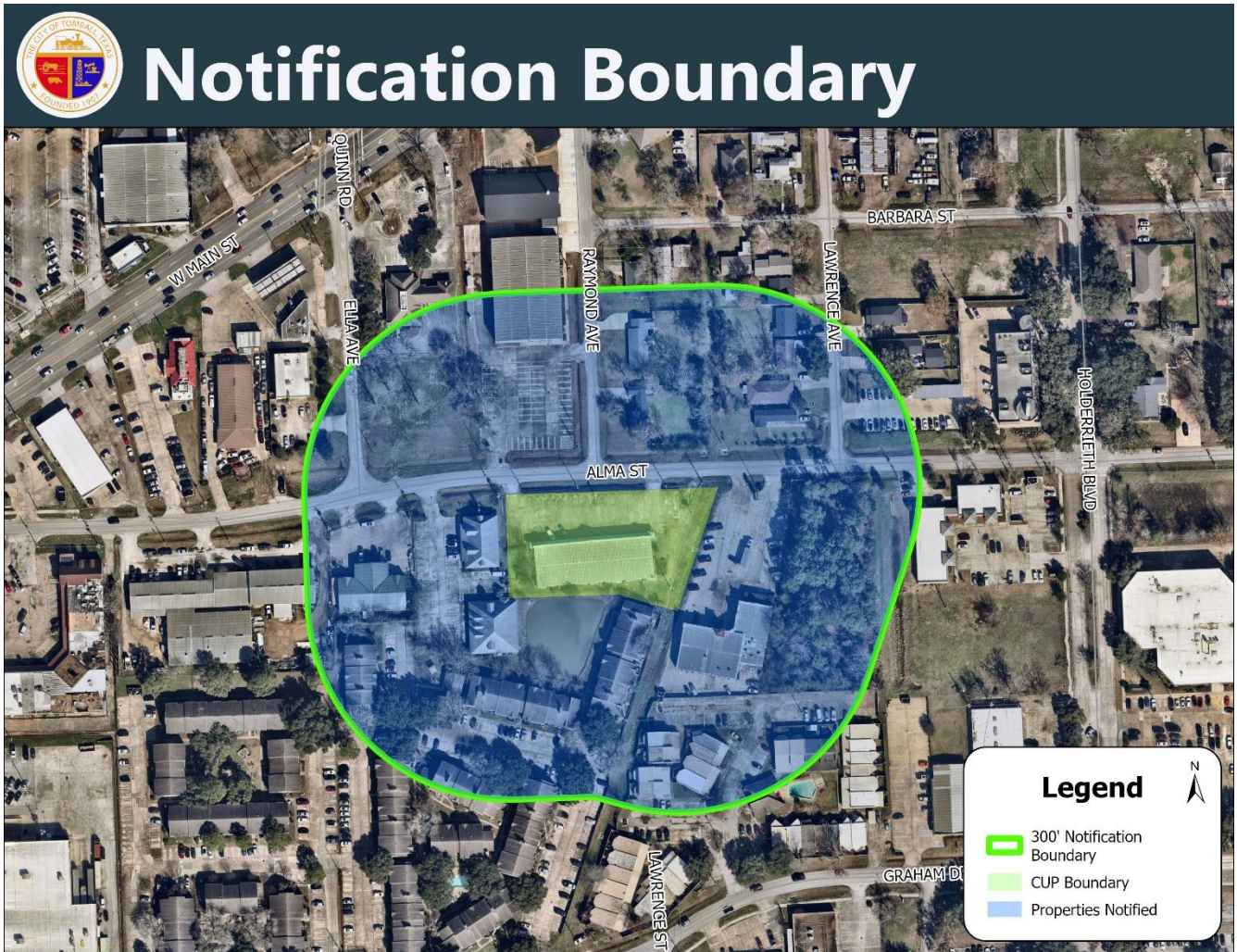
Additional Comments:

Signature: _____



City of Tomball
Community Development Department

CUP25-06



For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: CUP25-06

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Community Development Department
501 James St., Tomball TX 77375

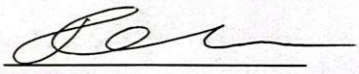
Name: H&L PLAZA LLC
Parcel I.D.: 0402700010736
Address: 103 E BLACK KNIGHT DR

Email: blashley@tomballtx.gov

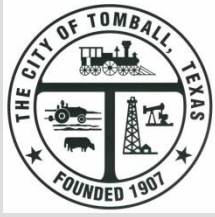
I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 11, 2025
City Council Public Hearing Date: August 18, 2025

Rezoning Case: CUP25-06

Property Owner(s): H&L PLAZA LLC

Applicant(s): Tom Nguyen

Legal Description: 1.0532-acre tract of land situated in the J. House Survey, Abstract No. 34

Location: 1101 Alma Street (Exhibit “A”)

Area: 1.0532 acres

Comp Plan Designation: Neighborhood Commercial (Exhibit “B”)

Present Zoning: General Retail (GR) District (Exhibit “C”)

Request: The granting of a Conditional Use Permit (CUP) to allow the land use of “Amusement devices/arcade” within the City of Tomball’s General Retail (GR) zoning district.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Commercial (C) and Old Town & Mixed-Use (OTMU)	Equip Church and Single-Family Residence
South	General Retail (GR) and Multifamily (MF)	Bridgewater Apartments
East	General Retail (GR)	Martha’s Restaurant and Retail Center
West	General Retail (GR)	Medical Offices

BACKGROUND

The subject property is currently home to a multi-tenant office/retail center. The applicant desires to operate four or more amusement/arcade devices in conjunction with retail sales. This application for a CUP is the product of the properties current zoning district (General Retail) which only allows the land use of “Amusement devices/arcade” with the approval of a CUP by City Council.

ANALYSIS

According to Section 50-81 (f) of Chapter 50 (Zoning), when considering applications for a CUP, the City shall, based on the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

1. The proposed use at the specified location is consistent with the goals, objectives, and policies contained in the adopted Comprehensive Plan;

The property is designated as Neighborhood Commercial by the Comprehensive Plan's Future Land Use Map. The Neighborhood Commercial designation is intended for commercial uses that are developed with the appropriate context, scale and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians. This land use category should serve as a transition between lower intensity residential development and higher intensity commercial and industrial development. Appropriate land uses identified by the Comprehensive Plan include retail, hotels, restaurants, personal services, and offices. The request to operate an amusement devices/arcade business is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on Alma Street which is designated as a collector road on Tomball's Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that is normally produced by the mixture of medical offices currently found on the property and the proposed arcade.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

According to the Zoning Ordinance, "a conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through the imposition of certain standards and conditions."

The property was first zoned within the General Retail district when zoning was adopted in 2008. The subject property is surrounded by the Multifamily, Commercial, General Retail, and OTMU districts. The nature of the area is a mixture of businesses, professional offices, retail spaces, multifamily housing, and single-family housing. The General Retail district was established to provide areas for local neighborhood shopping and service facilities, and for the retail sales of goods and services.

3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Ordinance;

Yes, all supplemental standards specifically applicable to the desired land use are satisfied by the existing conditions of the property.

4. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts.**

The proposed use is consistent with surrounding land uses.

5. **The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.**

City Staff does not anticipate adverse impacts to the adjacent properties nor the surrounding area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on July 28, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

Note that the Planning & Zoning Commission may recommend, and the City Council may impose any additional conditions as are reasonably necessary.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



**Exhibit “B”
Future Land Use Plan**

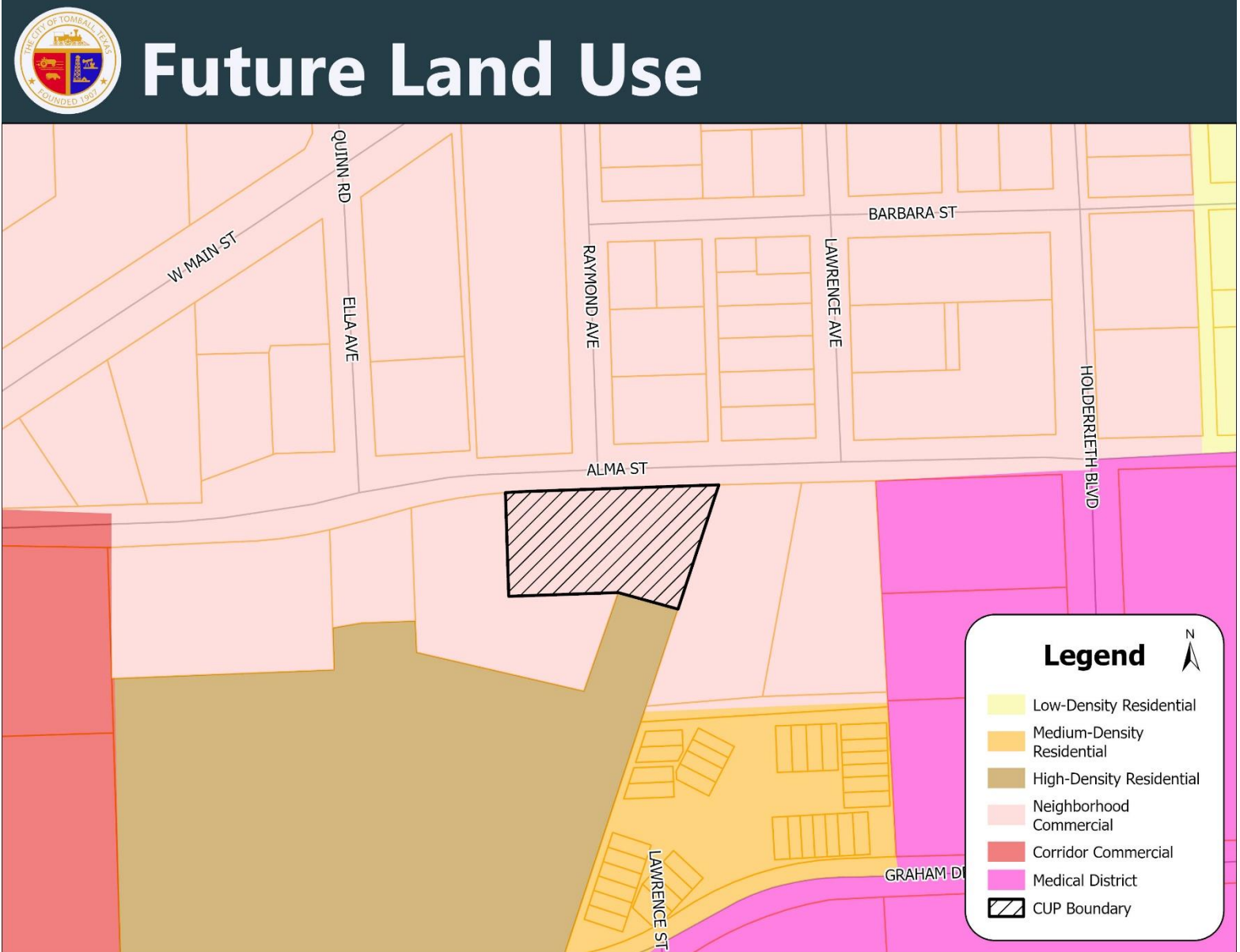
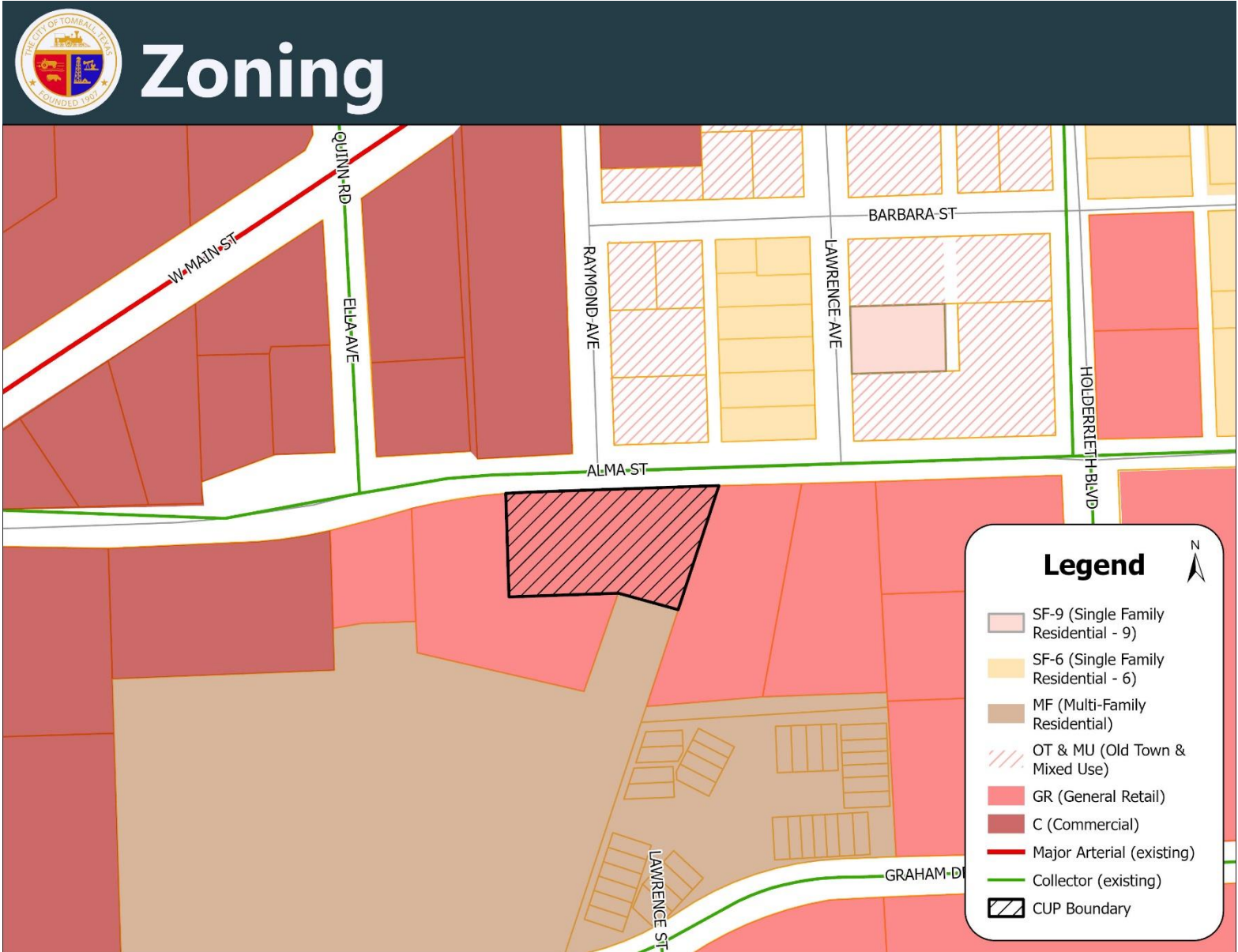


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photos**

Subject Site



Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit “E” Rezoning Application



Revised: 10/1/2022

APPLICATION FOR CONDITIONAL USE PERMIT Planning Division

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for Conditional Use Permit (CUP) request

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

SMARTGOV WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Tom Nguyen Title: Store Manager
 Mailing Address: 1101 Alma St, Suite 100 City: Tomball State: TX
 Zip: 77375 Contact: Anne Tran
 Phone: (713) 6288578 Email: esytrendy@gmail.com

Owner

Name: Dr. Hang A. Le Title: Owner
 Mailing Address: 103 E. Black Knight Dr. City: Spring State: TX
 Zip: 77382 Contact: Dr. Hang Le
 Phone: (228) 861-6338 Email: Hangle2014@gmail.com

Engineer/Surveyor (if applicable)

Name: N/A Title: _____
 Mailing Address: _____ City: _____ State: _____
 Zip: _____ Contact: _____
 Phone: (____) _____ Fax: (____) _____ Email: _____

Revised: 10/1/2022

Description of Proposed Project: Arcade center and general retail

Physical Location of Property: 1101 Alma St, Suite 100
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: TR 27K ABST 34 J HOUSE
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

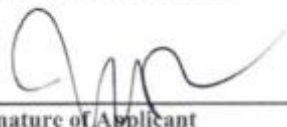

HCAD Identification Number: 0402700010736 Acreage: 1.0532

Current Use of Property: Vacant

Proposed Use of Property: Arcade-style games/machines and general retail

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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

X 	6/29/25
Signature of Applicant	Date
X 	6/29/25
Signature of Owner	Date

Revised: 10/1/2022

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☐ **Application Fee: \$1,000 (Non-Refundable)**
- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Concept/Site Plan**
- ☐ **Letter stating reason for request and issues relating to request.**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Sec. 12.1 C of the Zoning Ordinance as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Planning Department unless evidence of a legal lot is provided. To be an un-platted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Revised: 10/1/2022

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The purpose of the public hearing is to allow the Planning and Zoning Commission to conduct a fact finding process. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manor as the Planning and Zoning Commission. In the event there has been filed with the City Secretary a petition of twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, shall constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

June 29, 2025

Tom Nguyen

1101 Alma St., Unit 100

Tomball, TX 77375

City of Tomball

401 Market Street

Tomball, TX 77375

Subject: Request for Approval of Conditional Use Permit for Arcade and Retail Business

Dear Members of the Planning and City Council,

I respectfully submit this application for a Conditional Use Permit (CUP) for a proposed arcade and retail business located at 1101 Alma St., Suite 100. This commercial unit, zoned as GR – General Retail District, has been vacant for almost two years. With your approval, we intend to transform this unused retail location into a vibrant and family-friendly spot that adds value to the community.

We're planning to install arcade-style game machines and retail business including but not limited to toys, clothes, and refreshments to create a casual and family-friendly location that gives people a reason to stop by and enjoy themselves. We believe it could add a little extra energy to the area, support nearby businesses, generate new jobs, and bring in some extra tax revenue for the city too.

We'll make sure everything we do follows the city's guidelines, and we're happy to provide anything else you might need from us during the process. We are looking forward to bringing something positive to the community and to partnering with the city to turn this long unused space into a positive asset for Tomball.

We respectfully ask for your thoughtful consideration and support of this application

Sincerely,



Tom Nguyen

