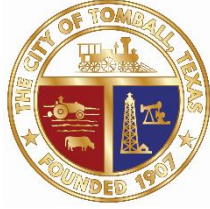


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, August 09, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, August 09, 2021 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 12, 2021.
- E. New Business
 - E.1 Consideration to Approve Final Plat of **CHERRY PINES, SECTION #4:** A Subdivision of 8.1938 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.
 - E.2 Consideration to Approve Replat of **HUTSON BLOCK 54 SOUTH:** A Replat of Lots 1-12 in Block 54 of an addition in the Wm. Hurd Survey (A-371), Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the map records of Harris County, Texas.
 - E.3 Consideration to Approve Final Plat of **PROSPERITY BUSINESS COMPLEX:** A subdivision of 4.9091 acres (213,838 Square Feet), situated in the C. Pillot, Abstract #632, City of Tomball, Harris County, Texas.

- E.4 Consideration to Approve **Zoning Case P21-308**: Request by Kathryn Parker with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. The property is approximately 95.4 of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1, generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-308**

- E.5 Consideration to Approve **Zoning Case P21-332**: Request by Catherine Conde for a reduction in the minimum open green space requirement on approximately 1.27 acres of land legally described as Tracts 24M ABST 34 J House. The property is generally located at the southwest corner of Rudel Road and Buvinghausen Road, at 1301 Rudel Road, within the City of Tomball, Harris County, Texas and is zoned Multi-Family District.

F. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of August 2021 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

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

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

MONDAY, JULY 12, 2021



6:00 P.M.

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

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Tana Ross

Commissioner Darrell Roquemore – Excused Absence

Others present:

Craig Meyers – Community Development Director
Wesley Stolz – City Engineer
Amelia Lindley – City Planner
Loren Smith – City Attorney
Kim Chandler – Community Development Coordinator

Draft

A.1 Election of Chairman and Vice Chairman

Commissioner Dunagin nominated Barbara Tague as Chair.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to re-appoint Chair Barbara Tague.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

Commissioner Anderson nominated Darrell Roquemore as Vice Chair.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to re-appoint Vice Chair Roquemore.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

B. No Public Comments were received.

C. Reports and Announcements:

- Craig Meyers, Community Development Director, announced the following:
 - **Zoning Case P21-257:** Request by Historymaker Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 19.33 acres of land legally described as Tracts 14H, 14H-1, 14H-1A, 14H-1B, 14H-2 & 14H-3 (AG-USE) and Tract 14H-4 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Planned Development (PD-17) District was approved at City Council.
 - He is leaving the City of Tomball for another opportunity and thanked everyone for their support over the last eight years.

D. Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 14, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E. New Business:

E.1 Consideration to Approve Final Plat of **ALICE WONDERLAND MANOR:** A Subdivision being a 0.9913 Acre Tract of Land, situated in the J.M. Hopper Survey, Abstract #375, of Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E.2 Consideration to Approve Final Plat of **PINE TRAILS OF TOMBALL:** A Subdivision being a 13.3775 Acres of Land out of the Joseph House League Survey, Abstract 34, City of Tomball, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.3 Consideration to Approve Replat of **TOMBALL BUSINESS & TECHNOLOGY PARK, LOTS 4 & 8:** A Subdivision of 25.1764 Acres (1,096,682.87 Square Feet), being a replat of Tomball Business and Technology Park, Lot 4 partial replat, Film Code No. 674930, H.C.M.R., situated in the E. Smith Survey, A-70, City of Tomball, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.4 Consideration to Approve **Zoning Case P21-252:** Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley – City Planner, presented the case and recommendation of approval.

Tim Littlefield, Applicant (9618 Kirkstone Terrace Drive, Spring, TX 77379) spoke on behalf of the request.

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

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P21-252.**

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion failed 2-2.

- E.5
- Consideration to Approve **Zoning Case P21-253:** Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Amelia Lindley – City Planner, presented the case and recommendation of denial.

Luis Smulders, Applicant (30 E. River Crest Drive, Houston, TX 77042) spoke on behalf of the request.

Burke Froehlich, Representing Applicant (17615 Lasting Rose Drive, Cypress, TX 77429) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:27 p.m.

Brenda Wells (12710 Pine Woods Street, TX 77375) submitted a public comment form in opposition of the request.

Hightower Investments (6115 Theall Road, Houston, TX 77066) submitted a public comment form in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:29 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P21-253.**

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion failed 3-1.

- E.6
- Consideration to Approve **Zoning Case P21-266:** Request by Clinton Hankla to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District. The property is generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley – City Planner, presented the case and recommendation of approval.

Clinton Hankla, Applicant (13315 Misty Hills Drive, Cypress, TX 77429) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:37 p.m.

Dana Wade (413 E. Hufsmith Road, Tomball, TX 77375) submitted a public comment form in favor of the request.

Robert Kellogg (327 E. Hufsmith Road, Tomball, TX 77375) spoke in concern of the request.

Hearing no additional comments, the Public Hearing was closed at 6:40 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Ross, to approve **Zoning Case P21-266.**

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion failed 2-2.

- E.7 Consideration to Approve **Zoning Case P21-267**: Request by Clinton Hankla for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas, and is zoned Agricultural District with an application to rezone to the General Retail District.

Amelia Lindley – City Planner, presented the case and recommendation of approval.

Clinton Hankla, Applicant (13315 Misty Hills Drive, Cypress, TX 77429) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:58 p.m.

Robert Kellogg (327 E. Hufsmith Road, Tomball, TX 77375) spoke in opposition of the request.

Dana Wade (413 E. Hufsmith Road, Tomball, TX 77375) submitted a public comment form in favor of the request.

Janie Stokes (29910 Anna Trails, Tomball, TX 77375) submitted a public comment form in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 7:01 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P21-267**.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion failed 3-1.

F. Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:03 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

 Kim Chandler
 City Engineer/Board Secretary

 Barbara Tague
 Commission Chair

CITY OF TOMBALL

Plat Name: CHERRY PINES, SECTION #4 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 9, 2021

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KYLE DAVISON, DIVISION PRESIDENT, BEING AN OFFICER OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 8.1938 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CHERRY PINES SECTION 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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 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 GOVERNMENT 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KYLE DAVISON, ITS DIVISION PRESIDENT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2021.

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
KYLE DAVISON, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED KYLE DAVISON, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF CHERRY PINES SECTION 4 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

BY: _____
BARBARA TAGUE, CHAIR

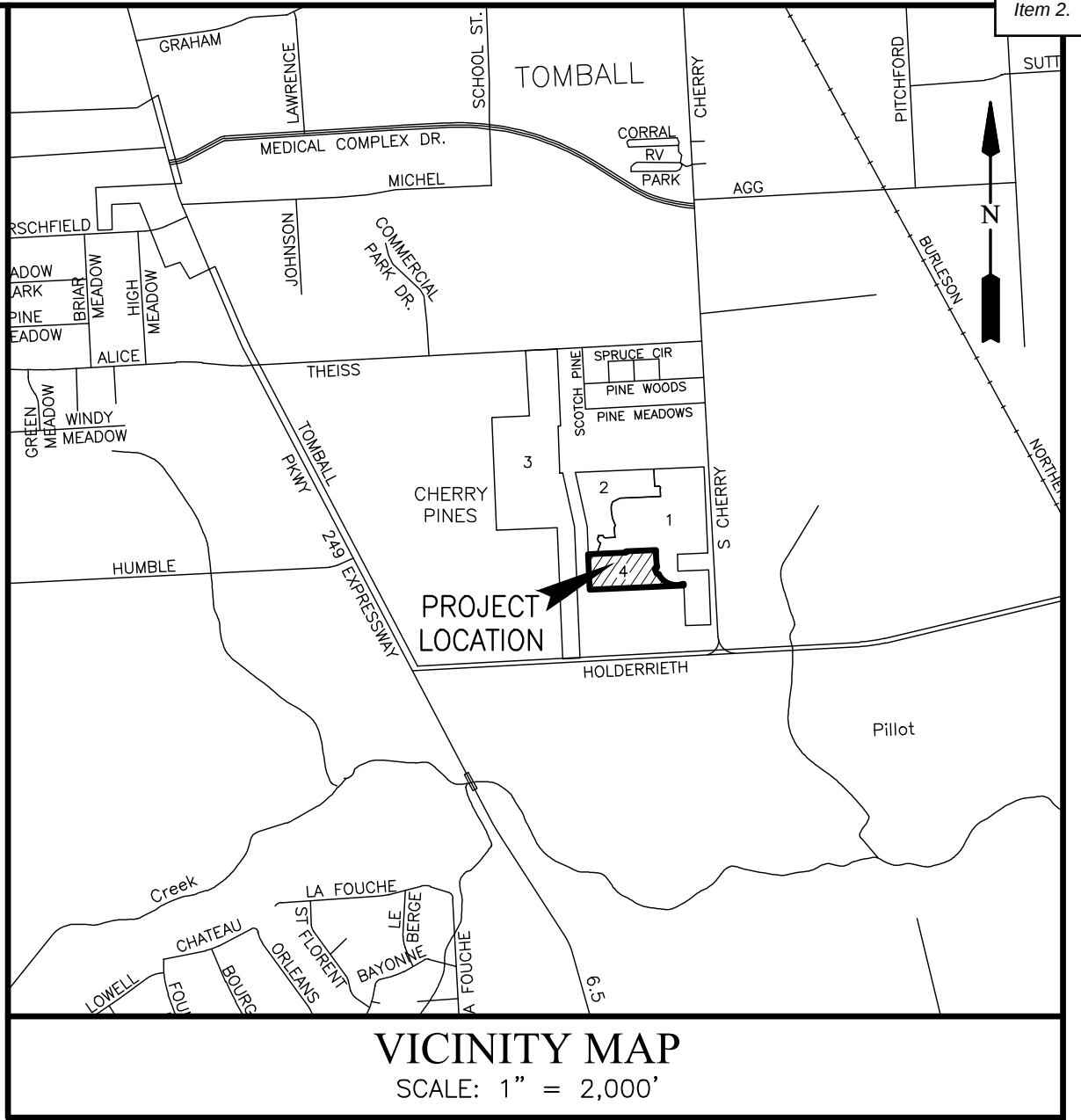
BY: _____
DARRELL ROQUEMORE, VICE CHAIR

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 _____, 2021, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK ____M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



FINAL PLAT OF CHERRY PINES SECTION 4

A SUBDIVISION OF 8.1938 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

31 LOTS 4 RESERVES (2.1814 ACRES) 1 BLOCK

JULY 29, 2021 JOB NO. 2040-5240.310

OWNER:

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

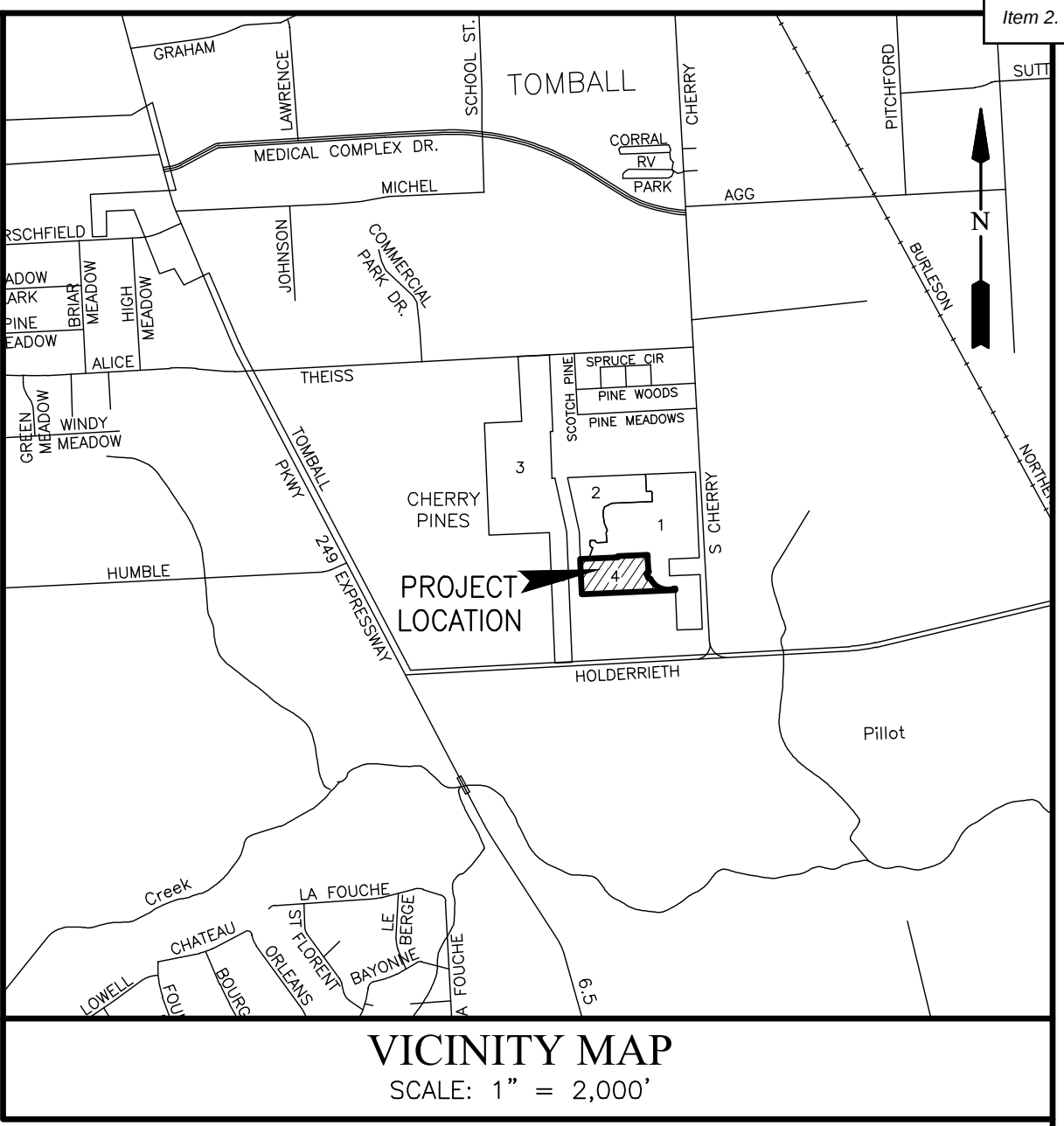
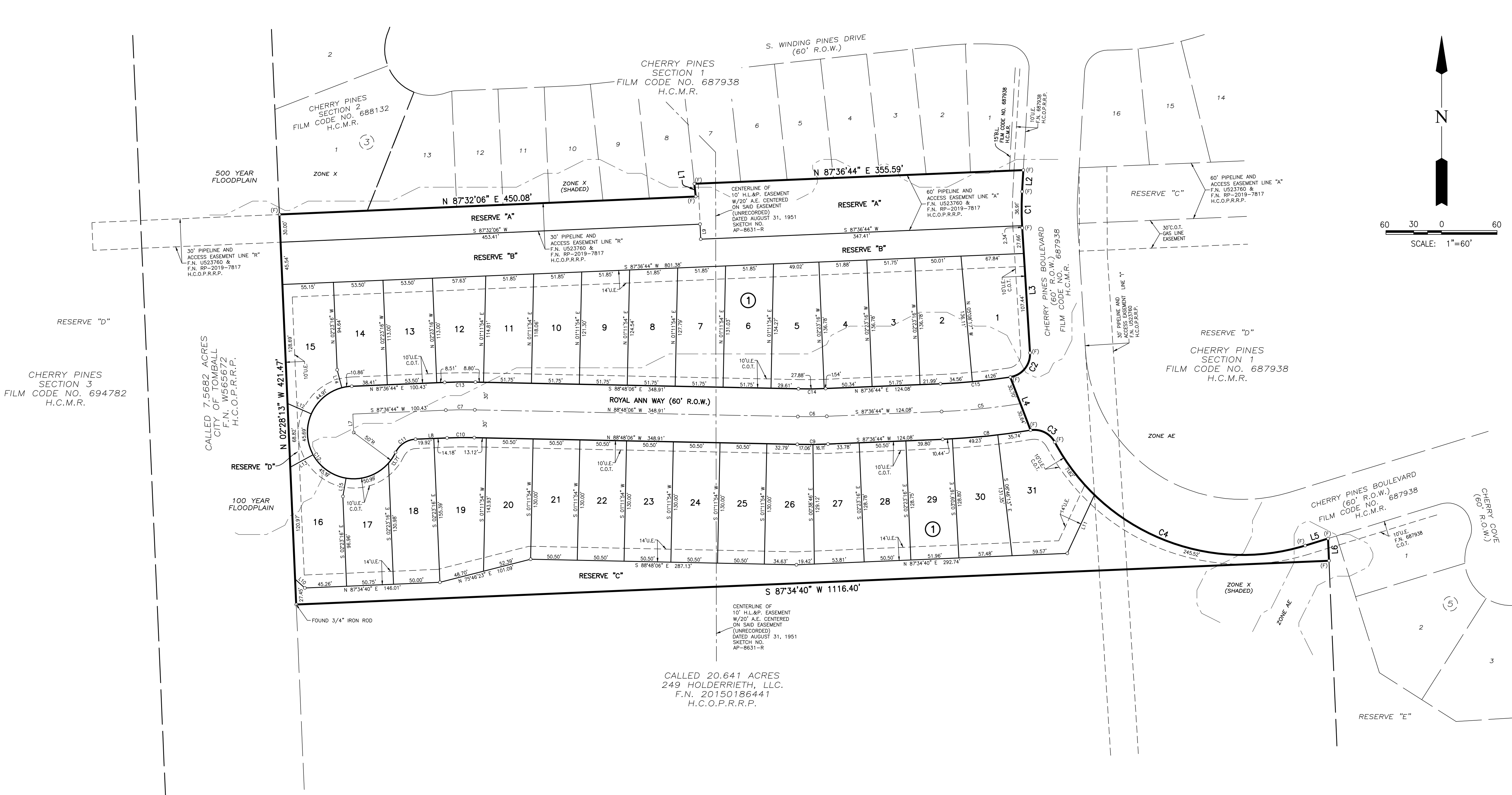
ENGINEER:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



- LEGEND**
- B.L. INDICATES BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
U.E. INDICATES UTILITY EASEMENT
A.E. INDICATES AERIAL EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
F.N. INDICATES FILE NUMBER
NO. INDICATES NUMBER
VOL. INDICATES VOLUME
PG. INDICATES PAGE
RES. INDICATES RESERVE
SQ.FT. INDICATES SQUARE FEET
R.O.W. INDICATES RIGHT-OF-WAY
C.O.T. INDICATES CITY OF TOMBALL
FND. INDICATES FOUND
I.R. INDICATES IRON ROD
I.P. INDICATES IRON PIPE
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
INDICATES STREET NAME CHANGE
(F) INDICATES FOUND 5/8" IRON ROD WITH CAP "LJA SURVEY"

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	330.00'	6°48'57"	39.26'	S 00°08'55" E	39.23'
C2	25.00'	85°08'07"	37.15'	S 39°00'40" W	33.82'
C3	25.00'	71°20'20"	31.13'	S 63°43'35" E	29.16'
C4	230.00'	79°00'18"	317.15'	S 67°33'34" E	292.61'
C5	750.00'	6°32'26"	85.62'	S 84°20'31" W	85.57'
C6	500.00'	3°35'10"	31.29'	S 89°24'19" W	31.29'
C7	500.00'	3°35'10"	31.29'	S 89°24'19" W	31.29'
C8	780.00'	7°00'29"	95.40'	S 84°06'30" W	95.34'
C9	530.00'	3°35'10"	33.17'	S 89°24'19" W	33.17'
C10	470.00'	3°35'10"	29.42'	S 89°24'19" W	29.41'
C11	25.00'	62°10'55"	27.13'	S 56°31'17" W	25.82'
C12	50.00'	242°10'55"	211.34'	N 33°28'43" W	85.63'
C13	530.00'	3°35'10"	33.17'	N 89°24'19" E	33.17'
C14	470.00'	3°35'10"	29.42'	N 89°24'19" E	29.41'
C15	720.00'	6°02'01"	75.82'	N 84°35'44" E	75.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 06°13'36" W	13.88'
L2	S 03°15'33" W	23.25'
L3	S 03°33'24" E	135.11'
L4	S 20°54'42" E	61.34'
L5	N 72°56'18" E	25.87'
L6	S 02°27'46" E	24.01'
L7	S 02°23'16" E	20.00'
L8	S 87°36'44" W	34.10'
L9	N 02°27'51" W	16.15'
L10	S 47°26'47" E	14.15'
L11	N 25°01'43" E	69.58'
L12	S 66°17'36" E	28.00'
L13	S 61°21'10" W	28.00'
L14	N 14°49'58" W	20.00'
L15	S 09°33'57" W	20.00'

- NOTES:
- THE COORDINATE SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9999462.
 - 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.
 - THIS TRACT LIES IN ZONE "AE", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, DATED JUNE 18, 2007, MAP NO. 48201C 0230L.
 - A BLANKET PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 932, PAGE 359 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND PARTIALLY RELEASED AS SET FORTH IN AGREEMENT RECORDED UNDER CLERK'S FILE NO. RP-2019-7817 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - A BLANKET PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 942, PAGE 517 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND PARTIALLY RELEASED AS SET FORTH IN AGREEMENT RECORDED UNDER CLERK'S FILE NO. RP-2019-7817 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP 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.

BLOCK 1	
LOT NO.	SQ.FT.
1	8,700.60
2	7,280.20
3	7,078.46
4	7,095.56
5	7,227.27
6	6,864.67
7	6,696.83
8	6,528.99
9	6,361.16
10	6,193.32
11	6,025.48

BLOCK 1	
LOT NO.	SQ.FT.
12	6,134.77
13	6,045.50
14	6,012.68
15	7,162.37
16	7,272.50
17	6,000.36
18	7,530.60
19	7,804.70
20	6,916.83
21	6,565.00
22	6,565.00

BLOCK 1	
LOT NO.	SQ.FT.
23	6,565.00
24	6,565.00
25	6,565.00
26	6,743.41
27	6,679.61
28	6,502.54
29	6,578.28
30	6,919.47
31	9,981.20

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.7939	34,580.71	RESTRICTED TO OPEN SPACE
B	0.7166	31,217.22	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.6418	27,954.94	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.0291	1,266.47	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.1814	95,019.34	

FINAL PLAT OF CHERRY PINES SECTION 4

A SUBDIVISION OF 8.1938 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILLOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

31 LOTS 4 RESERVES (2.1814 ACRES) 1 BLOCK
JULY 29, 2021 JOB NO. 2040-5240.310

OWNER:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CITY OF TOMBALL

Plat Name: HUTSON BLOCK 54 SOUTH Plat Type: Re-Plat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: August 9, 2021

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

- Confirm easement discrepancy
- Update existing legal description

Community Development recommends approval of this plat with contingencies.

CITY OF TOMBALL

Plat Name: PROSPERITY BUSINESS COMPLEX 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 9, 2021

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

- Fix Typos
- Remove use restrictions

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

We, Prosperity Business Complex LLC, acting by and through Sandy Pham and Trung Le, Owners, hereinafter referred to as Owners of the 4.9091 acre tract described in the above and foregoing map of PROSPERITY BUSINESS COMPLEX, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

IN TESTIMONY WHEREOF, Prosperity Business Complex LLC, has caused these presents to be signed by Sandy Pham and Trung Le, thereunto authorized,
this the ____ day of _____, 20____.

Prosperity Business Complex LLC

By: _____
Sandy Pham

By: _____
Trung Le

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sandy Pham and Trung Le of Prosperity Business Complex LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

I, _____, owner and holder of a lien against the property described in the plat known as PROSPERITY BUSINESS COMPLEX said lien being evidenced by instrument of record in the Clerk's File No. _____

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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

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

Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

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

By: _____
Barbara Teague
Chairman

By: _____
Darell Roquemore
Vice Chairman

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, at _____ o'clock____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

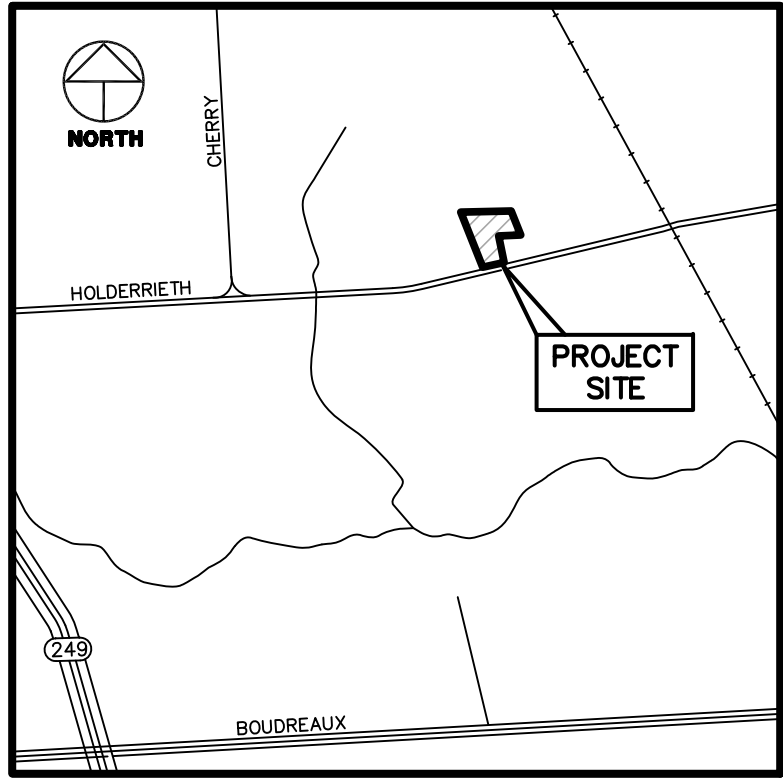
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

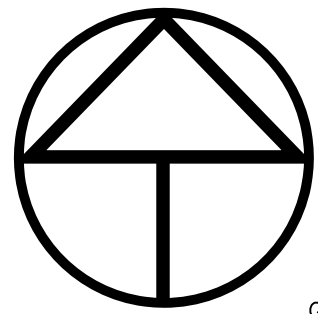
By: _____
Deputy

ABBREVIATIONS

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

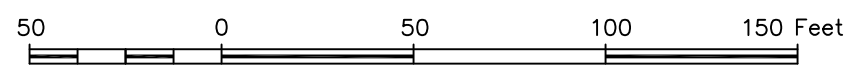


CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



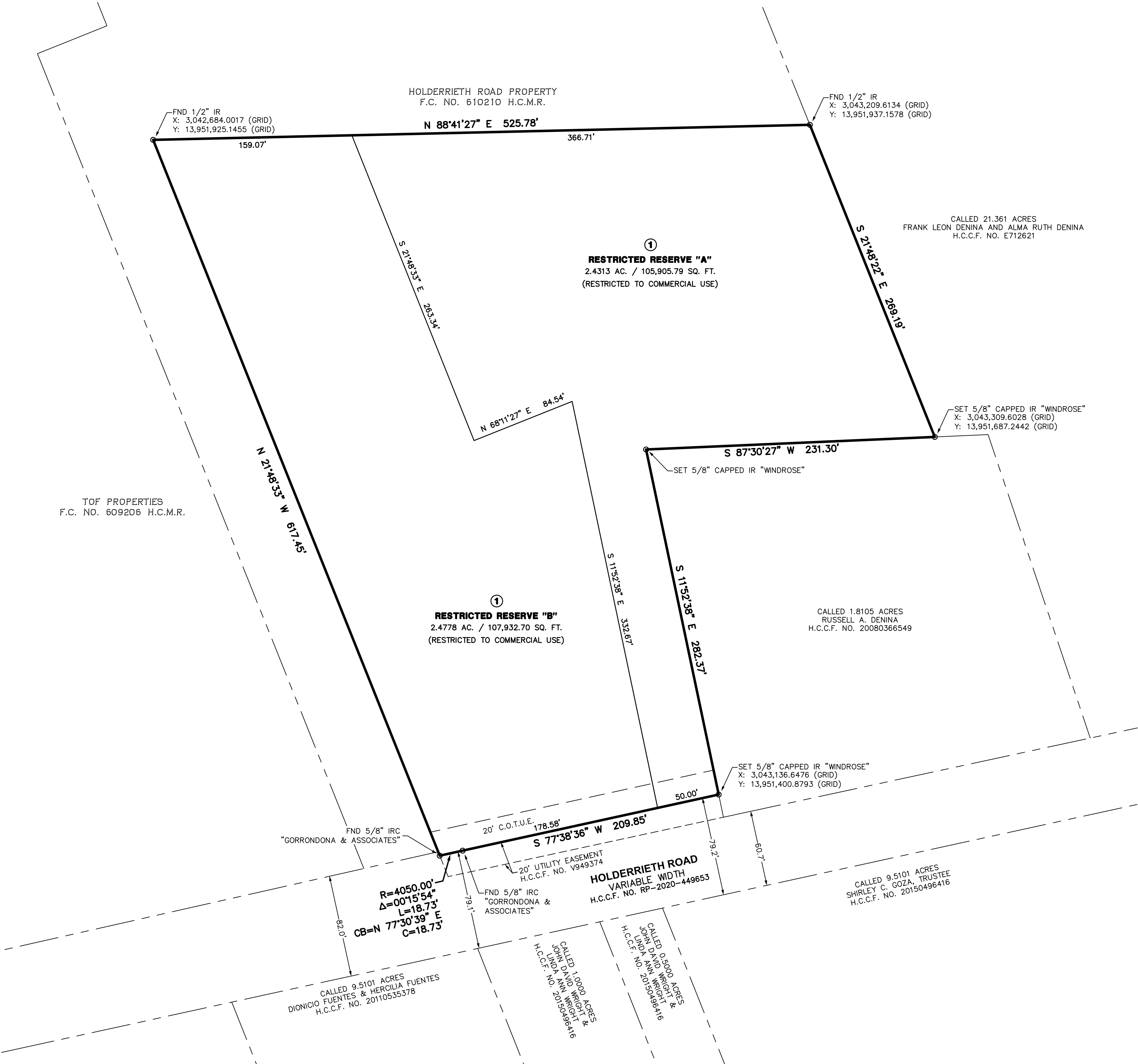
NORTH

GRAPHIC SCALE: 1" = 50'



GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0230L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999940953.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- SUBJECT TO AN UNLOCATED PIPELINE RIGHT OF WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS RECORDED IN VOLUME 952, PAGE 430 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- 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.



PROSPERITY BUSINESS COMPLEX

A SUBDIVISION OF
4.9091 AC. / 213,838 SQ. FT.
SITUATED IN THE
C. PILLLOT, ABSTRACT NO. 632
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

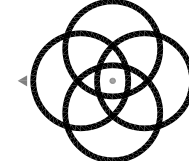
1 BLOCK 2 RESERVES

JULY 2021

Owner
Prosperity Business Complex LLC

17614 Rosal Oaks Ln
Tomball TX, 77377
832-326-0662

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 9, 2021
&
CITY COUNCIL
AUGUST 16, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 9, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, August 16, 2021, 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:

Zoning Case P21-308: Request by Kathryn Parker with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. The property is approximately 95.4 of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1, generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

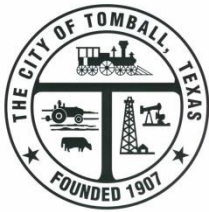
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **5th** day of **August 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley
Amelia Lindley
City Planner

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



Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P21-308

APPLICANT/OWNER: Kathryn Parker with META Planning + Design LLC

LOCATION: Generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. The property is approximately 95.4 of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1.

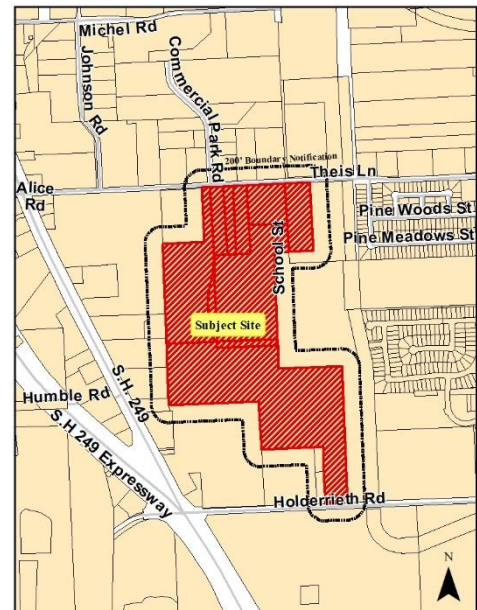
CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

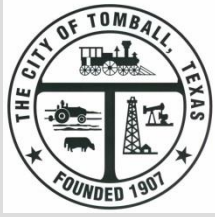


**Planning & Zoning Commission
Public Hearing:
Monday, August 9, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, August 16, 2021 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.



Planned Development Staff Report

Planning & Zoning Commission Public Hearing Date: August 9, 2021
City Council Public Hearing Date: August 16, 2021

Rezoning Case: P21-308

Property Owner(s): Chesmar Homes LLC / Maritia LP

Applicant(s): Kathryn Parker – META Planning + Design

Legal Description: Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot and Wood Leaf Reserve Section 1

Location: South side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street (Exhibit “A”)

Area: 95.4 acres

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

Present Zoning and Use: Planned Development (PD-14) District (Exhibit “C”) / Undeveloped (Exhibit “D”)

Proposed Use(s): Single-family residential subdivision with commercial (Exhibit “E”)

Request: Amend Planned Development (PD-14) District

Adjacent Zoning & Land Uses:

- North:** Light Industrial and Agricultural Districts / Various commercial development and rural residential
- South:** Planned Development 8 and Commercial Districts, City limits / Undeveloped
- West:** Light Industrial and Commercial Districts / Rock Materials, commercial developments
- East:** Single-Family 6 District / Single-family residential subdivision (Cherry Pines - under construction)

ANALYSIS

In July 2020, Ordinance 2020-19 was adopted creating Planned Development (PD-14) District: a 95.4-acre single-family residential subdivision with commercial reserve. The Planned Development Application submittal included a concept plan and development regulations. The permitted uses within the commercial tract were those allowed in the General Retail Zoning District. The request to amend the Planned Development (PD-14) District is by changing the underlying zoning district of the commercial tract from the General Retail District to the Commercial District, with some listed exceptions.

The proposed amendments are redlined in the development regulations below.

Exhibit B

Planned Development

95 Acres Tomball (Theis Lane Tract)

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
6. Open Space and Trails
7. Building Regulations

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in a SF-6 (Standard Single Family Residential) or ~~GR (General Retail)~~C (Commercial) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-6 and ~~GR-C~~ zoning district in effect on the effective date of this ordinance apply to this PD as through written herein, except to the extend the City regulation or provision conflicts with a provision in this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made a part of this Final Development Plan:

Exhibit C – Concept Plan

Exhibit C1 – Landscape and Open Space Plan

4. As shown on Exhibit C, the PD encompasses 95.4 acres, located west of S. Cherry Street, east of State Highway 249, north of Holderrieth Road and south of Theis Lane.

C. Land Uses.

1. SFR: Permitted land uses are listed below.

Use	SIC Code
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	
Drill Site	
Well Site	
Wetlands	

2. ~~General Retail~~Commercial: Permitted uses of the Commercial tracts on Exhibit C shall be those uses permitted within ~~GR – General Retail~~C – Commercial -District of the Zoning Ordinance with the following exceptions.

a. Prohibited Uses:

- i. ~~Tattoo or Body Piercing Studio~~
- ii. ~~Painting and Refinishing Shop~~
- iii. ~~Auto Body Repair/Painting~~
- iv. ~~Auto Paint Shop~~
- v. ~~Auto Wrecker Service~~
- vi. ~~Railroad Team Tracks, Unloading Docks, and Spurs~~
- vii. ~~Railroad Yards - Round House or Shop~~
- viii. ~~Transfer station (Reuse/Pick-Up)~~
- ix. ~~Transit Terminal~~
- x. ~~Truck and Bus Leasing~~
- xi. ~~Truck sales and Services (Heavy Trucks)~~
- xii. ~~Truck Stop~~
- xiii. ~~Truck Terminal~~
- xiv. ~~Drive-in Theater~~
- xv. ~~Electric Power Plant~~
- xvi. ~~Fair Ground or Rodeo~~
- xvii. ~~Penal or Correctional Institutions~~
- xviii. ~~Propane Sales Filing (Retail)~~
- xix. ~~Scientific and Industrial research Laboratories (Hazardous)~~
- xx. ~~Adhesive and Sealants Manufacture~~
- xxi. ~~Animal Processing and Slaughter~~
- xxii. ~~Any Manufacture or Industrial Process Not listed and Not prohibited by Law~~
- xxiii. ~~Concrete or Asphalt Mixing/Batching Plant (Temporary)~~
- xxiv. ~~Food Processing~~
- xxv. ~~Paint Manufacturer and/or Mixing~~
- xxvi. ~~Petroleum Distribution/Storage~~

D. **Development Regulations for Single Family Lots** – Maximum 350 lots permitted. The total lot count may vary from that shown in Exhibit C so long as it is generally in a configuration with what is shown on Exhibit C. See H. Minor Modifications for permitted variations to the land plan.

Single-family home sites within the PD shall be developed in accordance with the following regulations:

- 1. The minimum lot width shall be 40 feet wide. Except the maximum number of lots 40 feet wide shall not exceed 60% percent of the total maximum number of lots.
- 2. Lots shown on Exhibit C
 - a. Minimum lots area:
 - i. 40' wide lots shall have a minimum area of 4,800 square feet.

- ii. 50' wide and greater, lots shall have a minimum area of 6,000 square feet. Lot width shall be measured at the building line.
- b. Minimum lot width: 40 feet. Lot width shall be measured at the building line.
- c. Minimum lot depth: 100 feet
- d. Maximum lot coverage: 60% (lot acreage shall include building footprint only)
- 3. Minimum building setbacks:
 - a. Front yard: 20 feet; (measured from front building line)
 - b. Rear yard: 15 feet;
 - c. Side yard: 5 feet, 10 feet on street side of a corner lot.
- E. Development Regulations for non-residential uses-** All provisions and regulations regarding height, area regulations, maximum lot coverage, and maximum floor-area-ratios applicable in a GR (General Retail), C (Commercial) zoning district with the following exceptions:
 - 1. Building Height:
 - a. Shall not exceed 42 feet in height.
 - 2. Building Setbacks:
 - a. Rear Yard: 15 feet
- F. Amenities and Landscape Regulations** – As shown on Exhibit C1, the PD shall be developed in accordance with the following landscape regulations:
 - 1. Recreation site and amenities:
 - a. A minimum 1-acre recreational reserve, centrally located within the development, may include a playground and picnic facilities, etc.
 - b. A minimum 6, off-street parking spaces shall be provided. The off-street parking may be provided thru dedicated parking lot, parallel parking and/or a combination of both. At a minimum, one bicycle rack which will accommodate a minimum of five bicycles.
 - c. Amenities may include (but are not limited to):
 - Playground
 - Picnic Facilities
 - 2. Landscape buffers:
 - a. 15' foot minimum buffer shall be provided along all major and minor arterials and within commercial areas contiguous to lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1
 - c. Required buffers along major arterials and entry streets shall include one shade tree for each street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need to be placed evenly.
 - d. Required buffers may include trails.
 - 3. Open Space:
 - a. Minimum 30% space, to be distributed as shown on Exhibit C1
 - b. Open space shall include all landscape buffers, landscape reserves, open space reserves, parks, drill sites, detention, lakes, wetlands and well sites.
 - c. At a minimum 1 acre shall be provided as parks

- d. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1

F-G. Sidewalks - As shown on Exhibit C1, the PD shall be developed in accordance with the following:

- 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
 - b. All sidewalks shall be paved with concrete.

G-H. Minor Modifications –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance with the applicable Tomball Codes and this Ordinance and approved by the Planning Director.

- 1. Modifications to internal street patterns are allowed
- 2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.
- 3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
- 4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 29, 2021. A Notice of Public Hearing was published in the paper on July 28, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

City staff recommends approval of Zoning Case P21-308.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Planned Development Application, Regulations and Concept Plan

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

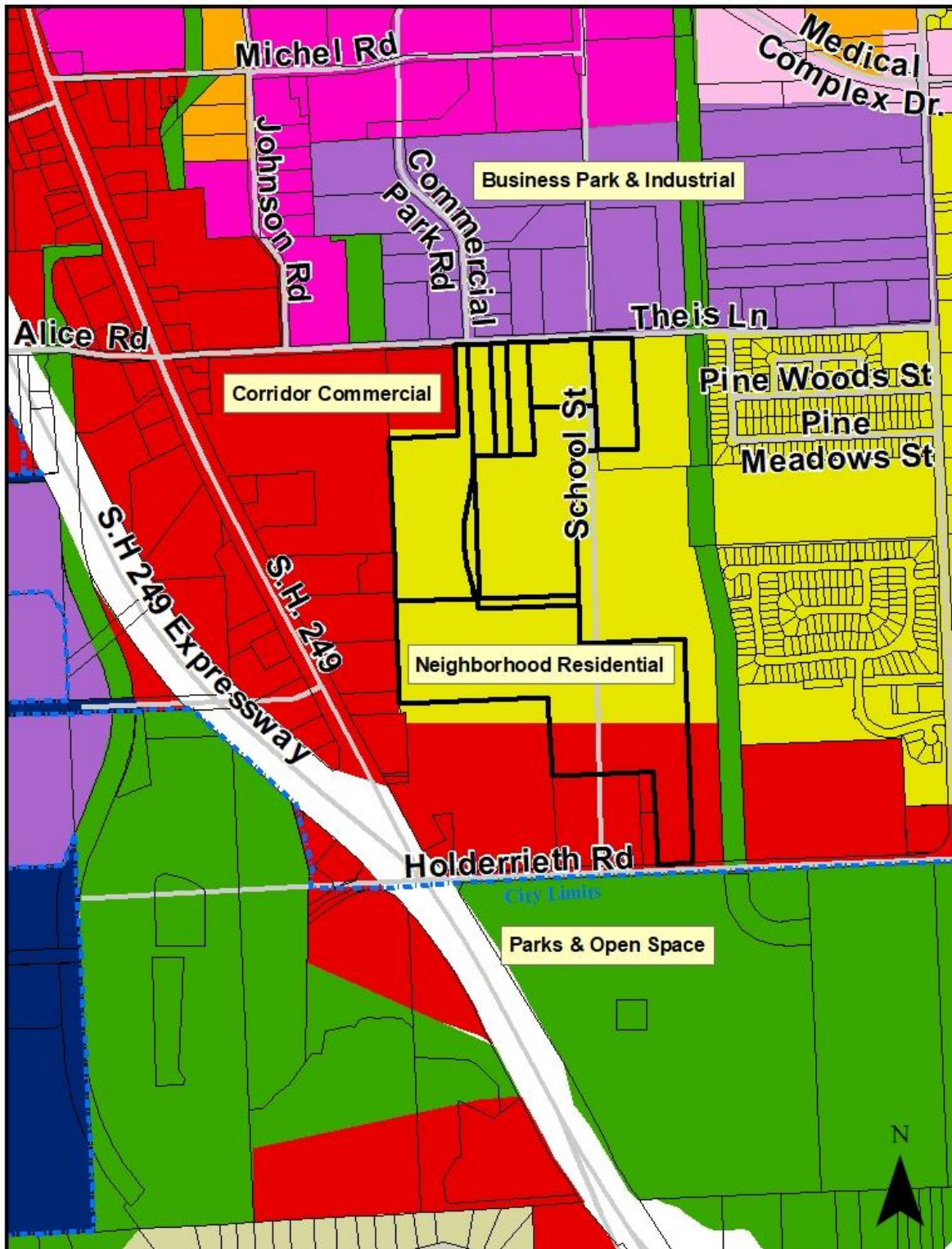
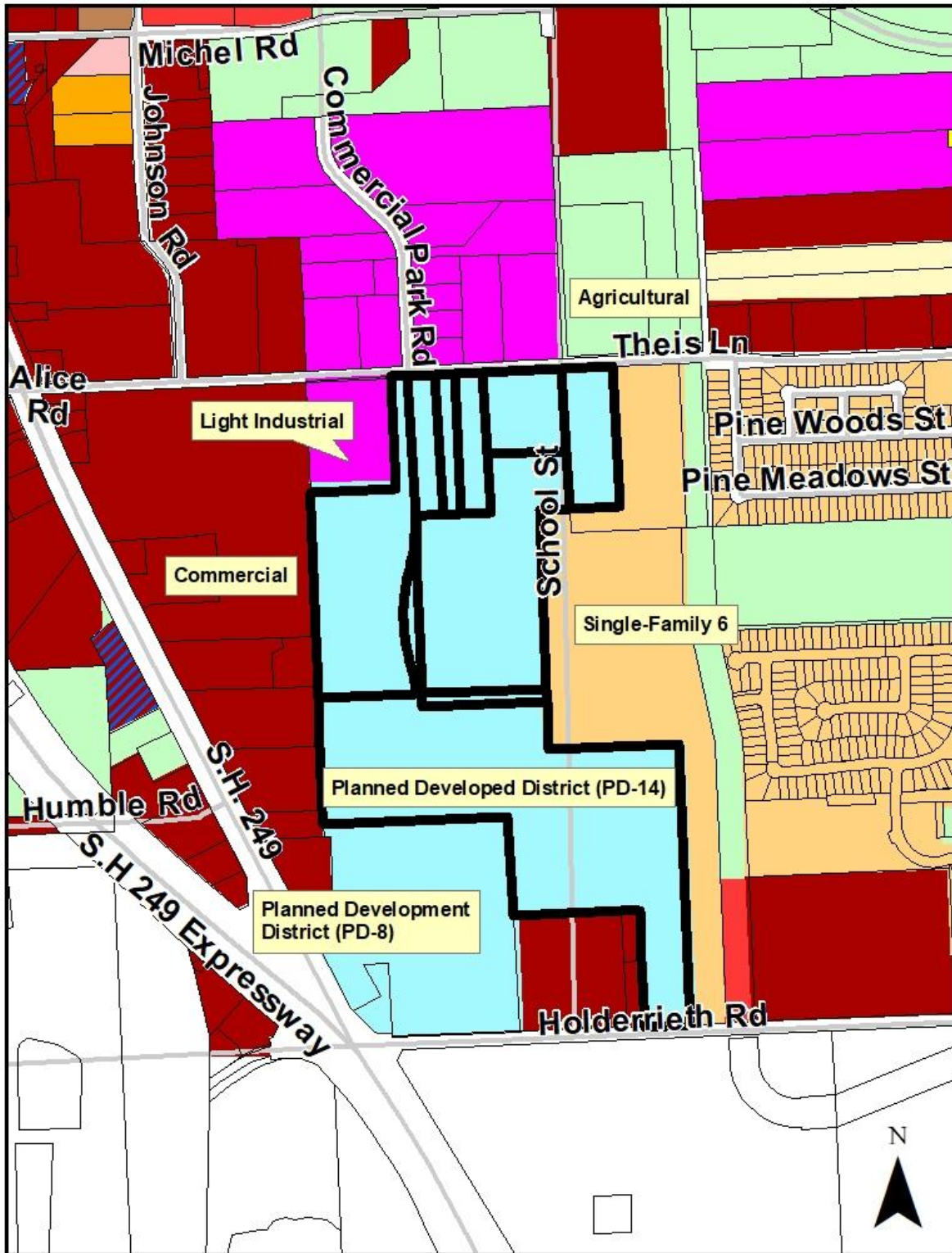


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
Planned Development Application

Item 5.



June 29, 2021

Mayor and City Council
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: WOODLEAF RESERVE PLANNED DEVELOPMENT

Dear Mayor and City Council,

On behalf of our client, Chesmar Homes, we are submitting the application for the creation of the Woodleaf Reserve Planned Development Amendment.

The developer intends to develop the 95-acre tract into a single-family residential community. The tract is located north of Holderrieth Road, south of Theis Lane, west of South Cherry Street. This application is for an amendment to revise the commercial uses and updated the concept plan to reflect the approved section 1 plat.

Below is a list of the items that are included with this submittal:

- 1) Completed application
- 2) Surveys that comprise the tract
- 3) List of HCAD tracts that comprise tract
- 4) Redlined Planned Development Text
 - a. Revisions to Commercial Uses
- 5) Planned Development Text
 - a. Revisions to Commercial Uses
- 6) Detailed Concept Plan
 - a. Minor adjustments to Section One to reflect submitted plat
- 7) Open Space Plan
 - a. Minor adjustments to Section One to reflect submitted plat

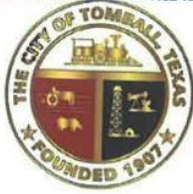
Feel free to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Kathryn Parker". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Kathryn Parker
Enclosure

24275 Katy Freeway, Suite 200 | Katy, Texas 77494 | 281-810-1422



RECEIVED (KC)
06/29/2021 11:43:47 AM

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

Revised 5/19/15
P&Z #21-308
No Charge, Amendment

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

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.

Applicant

Name: Kathryn Parker - META Planning + Design Title: Senior Planner
Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kparker@meta-pd.com

Owner

Name: Maritia LP Title: _____
Mailing Address: 30 E Rivercrest Drive City: Houston State: TX
Zip: 77042
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: () Fax: () Email: _____

Description of Proposed Project: Woodleaf Reserve PD - 95.4 Acres Residential Development with Commercial

Physical Location of Property: East of SH 249, North of Holderrieth Rd., +/-1,500 west of Cherry St.

[General Location - approximate distance to nearest existing street corner]

Authentisign ID: EAA86ADC-4527-4B81-902E-1B95AE4AEF23

Legal Description of Property: see attached description
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

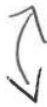
HCAD Identification Number: see attached list Acreage: 95.4

Current Use of Property: Vacant

Proposed Use of Property: Planned Development - Residential, Commercial and Open Space

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  Lou Smulders 06/23/2021
 Signature of Applicant Date

X Kathryn Parker 6/29/21
 Signature of Owner Date



Revised 5/19/15

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

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Applicant

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Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () _____ Email: kparker@meta-pd.com

Owner

Name: Chesmar Homes LLC Title: _____
Mailing Address: 480 Wildwood Forrest Dr Ste 803 City: Spring State: TX
Zip: 77380
Phone: () _____ Fax: () _____ Email: ron.brooks@chesmar.com

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: () _____ Fax: () _____ Email: _____

Description of Proposed Project: Woodleaf Reserve PD - 95.4 Acres Residential Development with Commercial

Physical Location of Property: East of SH 249, North of Holderrieth Rd., +/-1,500 west of Cherry St.

[General Location – approximate distance to nearest existing street corner]

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Legal Description of Property: see attached description
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: See attached list Acreage: 95.4

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X Kathryn Parker 6/29/21
 Signature of Applicant Date

X Pon Brubaker 6/25/21
 Signature of Owner Date

Exhibit B

Planned Development

95 Acres Tomball (Theis Lane Tract)

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
6. Open Space and Trails
7. Building Regulations

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in a SF-6 (Standard Single Family Residential) or ~~GR (General Retail)~~C (Commercial) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-6 and ~~GR-C~~ zoning district in effect on the effective date of this ordinance apply to this PD as through written herein, except to the extend the City regulation or provision conflicts with a provision in this ordinance.
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Exhibit C1 – Landscape and Open Space Plan

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- xi. ~~Truck sales and Services (Heavy Trucks)~~
- xii. ~~Truck Stop~~
- xiii. ~~Truck Terminal~~
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- xv. ~~Electric Power Plant~~
- xvi. ~~Fair Ground or Rodeo~~
- xvii. ~~Penal or Correctional Institutions~~
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- d. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1

F-G. Sidewalks - As shown on Exhibit C1, the PD shall be developed in accordance with the following:

- 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
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G-H. Minor Modifications –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance with the applicable Tomball Codes and this Ordinance and approved by the Planning Director.

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- 4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.



This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit 8 of the Planned Development.

a conceptual development plan for
**HOLDERRIETH TRACT
 PLANNED DEVELOPMENT**
 ±95.4 ACRES OF LAND

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGES WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINING, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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SCALE
 0 100 200 400

24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

MTA-62001
 JUNE 23, 2021

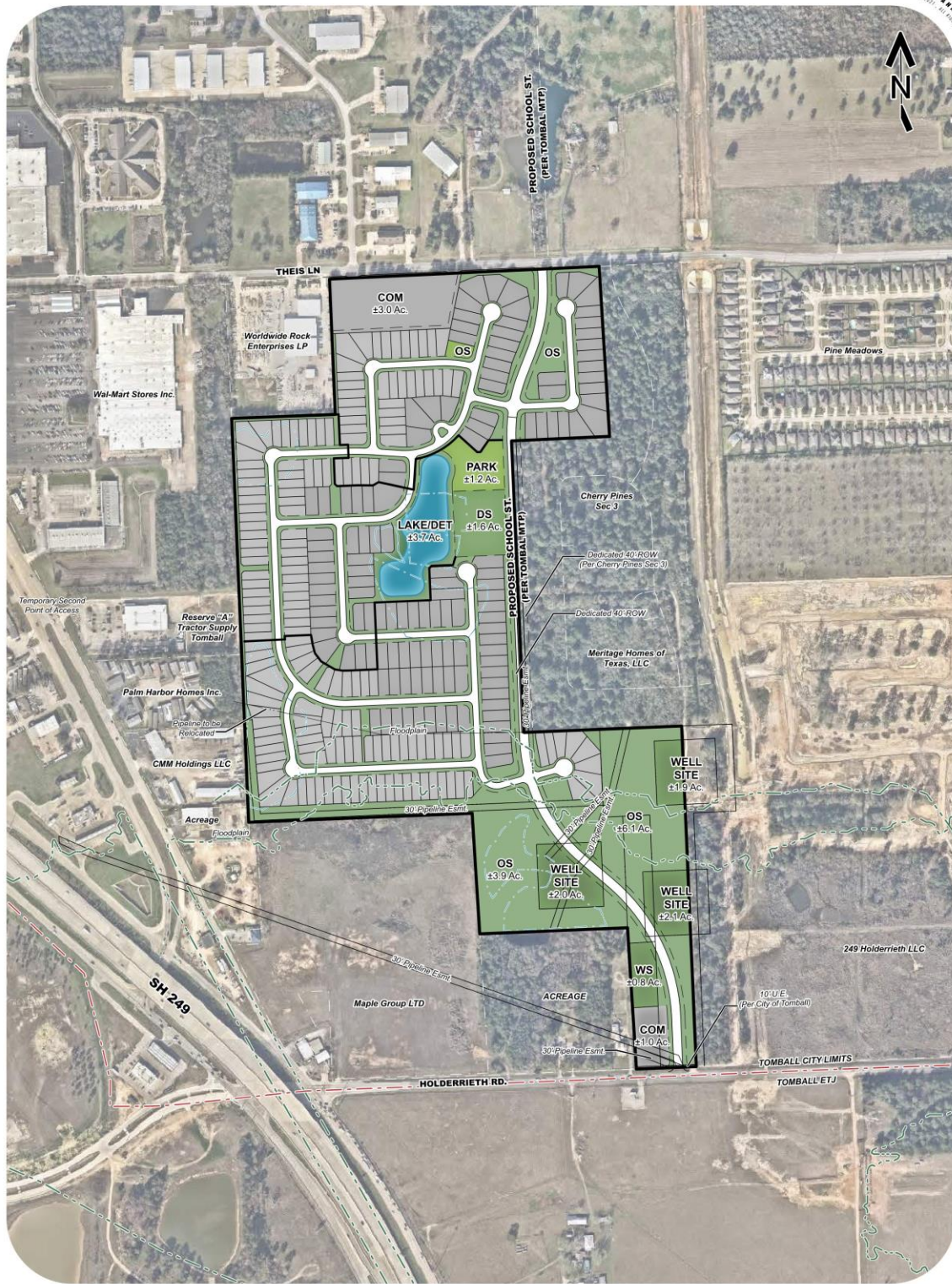


EXHIBIT C1

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an open space exhibit for
**HOLDERRIETH TRACT
 PLANNED DEVELOPMENT**
 ±95.4 ACRES OF LAND

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24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

MTA-62001
 JUNE 23, 2021



<u>Owner</u>	<u>Legal Description of Property</u>	<u>HCAD ID No.</u>
Chesmar Homes LLC	Tract 45, Abstract 632 C V Pillot	044-058-000-0285
Chesmar Homes LLC	Tract 4R-1, Abstract 632 C V Pillot	044-058-000-0306
Chesmar Homes LLC	Tract 3A-2A, 3A-3A, 3A-4, 4P, 19A, 23A-3 & 23B-1, Abstract 632 C V Pillot	044-058-000-0156
Chesmar Homes LLC	Tract 4Q-1, 23B-3 & 23B-2A, Abstract 632 C V Pillot	044-058-000-0304
Chesmar Homes LLC	Tract 23A-2, Abstract C N Pillot	044-058-000-0303
Chesmar Homes LLC	Tract 198A, 202A & 206 A, Tomball Outlots	035-286-000-0202
Chesmar Homes LLC	Partial Tract 21A, Abstract 632 C N Pillot	044-058-000-0230
Chesmar Homes LLC	Tract 3B, 4, 4Q, 21A, 23B& 23B-2, Abstract 632 C V Pillot	044-058-000-0020
Maritia LP	Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot	044-058-000-0284
Maritia LP	Tracts 1A & 23A-2A, Abstract 632 C N Pillot	125-256-003-0038
Maritia LP	Tracts 3A & 3A-3 Abstract 632 C V Pillot	044-058-000-0305
Maritia LP	Tract 23A Abstract 632 C N Pillot	044-058-000-0160

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2020 Property Tax Statement
Web Statement

Statement Date:	June 23, 2021
Account Number	
	035-286-000-0202



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Supplement 03
Additional city sales tax reduced your city ad
valorem tax by: \$1.11

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	598	0.391160	\$2.34
Harris County Flood Control Dist	0	598	0.031420	\$0.19
Port of Houston Authority	0	598	0.009910	\$0.06
Harris County Hospital District	0	598	0.166710	\$1.00
Harris County Dept. of Education	0	598	0.004993	\$0.03
Lone Star College System	0	598	0.107800	\$0.64
City of Tomball	0	598	0.337862	\$2.02
Emergency Service Dist #8 (EMS)	0	598	0.097000	\$0.58

Property Description	
THEISS RD 77375 TRS 198A 202A & 206A TOMBALL OUTLOTS 4.9830 AC	
Appraised Values	
Land - Market Value	325,589
Impr - Market Value	0
Total Market Value	325,589
Less Capped Mkt Value	324,991
Appraised Value	598
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$6.86
Payments Applied To 2020 Taxes				\$6.86
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -8%, Taxable Value -8%, Tax Rate -3%, Tax Bill -11%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
035-286-000-0202
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

035286000002023 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



GRAHAM KEVIN E
PO BOX 1621
TOMBALL TX 77377-1621

2020 Property Tax Statement
Web Statement

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0020

Additional city sales tax reduced your city ad valorem tax by: \$4.09

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	2,203	0.391160	\$8.62
Harris County Flood Control Dist	0	2,203	0.031420	\$0.69
Port of Houston Authority	0	2,203	0.009910	\$0.22
Harris County Hospital District	0	2,203	0.166710	\$3.67
Harris County Dept. of Education	0	2,203	0.004993	\$0.11
Lone Star College System	0	2,203	0.107800	\$2.37
City of Tomball	0	2,203	0.337862	\$7.44
Emergency Service Dist #8 (EMS)	0	2,203	0.097000	\$2.14

Property Description	
13127 THEISS LN 77375	
TRS 3B 4 4Q 21A 23B & 23B-2 ABST 632 C V	
PILLOT 18.3587 AC	

Appraised Values	
Land - Market Value	799,705
Impr - Market Value	0
Total Market Value	799,705
Less Capped Mkt Value	797,502
Appraised Value	2,203

Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$25.26
Payments Applied To 2020 Taxes				\$25.26
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -15%, Taxable Value -15%, Tax Rate -3%, Tax Bill -18%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

GRAHAM KEVIN E
PO BOX 1621
TOMBALL TX 77377-1621

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0020
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800000207 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0156

Additional city sales tax reduced your city ad
valorem tax by: \$178.06



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	19,167	76,670	0.391160	\$299.90
Harris County Flood Control Dist	19,167	76,670	0.031420	\$24.09
Port of Houston Authority	19,167	76,670	0.009910	\$7.60
Harris County Hospital District	19,167	76,670	0.166710	\$127.82
Harris County Dept. of Education	19,167	76,670	0.004993	\$3.83
Lone Star College System	5,000	90,837	0.107800	\$97.92
City of Tomball	0	95,837	0.337862	\$323.80
Emergency Service Dist #8 (EMS)	0	95,837	0.097000	\$92.96

Property Description	
13127 THEIS LN 77375 PT TR 21A (HOMESITE) (TR 4-X) ABST 632 C N PILLOT .5000 AC	
Appraised Values	
Land - Market Value	32,670
Impr - Market Value	63,167
Total Market Value	95,837
Less Capped Mkt Value	0
Appraised Value	95,837
Exemptions/Deferrals	
Homestead Exemption	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$977.92
Payments Applied To 2020 Taxes				\$977.92
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 43%, Taxable Value 43%, Tax Rate -3%, Tax Bill 39%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

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ARE DISABLED AND THE PROPERTY
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RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0156
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800001569 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0160

Additional city sales tax reduced your city ad valorem tax by: \$0.44



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	237	0.391160	\$0.93
Harris County Flood Control Dist	0	237	0.031420	\$0.07
Port of Houston Authority	0	237	0.009910	\$0.02
Harris County Hospital District	0	237	0.166710	\$0.40
Harris County Dept. of Education	0	237	0.004993	\$0.01
Lone Star College System	0	237	0.107800	\$0.26
City of Tomball	0	237	0.337862	\$0.80
Emergency Service Dist #8 (EMS)	0	237	0.097000	\$0.23

Property Description	
13219 THEIS LN 77375 TR 23A ABST 632 C N PILLOT 1.9710 AC	
Appraised Values	
Land - Market Value	128,785
Impr - Market Value	0
Total Market Value	128,785
Less Capped Mkt Value	128,548
Appraised Value	237
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$2.72
Payments Applied To 2020 Taxes				\$2.72
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -62%, Taxable Value -62%, Tax Rate -3%, Tax Bill -63%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0160
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800001601 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0230



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Supplement 04
Additional city sales tax reduced your city ad
valorem tax by: \$788.06

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	424,161	0.391160	\$1,659.15
Harris County Flood Control Dist	0	424,161	0.031420	\$133.27
Port of Houston Authority	0	424,161	0.009910	\$42.03
Harris County Hospital District	0	424,161	0.166710	\$707.12
Harris County Dept. of Education	0	424,161	0.004993	\$21.18
Lone Star College System	0	424,161	0.107800	\$457.25
City of Tomball	0	424,161	0.337862	\$1,433.08
Emergency Service Dist #8 (EMS)	0	424,161	0.097000	\$411.44

Property Description	
13127 THIESS LN 77375 PT TR 21A (AG-USE) ABST 632 C N PILLOT 4.5000 AC	
Appraised Values	
Land - Market Value	294,030
Impr - Market Value	130,131
Total Market Value	424,161
Less Capped Mkt Value	0
Appraised Value	424,161
Exemptions/Deferrals	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$4,864.52
Payments Applied To 2020 Taxes				\$4,864.52
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 44%, Taxable Value 44%, Tax Rate -3%, Tax Bill 40%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

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ARE DISABLED AND THE PROPERTY
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CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0230
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

044058000002302 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0284

Additional city sales tax reduced your city ad valorem tax by: \$3.42



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	1,841	0.391160	\$7.20
Harris County Flood Control Dist	0	1,841	0.031420	\$0.58
Port of Houston Authority	0	1,841	0.009910	\$0.18
Harris County Hospital District	0	1,841	0.166710	\$3.07
Harris County Dept. of Education	0	1,841	0.004993	\$0.09
Lone Star College System	0	1,841	0.107800	\$1.98
City of Tomball	0	1,841	0.337862	\$6.22
Emergency Service Dist #8 (EMS)	0	1,841	0.097000	\$1.79

Property Description	
THEISS LN 77375 TRS 3A-2 4P 19A & 23B-1 ABST 632 C V PILLOT 15.3436 AC	
Appraised Values	
Land - Market Value	668,367
Impr - Market Value	0
Total Market Value	668,367
Less Capped Mkt Value	666,526
Appraised Value	1,841
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$21.11
Payments Applied To 2020 Taxes				\$21.11
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -8%, Taxable Value -8%, Tax Rate -3%, Tax Bill -11%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0284
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

044058000002849 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0285

Additional city sales tax reduced your city ad valorem tax by: \$9.32



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	5,019	0.391160	\$19.63
Harris County Flood Control Dist	0	5,019	0.031420	\$1.58
Port of Houston Authority	0	5,019	0.009910	\$0.50
Harris County Hospital District	0	5,019	0.166710	\$8.37
Harris County Dept. of Education	0	5,019	0.004993	\$0.25
Lone Star College System	0	5,019	0.107800	\$5.41
City of Tomball	0	5,019	0.337862	\$16.96
Emergency Service Dist #8 (EMS)	0	5,019	0.097000	\$4.87

Property Description	
HOLDERRIETH RD 77375 TR 4R ABST 632 C V PILLOT 41.8240 AC	
Appraised Values	
Land - Market Value	1,887,193
Impr - Market Value	0
Total Market Value	1,887,193
Less Capped Mkt Value	1,882,174
Appraised Value	5,019
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$57.57
Payments Applied To 2020 Taxes				\$57.57
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -10%, Taxable Value -10%, Tax Rate -3%, Tax Bill -13%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0285
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800002856 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0303

Additional city sales tax reduced your city ad valorem tax by: \$0.63



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	341	0.391160	\$1.33
Harris County Flood Control Dist	0	341	0.031420	\$0.11
Port of Houston Authority	0	341	0.009910	\$0.03
Harris County Hospital District	0	341	0.166710	\$0.57
Harris County Dept. of Education	0	341	0.004993	\$0.02
Lone Star College System	0	341	0.107800	\$0.37
City of Tomball	0	341	0.337862	\$1.15
Emergency Service Dist #8 (EMS)	0	341	0.097000	\$0.33

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$3.91
Payments Applied To 2020 Taxes				\$3.91
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Property Description	
THEIS LN 77375 TR 23A-2 ABST 632 C N PILLOTT 2.8400 AC	
Appraised Values	
Land - Market Value	185,566
Impr - Market Value	0
Total Market Value	185,566
Less Capped Mkt Value	185,225
Appraised Value	341
Exemptions/Deferrals	
Timber Productivity	



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0303
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003037 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2020 Property Tax Statement
Web Statement

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0304

Additional city sales tax reduced your city ad valorem tax by: \$0.25



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	136	0.391160	\$0.53
Harris County Flood Control Dist	0	136	0.031420	\$0.04
Port of Houston Authority	0	136	0.009910	\$0.01
Harris County Hospital District	0	136	0.166710	\$0.23
Harris County Dept. of Education	0	136	0.004993	\$0.01
Lone Star College System	0	136	0.107800	\$0.15
City of Tomball	0	136	0.337862	\$0.46
Emergency Service Dist #8 (EMS)	0	136	0.097000	\$0.13

Property Description	
THEISS LN 77375 TRS 4Q-1 23B-3 & 23B-2A ABST 632 C V PILLOT 1.1300 AC	
Appraised Values	
Land - Market Value	49,223
Impr - Market Value	0
Total Market Value	49,223
Less Capped Mkt Value	49,087
Appraised Value	136
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$1.56
Payments Applied To 2020 Taxes				\$1.56
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0304
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003045 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0305

Additional city sales tax reduced your city ad valorem tax by: \$0.63



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	341	0.391160	\$1.33
Harris County Flood Control Dist	0	341	0.031420	\$0.11
Port of Houston Authority	0	341	0.009910	\$0.03
Harris County Hospital District	0	341	0.166710	\$0.57
Harris County Dept. of Education	0	341	0.004993	\$0.02
Lone Star College System	0	341	0.107800	\$0.37
City of Tomball	0	341	0.337862	\$1.15
Emergency Service Dist #8 (EMS)	0	341	0.097000	\$0.33

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$3.91
Payments Applied To 2020 Taxes				\$3.91
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Property Description	
THEISS LN 77375 TRS 3A & 3A-3 ABST 632 C V PILLOT 2.8400 AC	
Appraised Values	
Land - Market Value	185,566
Impr - Market Value	0
Total Market Value	185,566
Less Capped Mkt Value	185,225
Appraised Value	341
Exemptions/Deferrals	
Timber Productivity	



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0305
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003052 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380

2020 Property Tax Statement
Web Statement

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0306

Additional city sales tax reduced your city ad valorem tax by: \$0.25

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	136	0.391160	\$0.53
Harris County Flood Control Dist	0	136	0.031420	\$0.04
Port of Houston Authority	0	136	0.009910	\$0.01
Harris County Hospital District	0	136	0.166710	\$0.23
Harris County Dept. of Education	0	136	0.004993	\$0.01
Lone Star College System	0	136	0.107800	\$0.15
City of Tomball	0	136	0.337862	\$0.46
Emergency Service Dist #8 (EMS)	0	136	0.097000	\$0.13

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$1.56
Payments Applied To 2020 Taxes				\$0.00
Total Current Taxes Due (Including Penalties)				\$1.79
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$1.79
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$1.67	\$0.00	\$1.67
By March 31, 2021	9%	\$1.69	\$0.00	\$1.69
By April 30, 2021	11%	\$1.73	\$0.00	\$1.73
By May 31, 2021	13%	\$1.77	\$0.00	\$1.77
By June 30, 2021	15%	\$1.79	\$0.00	\$1.79

Property Description	
HOLDERRIETH RD 77375 TR 4R-1 ABST 632 C V PILLOT 1.1300 AC	
Appraised Values	
Land - Market Value	49,223
Impr - Market Value	0
Total Market Value	49,223
Less Capped Mkt Value	49,087
Appraised Value	136
Exemptions/Deferrals	
Timber Productivity	



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380

PAYMENT COUPON

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0306
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003060 2020 000000179 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	125-256-003-0038

Additional city sales tax reduced your city ad valorem tax by: \$231.26

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	124,473	0.391160	\$486.89
Harris County Flood Control Dist	0	124,473	0.031420	\$39.11
Port of Houston Authority	0	124,473	0.009910	\$12.34
Harris County Hospital District	0	124,473	0.166710	\$207.51
Harris County Dept. of Education	0	124,473	0.004993	\$6.21
Lone Star College System	0	124,473	0.107800	\$134.18
City of Tomball	0	124,473	0.337862	\$420.55
Emergency Service Dist #8 (EMS)	0	124,473	0.097000	\$120.74

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$1,427.53
Payments Applied To 2020 Taxes				\$1,427.53
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Property Description	
THEIS RD 77375 RES A BLK 3 PINE MEADOWS 1.9050 AC	
Appraised Values	
Land - Market Value	124,473
Impr - Market Value	0
Total Market Value	124,473
Less Capped Mkt Value	0
Appraised Value	124,473
Exemptions/Deferrals	



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate -3%, Tax Bill -3%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

PAYMENT COUPON

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
125-256-003-0038
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

12525600300380 2020 000000000 000000000 000000000 000000000

2,634,126-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 198A 202A & 206A
TOMBALL OUTLOTS

ACCOUNT: 0352860000202

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0000000 THEISS RD
EXEMPTION CODES: AGTMBPIDN: 0352860000202
ACRES: 4.983

AG LAND 14.002	APPRAISED VALUE 325,589				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	311,587	14,002	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0352860000202 2020 +
CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0352860000202

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,128-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 3B 4 4Q 21A 23B & 23B-2

ACCOUNT: 0440580000020

ABST 632 C V PILLOT

OWNER: GRAHAM KEVIN E
 PARCEL ADDRESS: 0013127 THEISS LN
 EXEMPTION CODES: AGTMB

PIDN: 0440580000020
 ACRES: 18.3587

AG LAND 25.243	APPRAISED VALUE 799,705				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	774,462	25,243	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000020 2020 +
 GRAHAM KEVIN E
 PO BOX 1621
 TOMBALL, TX 77377-1621

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: GRAHAM KEVIN E
 PIDN: 0440580000020

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,122-1

TAX STATEMENT 2020 +**STATEMENT DATE: 06/23/2021****LEGAL: PT TR 21A (HOMESITE)****ACCOUNT: 0440580000156****(TR 4-X)****ABST 632 C N PILLOT****OWNER: CHESMAR HOMES LLC****PIDN: 0440580000156****PARCEL ADDRESS: 0013127 THEIS LN****ACRES: 0.5****EXEMPTION CODES: HS001**

LAND VALUE	IMPROVEMENT VALUE	APPRAISED VALUE			
32,670	63,167	95,837			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	25,000	70,837	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021**ACCOUNT: 0440580000156 2020 +**

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0440580000156

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,132-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 23A

ACCOUNT: 0440580000160

ABST 632 C N PILLOT

OWNER: MARITIA LP

PIDN: 0440580000160

PARCEL ADDRESS: 0013219 THEIS LN

ACRES: 1.971

EXEMPTION CODES: AGTMB

AG LAND 6.701	APPRAISED VALUE 128,785				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	122,084	6,701	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000160 2020 +

MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
PIDN: 0440580000160

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,129-1

TAX STATEMENT 2020 +**STATEMENT DATE: 06/23/2021****LEGAL: TRS 3A-2 4P 19A & 23B-1****ACCOUNT: 0440580000284****ABST 632 C V PILLOT**

OWNER: MARITIA LP
PARCEL ADDRESS: 0000000 THEISS LN
EXEMPTION CODES: AGTMB

PIDN: 0440580000284
ACRES: 15.3436

AG LAND 30.687	APPRAISED VALUE 668,367				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	637,680	30,687	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000284 2020 +

MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
PIDN: 0440580000284

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,120-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 4R

ACCOUNT: 0440580000285

ABST 632 C V PILLOT

OWNER: CHESMAR HOMES LLC
 PARCEL ADDRESS: 0000000 HOLDERRIETH RD
 EXEMPTION CODES: AGTMB

PIDN: 0440580000285
 ACRES: 41.824

AG LAND 57.508	APPRAISED VALUE 1,887,193				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	1,829,685	57,508	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000285 2020 +
 CHESMAR HOMES LLC
 480 WILDWOOD FOREST DR STE 803
 SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
 PIDN: 0440580000285

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,124-1

TAX STATEMENT 2020 +**STATEMENT DATE: 06/23/2021****LEGAL: TR 23A-2****ACCOUNT: 0440580000303****ABST 632 C N PILLOTT**

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0000000 THEIS LN
EXEMPTION CODES: AGTMB

PIDN: 0440580000303
ACRES: 1.9543

APPAISED VALUE 185,225					
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	185,225	0	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000303 2020 +
CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0440580000303

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,123-1

TAX STATEMENT 2020 +**STATEMENT DATE: 06/23/2021****LEGAL: TRS 4Q-1 23B-3 & 23B-2A****ACCOUNT: 0440580000304****ABST 632 C V PILLOT**

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0000000 THEISS LN
EXEMPTION CODES: AGTMB

PIDN: 0440580000304
ACRES: 1.13

AG LAND 136	APPRAISED VALUE 49,223				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	49,087	136	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000304 2020 +
CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0440580000304

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,131-1

TAX STATEMENT 2020 +**STATEMENT DATE: 06/23/2021****LEGAL: TRS 3A & 3A-3****ACCOUNT: 0440580000305****ABST 632 C V PILLOT**

OWNER: MARITIA LP
PARCEL ADDRESS: 0000000 THEISS LN
EXEMPTION CODES: AGTMB

PIDN: 0440580000305
ACRES: 2.84

AG LAND 341	APPRAISED VALUE 185,566				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	185,225	341	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000305 2020 +

MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
PIDN: 0440580000305

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,121-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 4R-1

ACCOUNT: 0440580000306

ABST 632 C V PILLOT

OWNER: CHESMAR HOMES LLC
 PARCEL ADDRESS: 0000000 HOLDERRIETH RD
 EXEMPTION CODES: AGTMB

PIDN: 0440580000306
 ACRES: 1.13

AG LAND 136	APPRAISED VALUE 49,223				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	49,087	136	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000306 2020 +
 CHESMAR HOMES LLC
 480 WILDWOOD FOREST DR STE 803
 SPRING, TX 77380

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
 PIDN: 0440580000306

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,127-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: PT TR 21A (AG-USE)

ACCOUNT: 0440580000230

ABST 632 C N PILLOT

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0013127 THIESS LNPIDN: 0440580000230
ACRES: 4.5

LAND VALUE	IMPROVEMENT VALUE	APPRAISED VALUE			
294,030	130,131	424,161			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	0	424,161	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 03/01/2021

ACCOUNT: 0440580000230 2020 +
CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120**TOTAL AMOUNT DUE**
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0440580000230

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,130-1

TAX STATEMENT 2020 +**STATEMENT DATE: 06/23/2021****LEGAL: RES A BLK 3****ACCOUNT: 1252560030038****PINE MEADOWS****OWNER: MARITIA LP****PIDN: 1252560030038****PARCEL ADDRESS: 0000000 THEIS RD****ACRES: 1.905****EXEMPTION CODES**

LAND VALUE	APPRAISED VALUE				
124,473	124,473				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	0	124,473	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	

TOTAL AMOUNT DUE 0.00*This top portion and your canceled check will serve as your receipt.**^ Detach on perforation and return this portion with your check payable to:*

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021**ACCOUNT: 1252560030038 2020 +**

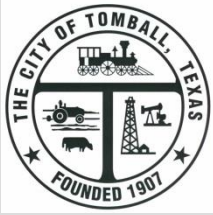
MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
PIDN: 1252560030038

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00



Community Development Department

Site Plan Staff Report

Planning & Zoning Commission Date: August 9, 2021

Planning Case: P21-332

Property Owner(s): 3 ORB LLC

Applicant(s): Catherine Conde

Legal Description: Tracts 24M ABST 34 J House

Location: Southwest corner of Rudel Road and Buvinghausen Road, at 1301 Rudel Road (Exhibit "A")

Area: 1.27 acres

Comp Plan Designation: Transitional Residential (Exhibit "B")

Present Zoning and Use: Mult-Family District (Exhibit "C") / Undeveloped (Exhibit "D")

Request: Reduction in the minimum open green space requirement

Adjacent Zoning & Land Uses:

- North:** Old Town & Mixed Use District / Single-Family residence
- South:** Commercial District / Tomball ISD building
- West:** Multi-Family District / Multi-family complex
- East:** Commercial District / Parking lot & undeveloped

BACKGROUND

City Staff met with the applicant and representatives to discuss the development of the site in July 2021.

ANALYSIS

The property is zoned Multi-Family Residential District. This district requires a minimum open green space of 50% of the gross platted area. According to Section 50-73 (Multi-Family Residential District):

(5) Green space; recreational areas. A minimum of 50 percent of the gross platted area shall be open green space and common recreational areas. The minimum percentage of open space and common recreational areas may be reduced by the planning and zoning commission at the time of site plan approval to 20 percent of the gross platted area, provided the area is intensively landscaped with underground irrigation systems and continuous maintenance is provided for. The open green space and common recreational areas shall be areas not specifically designated or used as building sites for dwelling units,

buildings sites for utility or storage buildings, parking lots, garages, streets or driveways within the multifamily development. The actual surface area of open green space, such as lawns and landscaping, and common recreational areas, such as swimming pools and surrounding paved deck, tennis courts, community rooms, saunas, and other recreational areas, shall be considered in calculating the minimum requirement for open green space and common recreational areas. Required buffer yards, except surfaced parking and driveways located within said buffer yards, if any, may be included in computing the minimum required area of green space and common recreational areas.

This requirement is typically not difficult to accomplish with new multi-family developments on properties much larger than the subject site. The property was originally zoned Multi-Family Residential District when zoning was adopted by the City in 2008, however, the site is only 1.27 acres making it difficult to meet the minimum requirement. The applicant has requested to reduce the open green space requirement from 50% to 20%, as permitted by Section 50-73 of the Code of Ordinances.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P21-332.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Request
- F. Concept Plan

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

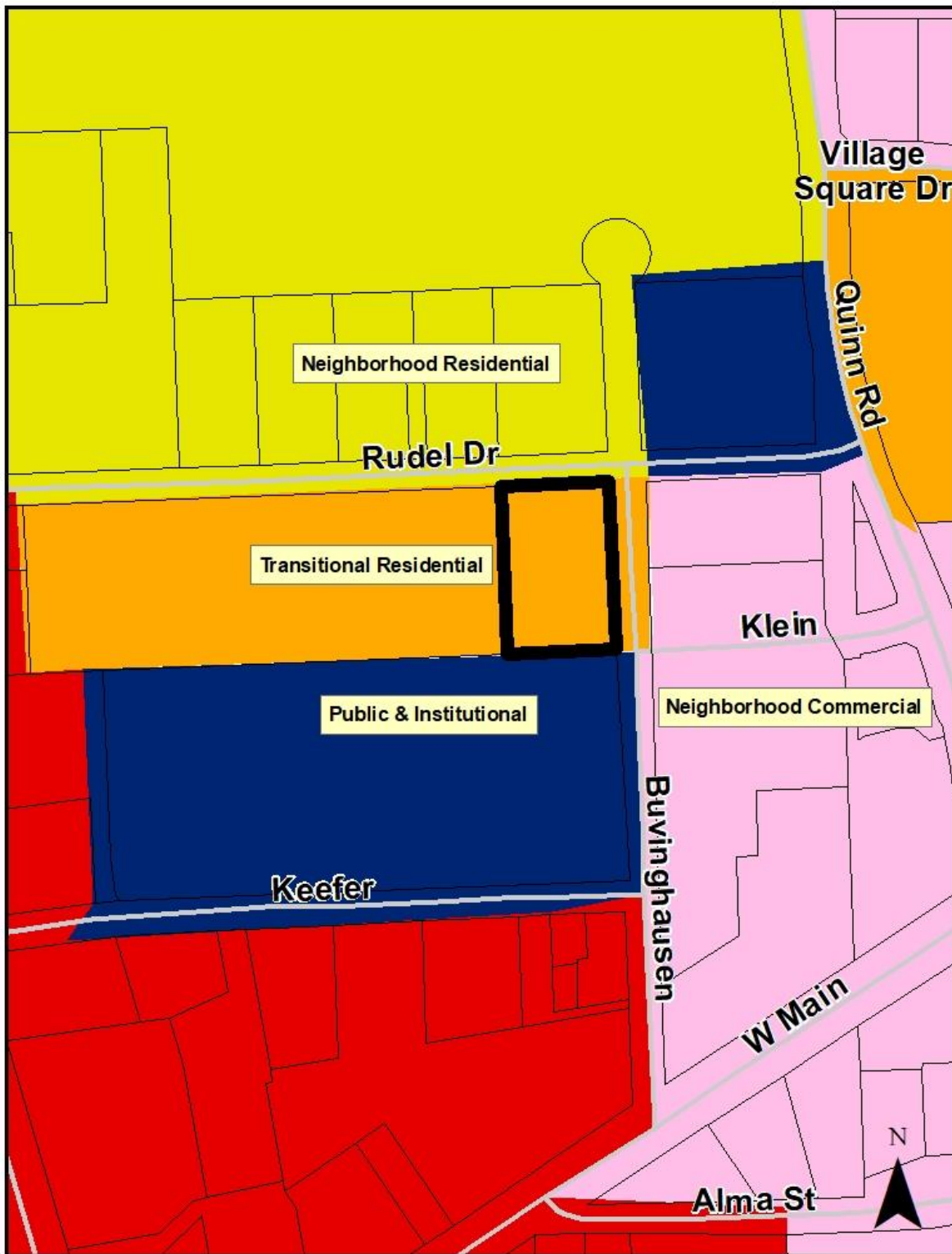


Exhibit “C”
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
Email Request

Amelia Lindley

From: cathy conde <cathy@cathyconde.com>
Sent: Thursday, July 22, 2021 4:20 PM
To: Amelia Lindley
Subject: Request to be on the agenda for August 9th.

Amelia

how are you? ok here is our request for to be presented on August 9th. Will you notify us what time and location? and do we personally present or is it on agenda and you as Planning and Zoning present and someone just needs to be there.

We are requesting the following :

we are requesting of the Planning & Zoning Commission is that they approve the reduction of the minimum percentage of open green space and common recreational space from 50 percent of gross platted area to 20 percent (minimum) of the gross platted area, with the understanding that the requested reduction in open green space would require more intensive landscaping, underground irrigation systems and continuous maintenance.

If you need any thing else let me know

thank you

--
Catherine Conde
Catherine Conde Properties
Sapphire Custom Homes
Sapphire Custom Pools

Exhibit "F" Concept Plan

