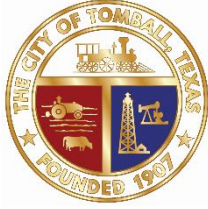


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, June 13, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, June 13, 2022 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 9, 2022.
- E. New Business Non Action Items
 - [E.1](#) Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 1:** A Subdivision of 87.688 acres (3,819,689 Square Feet), being a replat of Lots 3 and 4, Block 1, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.
 - [E.2](#) Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 2:** A Subdivision of 27.1967 acres (1,184,690 Square Feet), being a replat of Lot 5, Block 2, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

[E.3](#) Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 3:** A Subdivision of 87.688 acres (961,380 Square Feet), being a replat of Lot 2, Block 1, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

[E.4](#) Minor Plat of **TOMBALL MEDICAL COMPLEX:** Being a 2.0974 acre tract and being a replat of a portion of Lot 5, of Tomball Medical Park, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 571288, of the Map Records of Harris County, Texas.

[E.5](#) Minor Plat of **WILLOW CREEK:** A Subdivision of 12.9051 acre tract, (562,147.34 Square Feet), in the Wilhelm Usener Survey A-820 and being out of Share No. 4 Mary Jane and Custave Kuehn as recorded in Volume 13, Page 27 Map Record, Harris County, Texas.

F. New Business

[F.1](#) Consideration to Approve Replat of **SHOPS ON TOMBALL PARKWAY:** Being a 1.8556 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being a replat of a portion of Unrestricted Reserve "A" of BRTR-ONE, Subdivision, as recorded in Film Code Number 696409, of the Map Records of Harris County, Texas.

[F.2](#) Consideration to Approve Preliminary Plat of **TOMBALL CLEAN CARWASH:** A Subdivision of 5.360 acres of land, located in the Sam Lewis Survey, A-1704, City of Tomball, Harris County, Texas.

[F.3](#) Consideration to Approve Final Plat of **WOOD LEAF RESERVE, SECTION 2:** A Subdivision of 58.66 acres of land being a part of the Claude N. Pillot Survey, A-632, Harris County, Texas.

[F.4](#) Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-111:** Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

- [F.5](#) Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-115**: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- [F.6](#) Conduct a Public Hearing and Consideration to Approve **Case P22-184**: Request to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Reclassifying the proposed east-west extension of Medical Complex Drive from a major arterial to a minor arterial. Specifically being a segment that is planned to extend approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.
- [F.7](#) Resolution 2022-23: A Resolution of the City Council of the City of Tomball, Texas, adopting changes made to the current "City of Tomball Approved Tree, Shrub, Groundcover Plant and Vine List."

G. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10 day of June 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

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

MONDAY, MAY 9, 2022



6:00 P.M.

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

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Susan Harris
Commissioner Tana Ross

Others present:

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Justin Pruitt – City Attorney

draft

- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - City Council approved the resolution for a release of ETJ property from the City of Houston for 8 acres West of Telge Road, South of 2920.
 - **Zoning Case P22-048:** Request by Glenn R. Stumpner to amend the official zoning map for the City of Tomball by rezoning approximately 1.77 acres of land from Multi-Family Residential (MF) District to a Commercial (C) District was not approved at City Council. Glenn Stumpner will resubmit a rezoning request with a CUP for General Retail.
 - **Zoning Case P22-069:** Request by Baker Hughes Oilfield Operation LLC, represented by META Planning + Design to amend the official zoning map for the City of Tomball by rezoning approximately 70.4 acres of land from Light Industrial (LI) district to a Planned Development (PD) district was not approved at City Council due to the sizing of the lots.
 - Roof Replacement approved at the Public Administration building.
 - Quarterly Finance Updates are available in the City Council Minutes.

- **Zoning Case P22-072:** Request by Mehendi Maknoji, represented by Midstream and Terminal Services LLC, to amend the official zoning map for the City of Tomball by rezoning approximately 3.07 acres of land from Agricultural (AG) district to a Commercial (C) district was approved by City Council with the change of rezoning the property to General Retail District.

- D. Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 11, 2022.

Roll call vote was called by Community Development Director, Nathan Dietrich.

Motion carried unanimously.

- E. New Business Non Action Items

- E.1 Minor Plat of **ENTERPRISE TOMBALL:** A subdivision of 3.000 acres of land in the John M. Hooper Survey, A-375, City of Tomball, Harris County, Texas

Jared Smith, City Planner, presented the plat with no contingencies.

- E.2 Minor Plat of **TOMBALL CENTER II:** Reserve C3-R and Reserve C4-R Tomball Center II being a replat of Reserve C3 and Reserve C4, Tomball Center II Film Code No. 562200, Map Records of Harris County Clerk, Texas being 2.2463 Acres of Land out of the Joseph House Survey, Abstract No. 34, Harris County, Texas.

Jared Smith, City Planner, presented the plat with contingencies.

- F. New Business

- F.1 Consideration to Approve Final Plat of **WINFREY ESTATES:** A Subdivision of 33.3858 acres of land located in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a replat of all of Reserves "A", Reserves "B" and Winfrey Lane portion adjacent thereto of Peck Station according to the Map or Plat thereof recorded in Film Code No. 666109 of the Harris County Map Records.

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

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

Roll call vote was called by Community Development Director, Nathan Dietrich.

Motion carried unanimously.

F.2 Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-106**: Request from the collective owners of properties to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.64 acres of land legally described as being all of Lots 21 through 24 of Block 32, in Revised Map of Tomball, as well as Lots 25 and 27 in Grandinetti Tract from Single-Family Residential 6 (SF-6) District to the Old Town and Mixed-Use (OT and MU) District. The properties are generally located in the 500 block of James Street (north side), between S. Pine Street and S. Magnolia Street, within the City of Tomball, Harris County, Texas.

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

JB Mire (414 N. Chestnut Street, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:31 p.m.

Kevin Labbie (515 Clayton Street, Tomball, TX 77375) spoke in opposition of the request.

Colleen Pye (207 Florence Street, Tomball, TX 77375) spoke in favor of the request.

Kathy Paulson (606 S. Pine Street, Tomball, TX 77375) spoke in opposition of the request.

Stephanie Stukenborg (520 Clayton Street, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:42.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P22-106**.

Roll call vote was called by Community Development Director, Nathan Dietrich.

Vote was as follows:

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

Motion FAILED unanimously (5-0)

- F.3 Conduct a Public Hearing and Consideration to Approve **Case P22-016:** Request to amend the City of Tomball’s Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive extending approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

Jared Smith, City Planner, presented the case and request for Commission’s recommendation.

Kyle Bertrand, Gunda Corporation, (11750 Katy Fwy., Suite 300, Houston, TX 77079), gave an explanation and details to the history of the City of Tomball’s Major Thoroughfare Plan and how this proposed project would affect the City of Tomball’s Comprehensive Plan.

The Public Hearing was opened by Chair Tague at 7:28 p.m.

Lori Klein Quinn (13415 Lost Creek Road, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 7:32.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P22-016.**

Roll call vote was called by Community Development Director, Nathan Dietrich.

Vote was as follows:

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

Motion FAILED unanimously (5-0)

F. Discussion Item

F.1 Tree Planting List

There was no Discussion or Update at for the proposed Amendments to the existing City of Tomball Tree Planting List and proposed Tree and Shrub Ordinance.

- To be placed on the Agenda for the P&Z Meeting in June or July, 2022.

G. Motion was made by Commissioner Anderson, second by Commissioner Ross, to adjourn.

Roll call vote was called by Community Development Director, Nathan Dietrich.

Motion carried unanimously.

The meeting adjourned at 7:44 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: Interchange 249 Business Park – Replat 1 Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- All lots must meet the minimum 100 foot lot depth.
- Utilize 100-series numbering to identify replatted lots as opposed to using letters.
- Identify planned permanent monuments for all new lot corners.
- Dimensionally tie all easements to nearest property boundary with sufficient dimensional data.
- Provide cross-access easements to accommodate open and unobstructed access to neighboring lots as necessary per the overall development plan.
- Remove “Preliminary Plat Of” from the title of the document.
- Revise width of flag lot to be a minimum of 50-feet wide.
- Provide dimension of identified City of Tomball utility easement along the eastern property boundary.
- Change signature block from P&Z Chair to the Community Development Director.

STATE OF TEXAS
COUNTY OF HARRIS

We, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, Owner, hereinafter referred to as Owners of the 87.688 acre tract described in the above and foregoing map of INTERCHANGE 249 BUSINESS PARK REPLAT NO 1 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 oil streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility 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 gound 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 easemnt that are designated with aerial easements (u.e. and a.e.) as indicated and depicted hereon whereby the aerial easements totals twenty-one feet, six inches (21'6") in width.

FUTHER, 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 easement, from a plane sixteen (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 easements totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to 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, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, has caused these presents to be signed by _____ thereunto authorized, this the _____ day of _____, 20____.

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

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

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

By: _____
Name: Charles F. Meyer, Jr.
Title: Authorized Representative

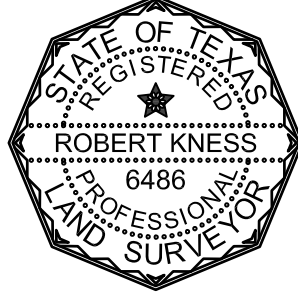
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

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

Notary Public in and for the
State of Texas

My Commission Expires:



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of INTERCHANGE 249 BUSINESS PARK REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this the _____ day of _____, 20____.

By: _____
Barbara Tague
Chairman

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

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

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

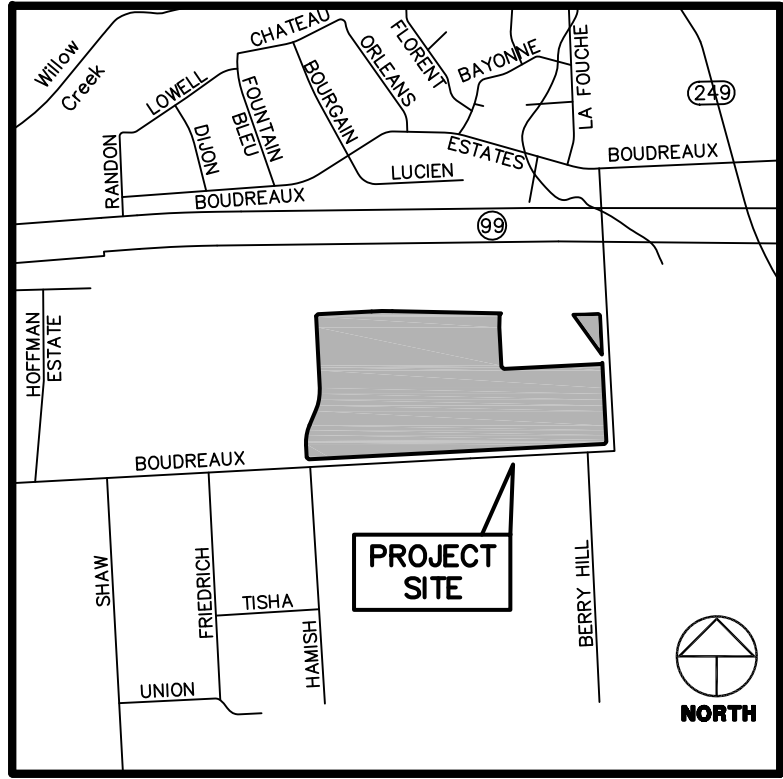
By: _____
Deputy

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NOS. 48201C0220L REVISED/DATED JUNE 18, 2007, AND 48201C0240M REVISED/DATED OCTOBER 16, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999936999.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS; BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES, THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE ZONING CLASSIFICATION OF THE PROPERTY IS HEREBY CHANGED TO THE LIGHT INDUSTRIAL DISTRICT (SEC. 50-78) AND GENERAL RETAIL DISTRICT (SEC. 50-76). THE ZONING HAS BEEN ADOPTED IN THE CITY OF TOMBALL AND MAY HAVE ADDITIONAL PROPERTY DEVELOPMENT STANDARDS AND SETBACKS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOLUME 937, PAGE 528 (FILE NO. 599159), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT TO THE TEXAS COMPANY RECORDED IN VOLUME 1199, PAGE 259 (FILE NO. 23465), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED AS RECORDED UNDER H.C.C.F. NO. U741309. (BLANKET, NOT PLOTTABLE)
- SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-89246.
- SUBJECT TO BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-186764.

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
AC - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
S - SET 5/8" IRON ROD MARKED "WINDROSE"



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

PRELIMINARY PLAT OF INTERCHANGE 249 BUSINESS PARK REPLAT NO 1

A SUBDIVISION OF 87.688 AC. / 3,819,689 SQ. FT.
BEING A REPLAT OF LOTS 3 AND 4, BLOCK 1, INTERCHANGE 249
BUSINESS PARK, FILM CODE NO. 698475, H.C.M.R.
SITUATED IN THE AUGUSTE SENECHAL SURVEY,
ABSTRACT NO. 722, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

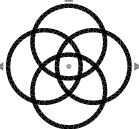
1 BLOCK 6 LOTS

JUNE 2022

REASON FOR REPLAT: TO CREATE 6 (SIX) LOTS

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

Surveyor



WINDROSE

LAND SURVEYING | PLATTING

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



CITY OF TOMBALL

Plat Name: Interchange 249 Business Park - Replat 2 Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- Utilize 100-series numbering to identify replatted lots as opposed to using letters.
- Dimensionally tie all easements to nearest property boundary with sufficient dimensional data.
- Identify planned permanent monuments for all new lot corners.
- Provide street name and ROW width for Hamish Road.
- Provide cross-access easements to accommodate open and unobstructed access to neighboring lots as necessary per the overall development plan.
- Remove “Preliminary Plat Of” from the title of the document.
- Identify planned permanent monuments for all new lot corners.
- Change signature block from P&Z Chair to the Community Development Director.

GENERAL NOTES

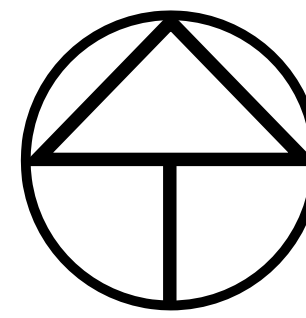
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING 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 NOS. 482010220L REVISED DATED JUNE 18, 2007, AND 482010240M REVISED DATED OCTOBER 16, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999936999.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE ZONING CLASSIFICATION OF THE PROPERTY IS HEREBY CHANGED TO THE LIGHT INDUSTRIAL DISTRICT (SEC. 50-78) AND GENERAL RETAIL DISTRICT (SEC. 50-78). THE ZONING HAS BEEN ADOPTED IN THE CITY OF TOMBALL AND MAY HAVE ADDITIONAL PROPERTY DEVELOPMENT STANDARDS AND SETBACKS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOLUME 937, PAGE 528 (FILE NO. 599159), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT TO THE TEXAS COMPANY RECORDED IN VOLUME 1199, PAGE 259 (FILE NO. 23465), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED AS RECORDED UNDER H.C.C.F. NO. U741309 (BLANKET, NOT PLOTTABLE).
- RESTRICTIVE COVENANTS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. RP-2017-329939 AND RP-2021-658346; SUBJECT TO THOSE CERTAIN USE RESTRICTIONS IN THE PERMANENT RESTRICTIVE COVENANTS ON LAND AND GROUNDWATER USE, FILED ON JULY 24, 2017 AS AMENDED BY THAT MODIFICATION OF PERMANENT RESTRICTIVE COVENANT ON LAND AND GROUNDWATER USE EXECUTED AND RECORDED OF EVEN DATE HEREOF (COLLECTIVELY, THE "PERMANENT RESTRICTIVE COVENANT"). SAID PROTECTIVE RESTRICTIVE COVENANT, RESTRICTS THE PROPERTY AGAINST RESIDENTIAL AND GROUNDWATER USES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°13'03" E	48.58'
L2	N 02°48'39" W	69.85'
L3	N 87°08'19" E	9.43'
L4	S 02°54'51" E	282.49'
L5	N 42°08'21" E	21.19'
L6	S 87°08'21" W	143.09'
L7	N 35°33'11" W	153.66'
L8	N 54°26'49" E	74.40'
L9	S 35°44'28" E	100.00'
L10	N 47°55'42" W	28.28'
L11	S 02°55'41" E	133.46'
L12	S 01°06'45" W	133.70'
L13	N 46°06'45" E	28.28'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	1°57'24"	1,970.00'	67.28'	S 88°07'03" W
C2	4°08'27"	3,030.00'	218.98'	N 89°08'31" E
C3	4°02'24"	1,970.00'	138.91'	N 00°54'27" W
C4	2°44'46"	11,659.16'	558.81'	N 89°44'22" E

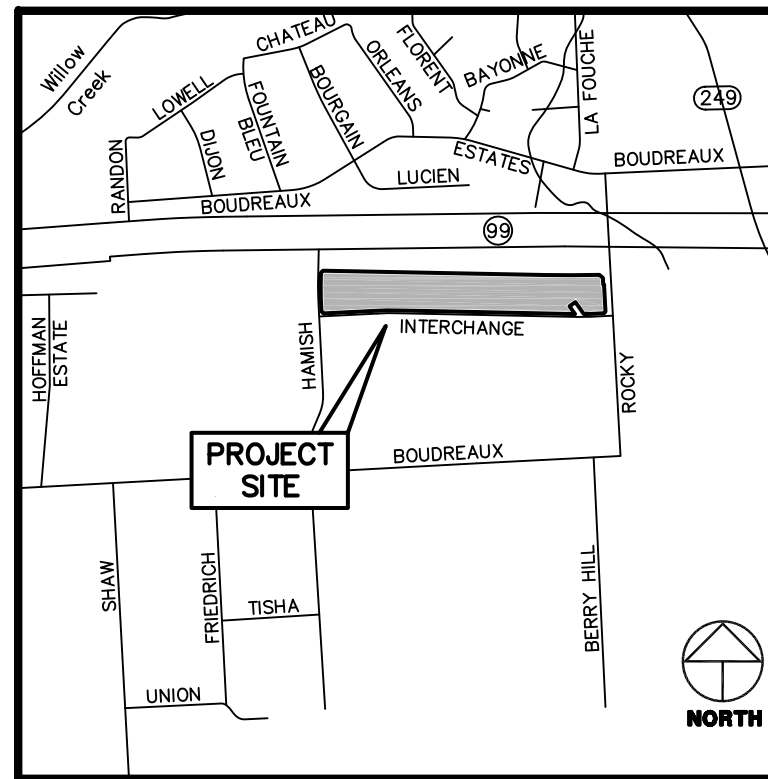
ABBREVIATIONS

- 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
AC - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" IRON ROD MARKED "WINDROSE"
(F) - FND 5/8" IRON ROD MARKED "WINDROSE"

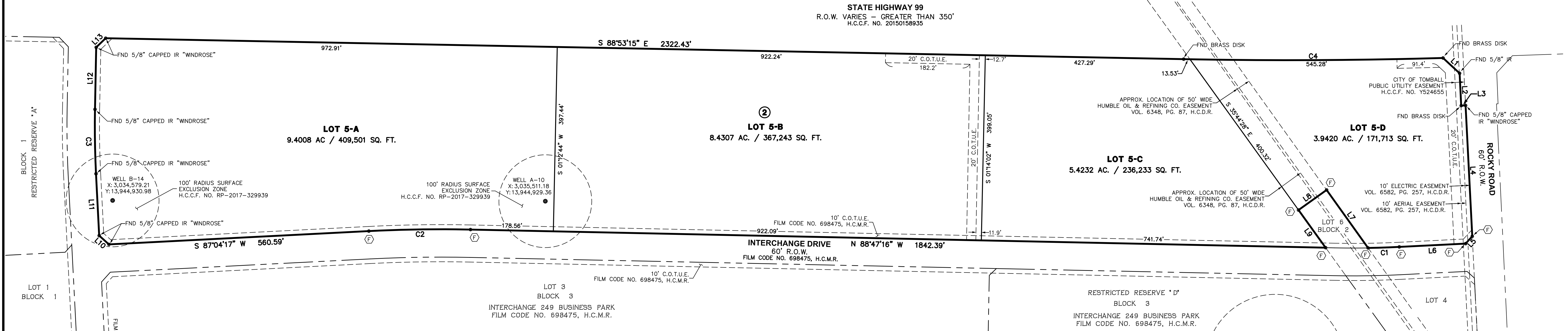


NORTH

100 0 100 200 300 Feet
GRAPHIC SCALE: 1" = 100'



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



STATE OF TEXAS
COUNTY OF HARRIS

We, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, Owner, hereinafter referred to as Owners of the 27.1967 acre tract described in the above and foregoing map of INTERCHANGE 249 BUSINESS PARK REPLAT NO 2 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 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 easement that are designated with aerial easements (i.e. and a.e.) as indicated and depicted hereon whereby the aerial easements totals twenty-one feet, six inches (21'6") in width.

FUTHER, 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 easement, from a plane sixteen (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (i.e. and a.e.) as indicated and depicted hereon whereby the aerial easements totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to 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, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, has caused these presents to be signed by Charles F. Meyer, Jr., its Authorized Representative, thereunto authorized,

this the _____ day of _____, 20____, 20____.

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

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

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

By: Charles F. Meyer, Jr.,
Authorized Representative

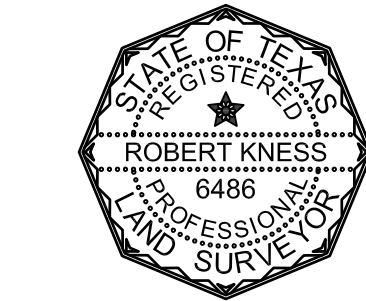
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Charles F. Meyer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

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

Notary Public in and for the
State of Texas

My Commission Expires:



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

By: Barbara Tague
Chairman

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of INTERCHANGE 249 BUSINESS PARK REPLAT NO 2 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____.

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

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

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

By: Deputy

PRELIMINARY PLAT OF
**INTERCHANGE 249
BUSINESS PARK REPLAT NO 2**

A SUBDIVISION OF 27.1967 AC. / 1,184,690 SQ. FT.
BEING A REPLAT OF LOT 5, BLOCK 2, INTERCHANGE 249
BUSINESS PARK, FILM CODE NO. 698475, H.C.M.R.
SITUATED IN THE AUGUSTE SENECHAL SURVEY,
ABSTRACT NO. 722, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 4 LOTS

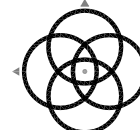
JUNE 2022

REASON FOR REPLAT: TO CREATE FOURS (4) LOTS

Owner

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

CITY OF TOMBALL

Plat Name: Interchange 249 Business Park - Replat 3 Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- Utilize 100-series numbering to identify replatted lots as opposed to using letters.
- Revise width of flag lot to be a minimum of 50-feet wide.
- Identify planned permanent monuments for all new lot corners.
- Identify utility easement along eastern lot boundary and provide the dimension.
- Provide street name and ROW dimension for Hamish Road.
- Provide cross-access easements to accommodate open and unobstructed access to neighboring lots as necessary per the overall development plan.
- Lot "2-A" must have direct frontage to a public/private road improved to city/county standards. The minimum lot width at the street side boundary is 50-feet.
- Change signature block from P&Z Chair to the Community Development Director.

CITY OF TOMBALL

Plat Name: Tomball Medical Complex Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- Remove building lines
- Provide title opinion or title commitment letter confirming ownership of the property.
- Change signature block from P&Z Chair to the Community Development Director.
- Remove note #7 from plat
- Identify the dimensional extent of right-of-way (ROW) available for Medical Complex Drive. If ROW is less than 100-feet in width at the narrowest point, dedicate ½ the amount of ROW necessary to comprise a 100-foot-wide right-of-way for this segment of Medical Complex Drive.
- Illustrate property boundary for Lot 6 and ROW for School Street south of Medical Complex Drive.
- Correct the graphic scale bar.
- Modify the dimensions for the remainder of Lot 5. It does not appear to be accurate based on the parent plat that this replat is being created out of.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Muhammad N. Shahzad and Shahnaz Shahzad, owners hereinafter referred to as owners of the 2.0974 acre tract described in the above and foregoing plat of TOMBALL MEDICAL 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, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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

WITNESS our hands in the City of Tomball, Texas, this ____ day of _____, 202__.

Muhammad N. Shahzad Shahnaz Shahzad

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Muhammad N. Shahzad and Shahnaz Shahzad, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

By: Barbara Tague
Chairman

Harris County Clerk Certificate of Filing:

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

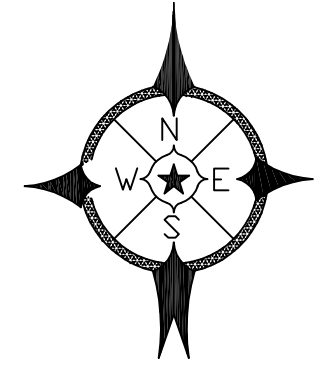
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

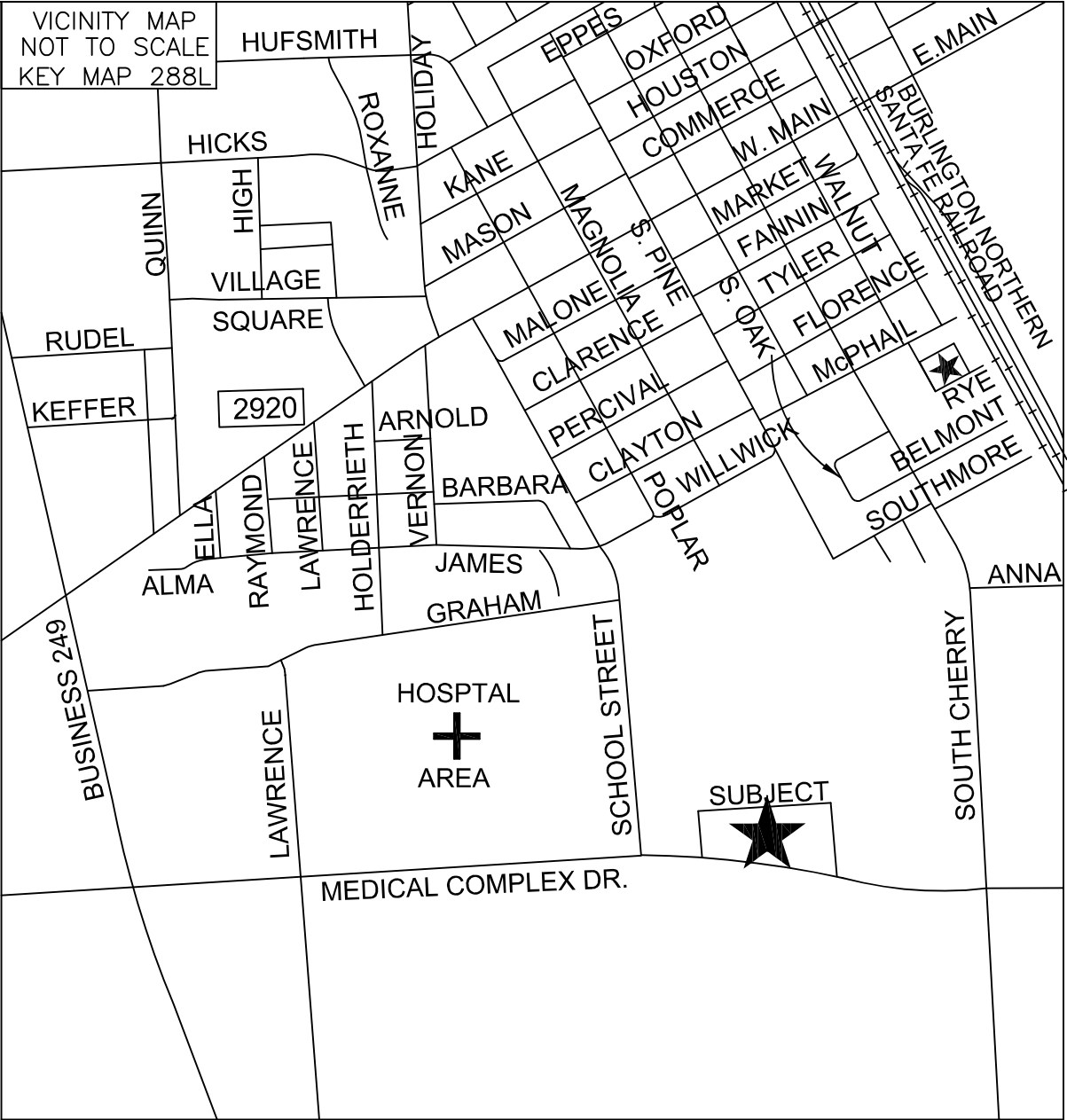
By: Deputy

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

Steven L. Crews
Texas Registration Number 4141



Scale: 1" = 30'



- Notes:
- Flood Information:
- According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
 4. This plat does not attempt to amend or remove any valid restrictions or covenants.
 5. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
 6. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.
 7. This is a corner lot and must abide by all ordinance requirements when referencing the visibility triangle and cannot be obstructed, per City Ordinances

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

TOMBALL MEDICAL COMPLEX

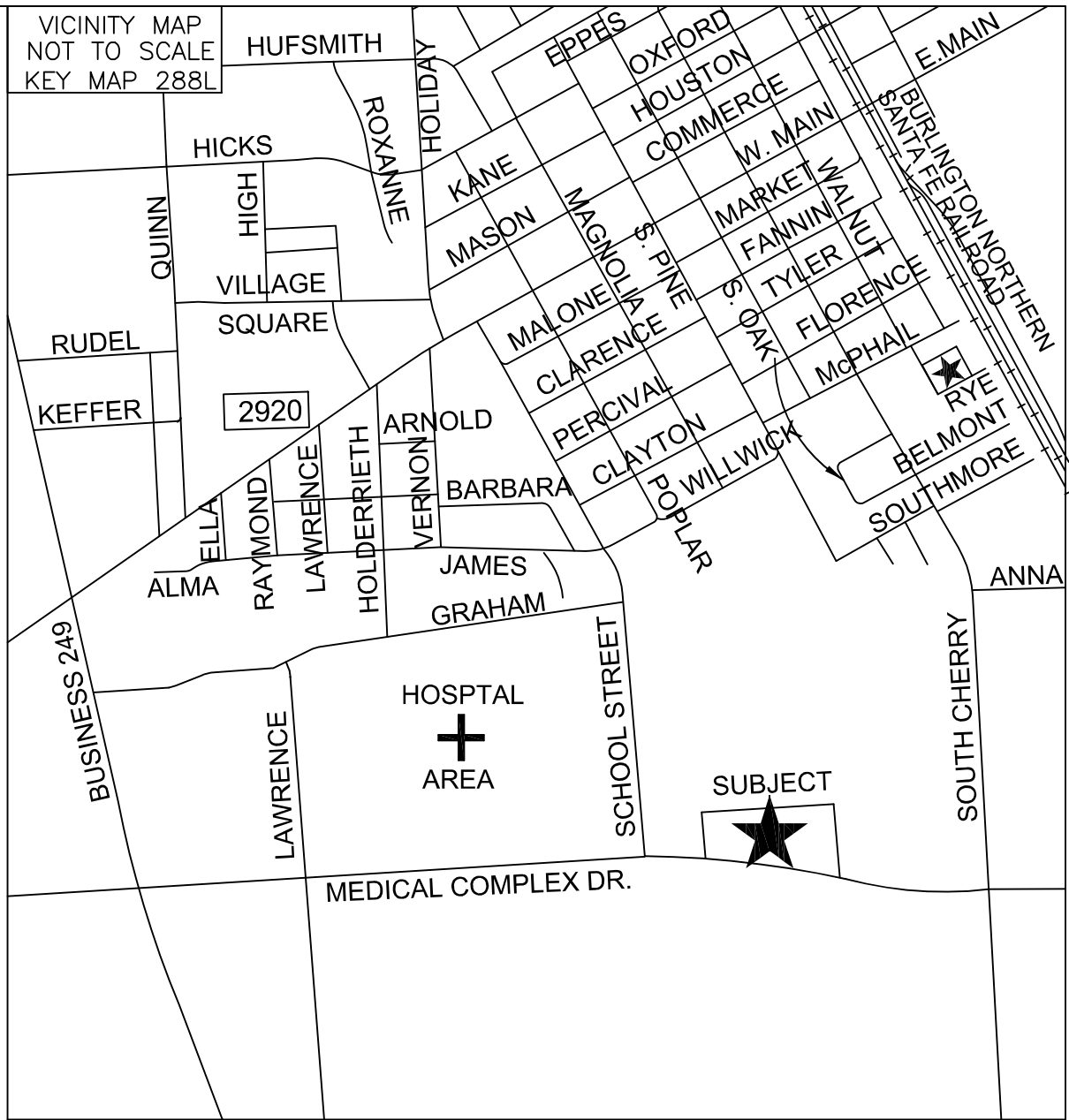
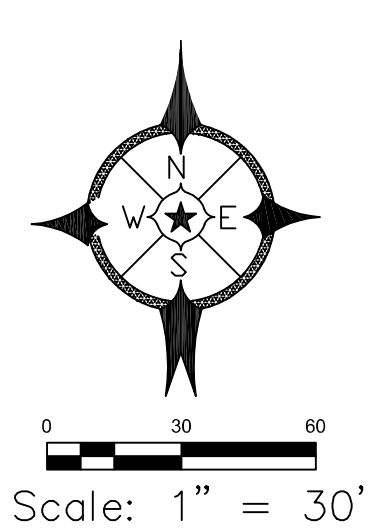
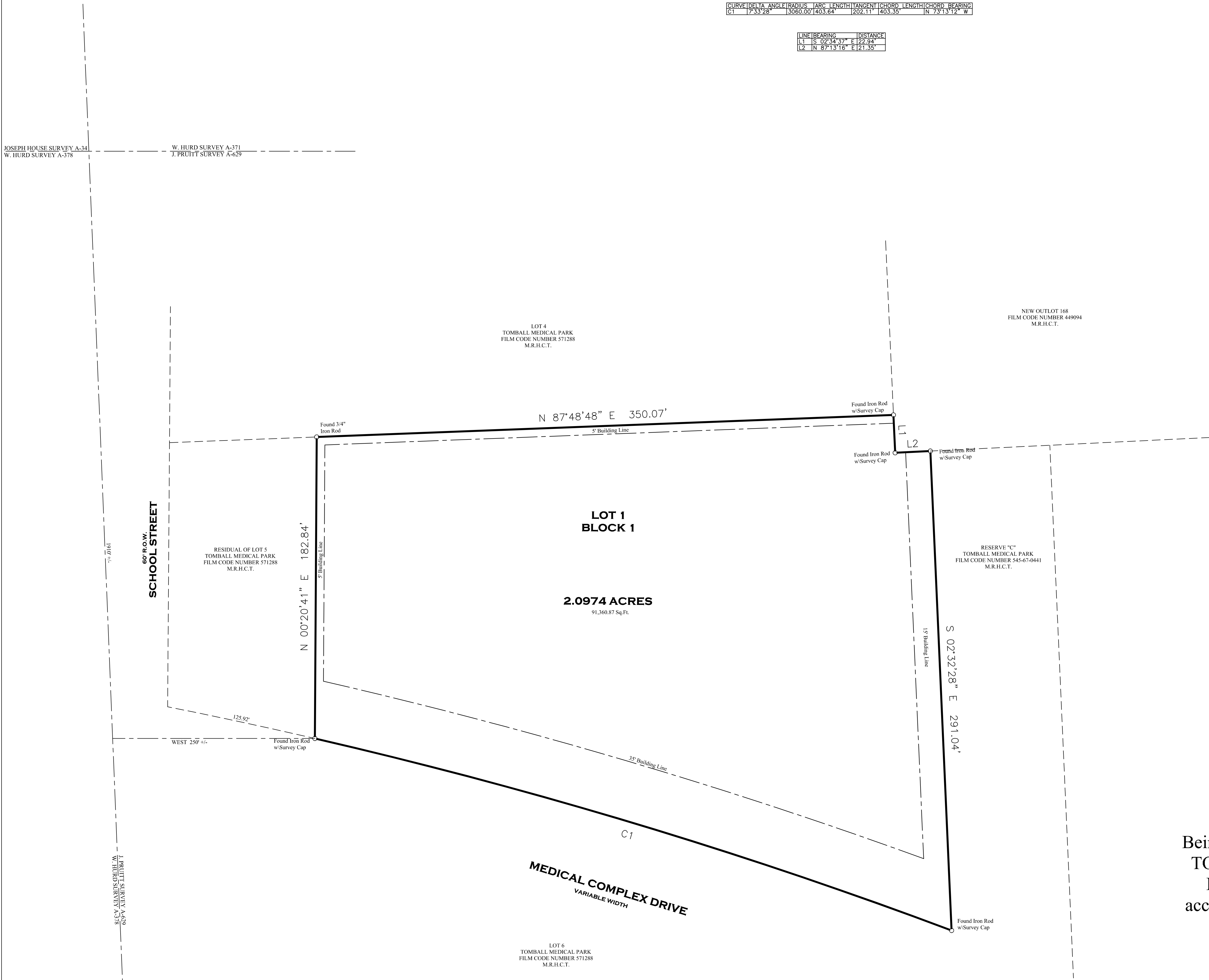
Being a 2.0974 acre tract and being a replat of a portion of Lot 5, of TOMBALL MEDICAL PARK, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 571288, of the Map Records of Harris County, Texas.,

1 Commercial Lot, 1 Block

Owners:
Muhammad N. Shahzad
and Shahnaz Shahzad
110 Deer Crossing Court
Conroe, Texas 77384
281-782-6383

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

June 2022
Sheet 1 of 2
22-0159



Notes:

Flood Information:

According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.

4. This plat does not attempt to amend or remove any valid restrictions or covenants.

5. Public Easements:

Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

6. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.

7. This is a corner lot and must abide by all ordinance requirements when referencing the visibility triangle and cannot be obstructed, per City Ordinances

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

TOMBALL MEDICAL COMPLEX

Being a 2.0974 acre tract and being a replat of a portion of Lot 5, of TOMBALL MEDICAL PARK, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 571288, of the Map Records of Harris County, Texas.,

1 Commercial Lot, 1 Block

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

June 2022
Sheet 2 of 2
22-0195

CITY OF TOMBALL

Plat Name: Willow Creek Plat Type: Minor

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

Plat within City Limits ☐ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- “Willow Creek” is utilized within at least six (6) different subdivision names in Harris County. To avoid confusion or duplication of subdivisions, city staff recommends renaming the subdivision to something that has not been utilized previously.
- Provide date that the plat was prepared.
- Dimensionally tie all easements to nearest property boundary with sufficient dimensional data.
- Provide ownership information for the remainder of land immediately north of the subdivision.

STATE OF TEXAS
HARRIS COUNTY

WE, U.S. LIME COMPANY, A TEXAS CORPORATION ACTING BY AND THROUGH MICHAEL L. WIEDEMER, VP AND CFO AND RUSSELL RIGGS, VP, BEING OFFICERS OF U.S. LIME COMPANY, A TEXAS CORPORATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 12.9051 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WILLOW CREEK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 61st LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, U.S. LIME COMPANY, A TEXAS CORPOTAIION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL L. WIEDEMER, VP AND CFO, THEREUNTO AUTHORIZED, ATTESTED BY, RUSSELL RIGGS, VP, THIS _____ DAY OF _____, 2022.

U.S. LIME COMPANY, A TEXAS CORPORATION

BY: MICHAEL L. WIEDEMER, VP AND CFO ATTEST: RUSSELL RIGGS, VP

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL L. WIEDEMER, AND RUSSELL RIGGS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME:

MY COMMISSION EXPIRES:

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

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

I, CRAIG A. LANEY, A REGISTERED PROFESSIONAL LICENSED SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE BUILDABLE AREAS FOR ALL OR SOME OF THE RESIDENTIAL LOTS ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PLOTTED FROM THE FEDERAL INSURANCE RATE MAP PANEL NO. 48028702151.M DATED 06-18-2007 AND ARE SUBJECT TO FLOODING. THE 100-YEAR FLOODPLAIN IS A FLOOD HAZARD AREA PRONE TO FLOODING, AND SUBJECT TO ADDITIONAL FLOODPLAIN MANAGEMENT REGULATIONS.

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

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND MAP OF THE WILLOW CREEK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THE PLAT THIS _____ DAY OF _____, 2022.

COMMUNITY DEVELOPMENT DIRECTOR

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2022, AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

ABBREVIATION

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

GENERAL NOTES:

- Public easements donated 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 and 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, fence, tree, shrub, other growth or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- According to the FEMA Firm Panel No. 48028702151.M (Effective Date October 16, 2013), LOMR 16-06-4206P, eff. 9-18-2017, this Property is in Zone "X", Shaded "X" and in Zone "AE, Floodway" in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setback at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas line.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00005914.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- A FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48028702151.M DATED 06-18-2007, WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

WILLOW CREEK

A SUBDIVISION OF 12.9051 ACRE TRACT, 562,147.34 SQUARE FEET,
IN THE WILHELM USENER SURVEY A-820
AND BEING OUT OF SHARE NO.4
MARY JANE AND CUSTAVE KUEHN
AS RECORDED IN VOLUME 13, PAGE 27 MAP RECORD
HARRIS COUNTY, TEXAS

CONTAINING
1 RESERVE 1 BLOCK
JUNE 2022

OWNER

U.S. LIME COMPANY,
A TEXAS CORPORATION
5429 LBJ FREEWAY, SUIT 230
DALLAS TEXAS 75240
(972) 991 - 8400

SURVEYOR

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

LEONARD E & KATHERINE BURTS
CALL 4.08 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F.NO. K55866

TEXAS DEPARTMENT OF
TRANSPORTATION
CALL 0.45 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F.NO. 968109

REMAINDER OF A
CALL 72.3 ACRE TRACT
AS DESCRIBED UNDER H.C.C.F.NO. S832035

C.M. PILOT
SURVEY A - 632

WILHELM USENER
SURVEY A - 820

JOHN MITCHELL
SURVEY A - 570

RESTRICTED RESERVE "A"
12.9051 ACRE TRACT
BLOCK ①
(RESTRICTED TO COMMERCIAL USE ONLY)

SHARE NO.5
SAMUEL EDWARD TANNER
CALL 21.2521 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F.NO. E636597

RESTRICTED RESERVE "A"
BLOCK 1
MARIAH BOUDREAUX
AS RECORDED IN
FILM CODE NO. 602125 H.C.M.R.

CITY OF TOMBALL

Plat Name: Shops at Tomball Parkway 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: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- Water, sewer, and gas mains must be extended the entire linear extent of the proposed property boundaries along the eastern property lines.
- Prior to final approval and recording of this plat, construction plans illustrating public improvements must be submitted to and approved by the City Engineer. All public improvements associated with this subdivision plat must be installed in accordance with the approved construction plans or suitable financial guarantee provided insuring the timely construction of required improvements.
- Dimensionally tie all easements to nearest property boundary with sufficient dimensional data.
- Remove “Proposed” from all easement descriptions.
- Remove building lines from plat.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Shops on Tomball Parkway, LLC, owners hereinafter referred to as owners of the 1.8556 acre tract described in the above and foregoing plat of SHOPS ON TOMBALL PARKWAY, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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

IN TESTIMONY WHEREOF, Shops on Tomball Parkway, LLC, has caused these presents to be signed by Sandy Aron, its Manager, thereunto authorized, on this _____ day of _____, 202__.

Shops on Tomball Parkway, LLC

By: Sandy Aron, Manager

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sandy Aron, Manager of Shops on Tomball Parkway, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of SHOPS ON TOMBALL PARKWAY in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this ____ day of _____, 202__.

By:_____
Barbara Tague
Chairman

By:_____
Darrell Roquemore
Vice Chairman

Harris County Clerk Certificate of Filing:

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

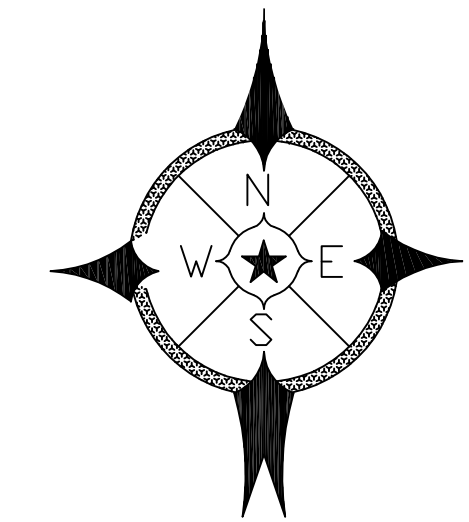
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By:_____
Deputy

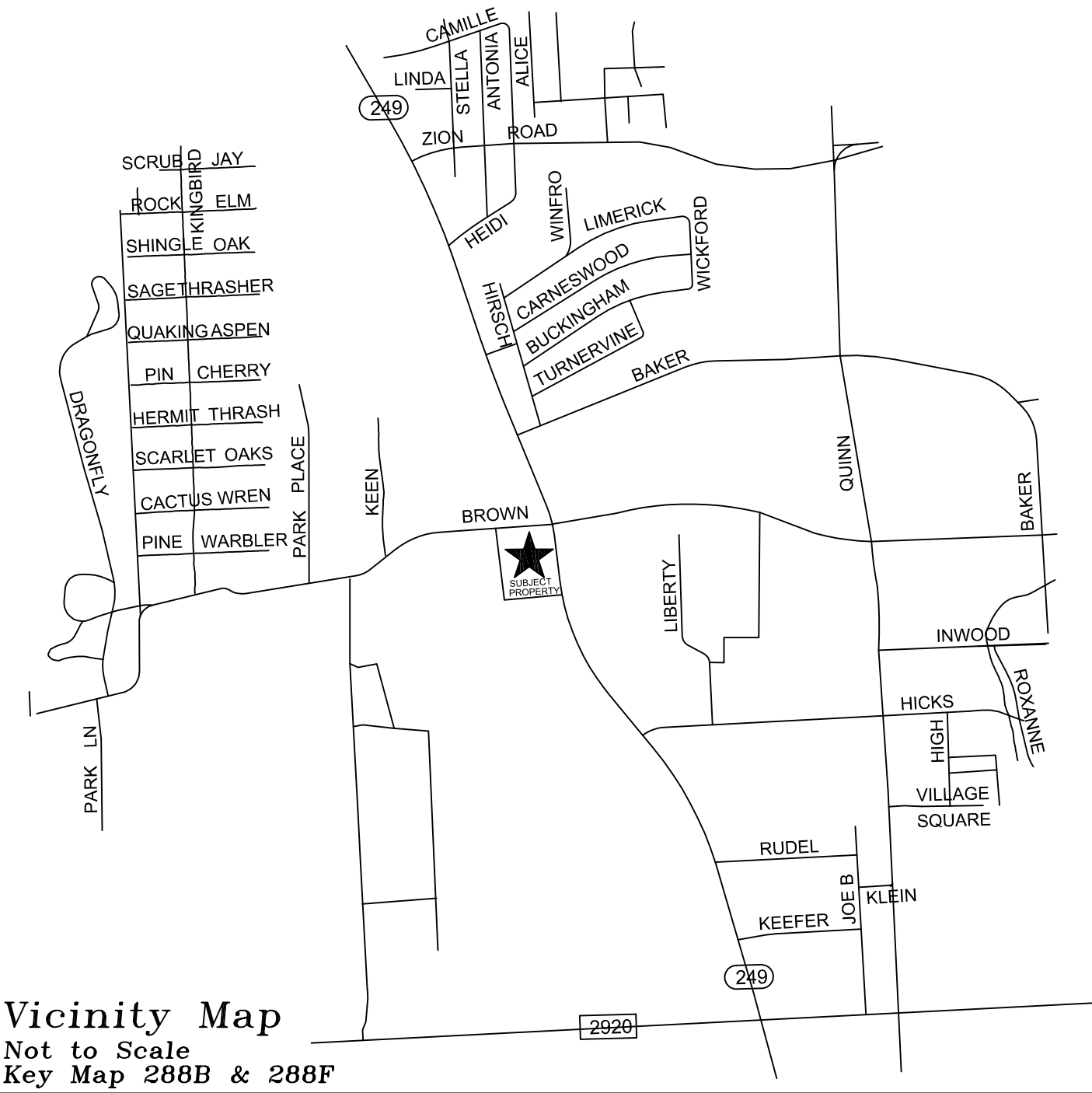
I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle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

Steven L. Crews
Texas Registration Number 4141



0 20 40

Scale: 1" = 20'



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
6. A 10 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.
7. Easements described in instruments recorded in CF Nos. RP-2020-532092 and RP-2020-601701 do not affect the subject tract shown hereon.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

SHOPS ON TOMBALL PARKWAY

Being a 1.8556 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being a replat of a portion of Unrestricted Reserve "A" of BRTR-ONE, Subdivision, as recorded in Film Code Number 696409, of the Map Records of Harris County, Texas,

2 Commercial Lots, 1 Block

Reason for Replat: To create two commercial lots

Owner:
Shops on Tomball Parkway, LLC
Phone Number 713-623-6944
3773 Richmond Avenue, Suite 800
Houston, Texas 77080

Surveyor:
C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77154
Office: 281-336-5172
survey@ccsurveying.com
www.ccsurveying.com
Firm Number 10089400

June 2022
Sheet 1 of 2
22-0085

CITY OF TOMBALL

Plat Name: Tomball Clean Carwash Plat Type: Preliminary

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 2022

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

Community Development recommends approval of this plat with no contingencies.

- Water, sewer, and gas mains must be extended the entire linear extent of the proposed property boundaries along the eastern property lines.
- Prior to final approval and recording of this plat, construction plans illustrating public improvements must be submitted to and approved by the City Engineer. All public improvements associated with this subdivision plat must be installed in accordance with the approved construction plans or suitable financial guarantee provided insuring the timely construction of required improvements.
- All lots within the subdivision must have direct access to public utilities, proposed Lot 2, Block 1 may need to be re-adjusted to provide direct access to utilities depending on how utilities are extended to and through the site.
- Provide completed field notes for this subdivision precisely identifying the boundaries by metes and bounds.
- Dimensionally tie all easements to nearest property boundary with sufficient dimensional data.
- Utilize solid lines to illustrate lot boundaries within the subdivision
- Provide title opinion or title commitment letter confirming ownership of the property.
- Utilize heavy bold lines to illustrate subdivision boundaries
- Clearly identify the western most boundary dimension of this subdivision.
- Remove signature block for Planning & Zoning Vice Chairman.
- Provide four digits after the decimal place for all acreage provided and two digits after a decimal place for all square footage provided.

SHEET 1 OF 1

CITY OF TOMBALL

Plat Name: Wood Leaf Reserve - Section 2 Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

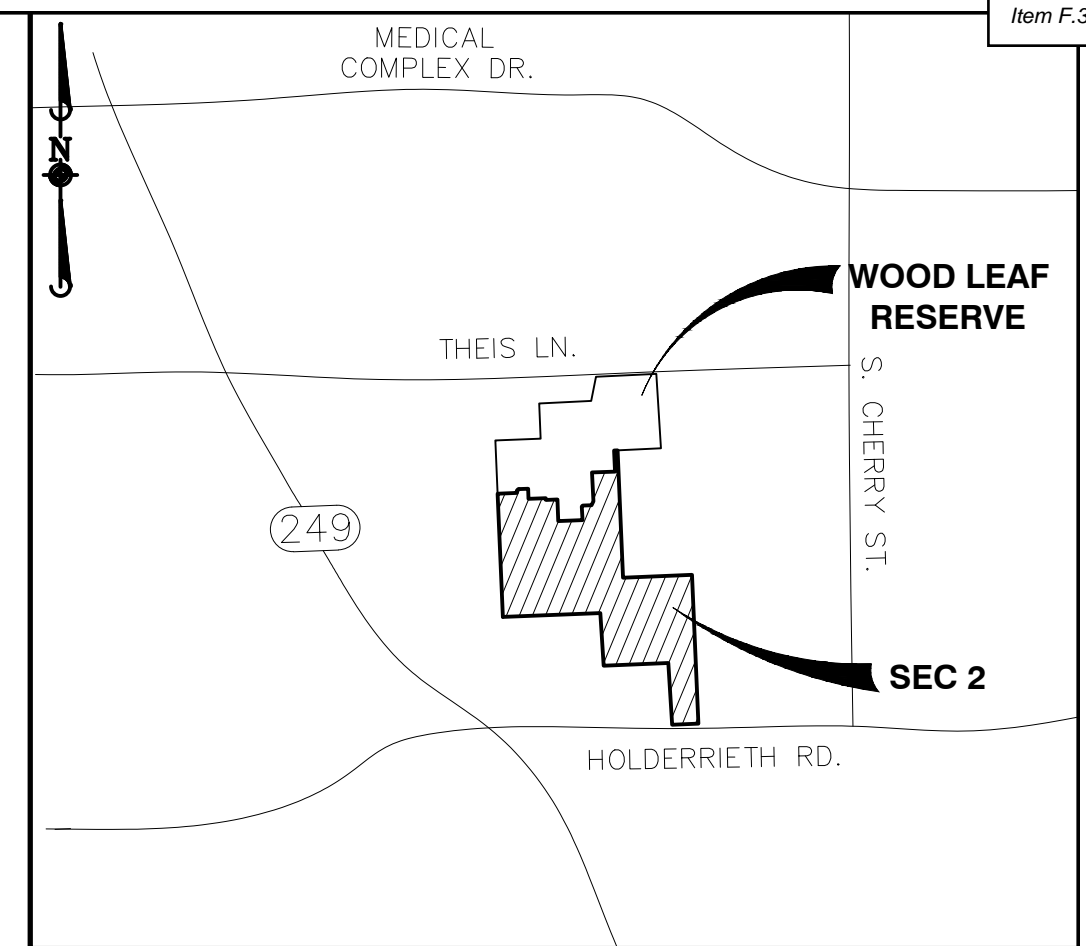
Planning and Zoning Commission Meeting Date: June 13, 2022

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

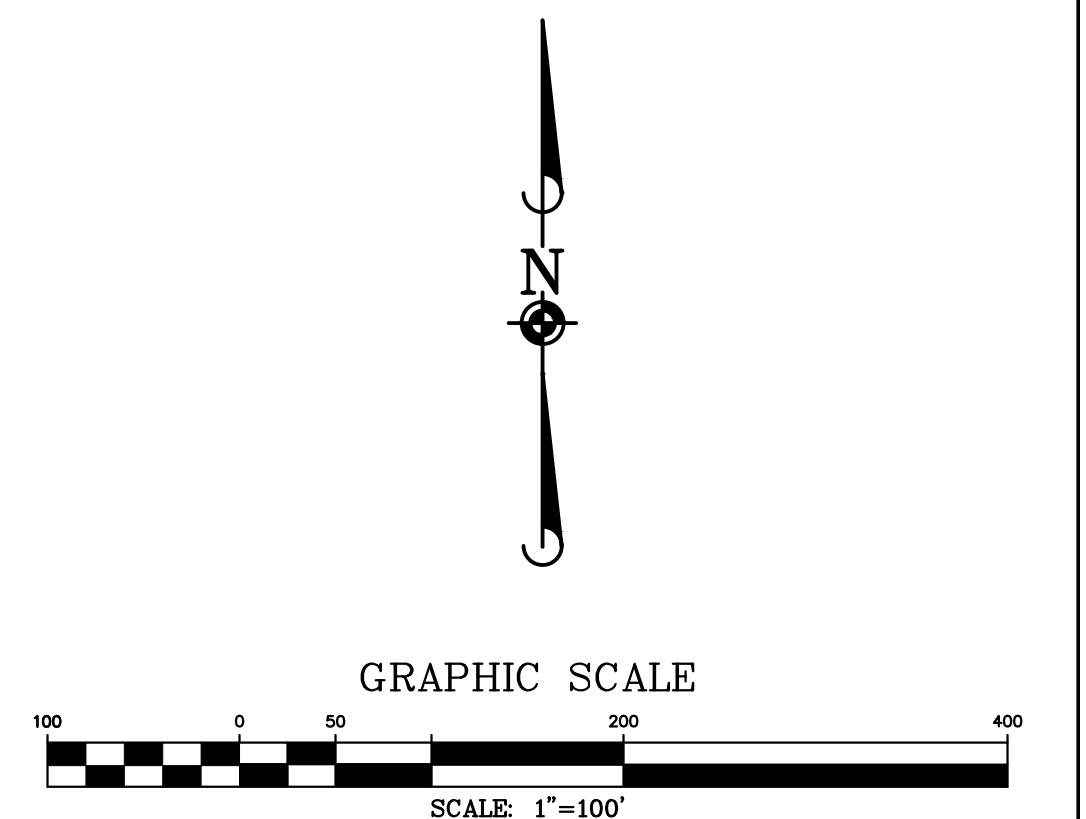
Community Development recommends approval of this plat with no contingencies.

- Re-number proposed blocks and lots in a manner that will prevent duplication of lot and block numbers within the Wood Leaf Reserve Subdivision.
- Remove the label identifying school street as a 40-foot wide ROW.
- Identify the dimensional extent of right-of-way (ROW) available for Holderrieth Road. If ROW is less than 100-feet in width at the narrowest point, dedicate ½ the amount of ROW necessary to comprise a 100-foot-wide right-of-way for this segment of Medical Complex Drive. If dedication is necessary, illustrate/identify the amount of right-of-way being dedicated toward Holderrieth Road by this plat.
- If a boulevard median is intended to be provided within any portion of the right-of-ways found in this subdivision and the intent is to have the medians landscaped and/or to locate signage within said median. Said median must be identified as a reserve so as to avoid confusion of ownership/maintenance responsibility as well as to allow signage, given that signs are NOT permitted within public right-of-ways.
- Prior to final approval and recording of this plat, construction plans illustrating public improvements must be submitted to and approved by the City Engineer. All public improvements associated with this subdivision plat must be installed in accordance with the approved construction plans or suitable financial guarantee provided insuring the timely construction of required improvements.
- Remove “Final Plat” from the title of this plat.
- Property south of the subdivision identified as 25.950 acres owned by “Maple Group, LTD” is platted. Provide information pertaining to this platted lot.

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	4,786.74	0.1099	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
B	68,562.87	1.574	RESTRICTED TO DRILL SITE
C	2,420.74	0.0556	RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	25,592.39	0.5875	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
E	2,679.61	0.0615	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
F	404,928.50	9.296	RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
G	487,603.45	11.19	RESTRICTED TO LAKE AND DETENTION
H	8,148.09	0.1871	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
I	5,972.13	0.1371	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	1,010,694.52	23.20	



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



ABBREVIATIONS

AE=	AERIAL EASEMENT
COTUE=	CITY OF TOMBALL UTILITY EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UNOE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
COT UE=	CITY OF TOMBALL UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
HCCF=	HARRIS COUNTY CLERK'S FILE RECORDS
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HCMR=	HARRIS COUNTY MAP RECORDS
HCCPRRP=	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
CAB=	CABINET
FC=	FILM CODE
VOL __ PG __	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
SET IR=	SET 3/4" IR W/ CAP STAMPED "ELS"
	STREET NAME CHANGE
	WELL LOCATION

FINAL PLAT WOOD LEAF RESERVE SEC 2

A SUBDIVISION OF 58.66 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILOT SURVEY, A-632

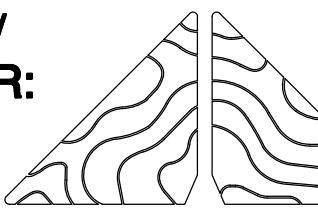
HARRIS COUNTY, TEXAS

176 LOTS 9 RESERVES 5 BLOCKS
JUNE 2022

OWNER/
DEVELOPER:

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
480 WILLOW FOREST DR., SUITE 803
SPRING, TEXAS 77380
281-932-8907

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBP REGISTRATION NUMBER F-22617
2461 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

FINAL PLAT NOTES:

- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- All easements are centered on lot lines unless shown otherwise.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by the public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Public Easements: Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- All oil/gas wells (plugged, abandoned, and/or active) through this 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 fifteen feet (15') off centerline of low pressure gas lines, and thirty feet (30') off centerline of high pressure gas lines.
- According to FEMA Firm Panel No.48201C0230L (Effective Date June 18, 2007), this property is in the Unshaded Zone "X" (Areas outside the 0.2% Annual Chance Flood Plain). Shaded Zone "X" (Areas within the 0.2% Annual Chance Flood Plain) and Zone "AE" (Areas within the 1% Annual Chance Flood Plain) . This plat does not attempt to amend or remove any valid covenants or restrictions.
- The coordinates shown hereon are Texas South Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.99994049
- 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.

CHARTER TITLE CITY PLANNING LETTER NOTES:

Easement executed by William Holderrieth, to Humble Oil & Refining Company, dated July 6, 1933, filed August 30, 1933, recorded in/under Volume 932, Page 359, of the Real Property Records of Harris County, Texas, said easement conveyed to Humble Pipe Line Company, a Texas corporation by instrument recorded in Volume 1221, Page 22 of the Real Property Records of Harris County, Texas, and as affected by instrument(s) recorded in/under Instrument No(s).R358887, R359206, S231246, U701457, X075312 and 2019-7817 of the Real Property Records of Harris County, Texas.

Easement executed by Edward P. Milo, et al, to Humble Oil & Refining Company, dated July 17, 1933, filed October 9, 1933, recorded in/under Volume 933, Page 231, of the Real Property Records of Harris County, Texas, said easement conveyed to Humble Pipe Line Company, a Texas corporation by instrument recorded in Volume 1221, Page 22 of the Real Property Records of Harris County, Texas, and as affected by instrument(s) recorded in/under Instrument No(s).R358887, R359206, S231246, U701457, X075312 and 2019-7817 of the Real Property Records of Harris County, Texas.

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

Easement executed by N.E. Graham and wife, Katherine D. Graham, to Houston Lighting & Power Company, dated December 26, 1969, filed January 19, 1970, recorded in/under Volume 7883, Page 150 (D047816), of the Real Property Records of Harris County, Texas.

Easement executed by Georgia F. Thompson, to City of Tomball, dated March 18, 1997, filed July 21, 1997, recorded in/under Instrument No. S551088, of the Real Property Records of Harris County, Texas.

Easement executed by Pat Klein, Trustee, Roxanne Klein Shaw, Trustee and George V. Sowers, Jr., Trustee, of the Katherine B. Graham Testamentary Trust, to City of Tomball, dated June 10, 1996, filed July 21, 1997, recorded in/under Instrument No. S551090, of the Real Property Records of Harris County, Texas.

Easement executed by Karla Graham Mueller and Kevin Eric Graham, to City of Tomball, dated June 29, 2001, filed July 24, 2001, recorded in/under Instrument No. N192738, of the Real Property Records of Harris County, Texas.

CALLED 39.3409 ACRES
RESTRICTED RESERVE "A"
REPLAT WAL-MART TOMBALL
HCCF No. W008922
HCMR

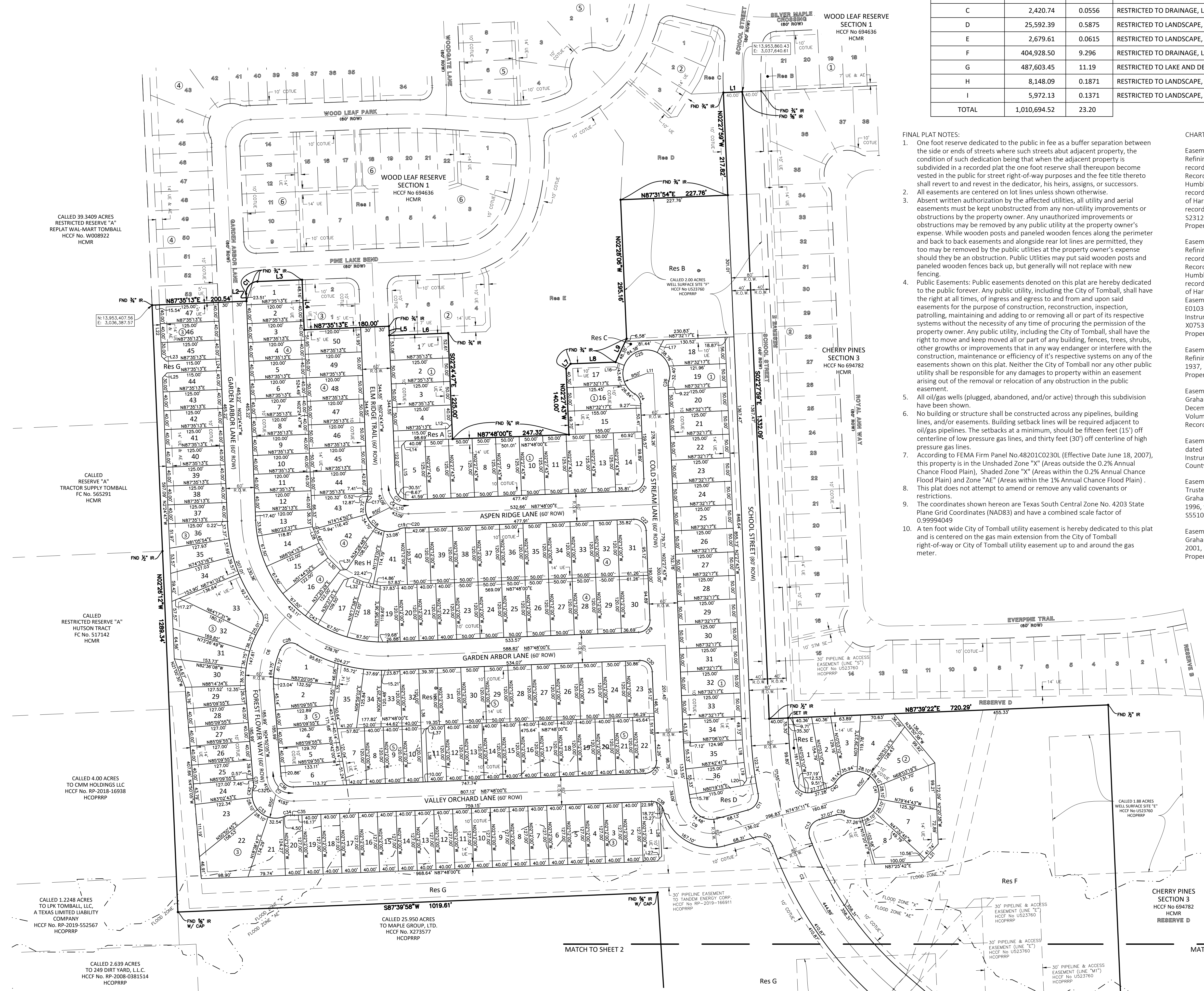
CALLED
RESERVE "A"
TRACTOR SUPPLY TOMBALL
FC No. 565291
HCMR

CALLED
RESTRICTED RESERVE "A"
HUTSON TRACT
FC No. 517142
HCMR

CALLED 4.00 ACRES
TO CMM HOLDINGS LLC
HCCF No. RP-2018-16938
HCCPRRP

CALLED 1.2248 ACRES
TO LPK TOMBALL, LLC,
A TEXAS LIMITED LIABILITY
COMPANY
HCCF No. RP-2019-552567
HCCPRRP

CALLED 2.639 ACRES
TO 249 DIRT YARD, L.L.C.
HCCF No. RP-2008-0381514
HCCPRRP



MATCH TO SHEET 2

MATCH TO SHEET 2

Lot Area Table Block 1		
Parcel #	Area (Sq Ft)	Area (AC)
1	6605.42	0.1516
2	6250.00	0.1435
3	6250.00	0.1435
4	6200.00	0.1423
5	6205.76	0.1425
6	6250.07	0.1435
7	6250.07	0.1435
8	6250.07	0.1435
9	6250.07	0.1435
10	6250.07	0.1435
11	6250.07	0.1435
12	6250.07	0.1435
13	6250.07	0.1435
14	7479.67	0.1717
15	7758.87	0.1781
16	7242.04	0.1663
17	5977.34	0.1372
18	7504.52	0.1723
19	6114.69	0.1404
20	6250.00	0.1435
21	6250.00	0.1435
22	6250.00	0.1435
23	6250.00	0.1435
24	6250.00	0.1435
25	6250.00	0.1435
26	6250.00	0.1435
27	6250.00	0.1435
28	6250.00	0.1435
29	6250.00	0.1435
30	6250.00	0.1435
31	6250.00	0.1435
32	6250.00	0.1435
33	6250.00	0.1435
34	6276.12	0.1441
35	6464.52	0.1484
36	6415.10	0.1473

Lot Area Table Block 3		
Parcel #	Area (Sq Ft)	Area (AC)
1	4994.34	0.1147
2	5080.00	0.1166
3	5080.00	0.1166
4	5080.00	0.1166
5	5080.00	0.1166
6	5080.00	0.1166
7	5080.00	0.1166
8	5080.00	0.1166
9	5080.00	0.1166
10	5080.00	0.1166
11	5080.00	0.1166
12	5080.00	0.1166
13	5080.00	0.1166
14	5080.00	0.1166
15	5080.00	0.1166
16	5080.00	0.1166
17	5080.00	0.1166
18	5080.00	0.1166
19	5080.00	0.1166
20	5072.66	0.1165
21	6932.44	0.1591
22	11853.88	0.2721
23	8872.78	0.2037
24	5188.94	0.1191

Lot Area Table Block 3		
Parcel #	Area (Sq Ft)	Area (AC)
25	5080.00	0.1166
26	5080.00	0.1166
27	5080.00	0.1166
28	5080.00	0.1166
29	5379.29	0.1235
30	6687.49	0.1535
31	7978.91	0.1832
32	9292.00	0.2133
33	10826.14	0.2485
34	6988.59	0.1604
35	5967.59	0.1370
36	5634.76	0.1294
37	5000.00	0.1148
38	5000.00	0.1148
39	5000.00	0.1148
40	5000.00	0.1148
41	5000.00	0.1148
42	5000.00	0.1148
43	5000.00	0.1148
44	4950.00	0.1136
45	4950.00	0.1136
46	5000.00	0.1148
47	5000.00	0.1148

Lot Area Table Block 5		
Parcel #	Area (Sq Ft)	Area (AC)
1	8268.24	0.1898
2	7046.34	0.1618
3	4983.73	0.1144
4	5119.93	0.1175
5	5256.12	0.1207
6	6352.08	0.1458
7	5989.97	0.1375
8	4800.00	0.1102
9	4800.00	0.1102
10	4800.00	0.1102
11	4750.00	0.1090
12	4800.00	0.1102
13	4800.00	0.1102
14	4800.00	0.1102
15	4800.00	0.1102
16	4800.00	0.1102
17	4800.00	0.1102
18	4800.00	0.1102
19	4800.00	0.1102
20	4800.00	0.1102
21	4800.00	0.1102
22	5411.32	0.1242
23	6589.48	0.1513
24	6000.00	0.1377
25	6000.00	0.1377
26	6000.00	0.1377
27	6000.00	0.1377
28	6000.00	0.1377
29	6000.00	0.1377
30	6000.00	0.1377
31	6000.00	0.1377
32	4800.00	0.1102
33	5023.76	0.1153
34	5482.07	0.1259
35	6920.52	0.1589

Lot Area Table Block 4		
Parcel #	Area (Sq Ft)	Area (AC)
1	5670.81	0.1302
2	4800.00	0.1102
3	4800.00	0.1102
4	4800.00	0.1102
5	4800.00	0.1102
6	4800.00	0.1102
7	4800.00	0.1102
8	4800.00	0.1102
9	4800.00	0.1102
10	4800.00	0.1102
11	4800.00	0.1102
12	4800.00	0.1102
13	5244.32	0.1204
14	6344.09	0.1456
15	6402.49	0.1470
16	6402.49	0.1470
17	6324.98	0.1452
18	6358.57	0.1460
19	5060.93	0.1162
20	4800.00	0.1102
21	4800.00	0.1102
22	4800.00	0.1102
23	6000.00	0.1377
24	6000.00	0.1377
25	6000.00	0.1377

Lot Area Table Block 4		
Parcel #	Area (Sq Ft)	Area (AC)
26	6000.00	0.1377
27	6000.00	0.1377
28	6000.00	0.1377
29	6000.00	0.1377
30	7248.39	0.1664
31	7185.38	0.1650
32	6000.00	0.1377
33	6000.00	0.1377
34	6000.00	0.1377
35	6000.00	0.1377
36	6000.00	0.1377
37	6000.00	0.1377
38	6000.00	0.1377
39	6000.00	0.1377
40	6000.97	0.1378
41	6823.35	0.1566
42	8693.24	0.1996
43	6816.75	0.1565
44	6000.79	0.1378
45	6000.00	0.1377
46	6000.00	0.1377
47	6000.00	0.1377
48	6000.00	0.1377
49	6000.00	0.1377
50	6233.99	0.1431

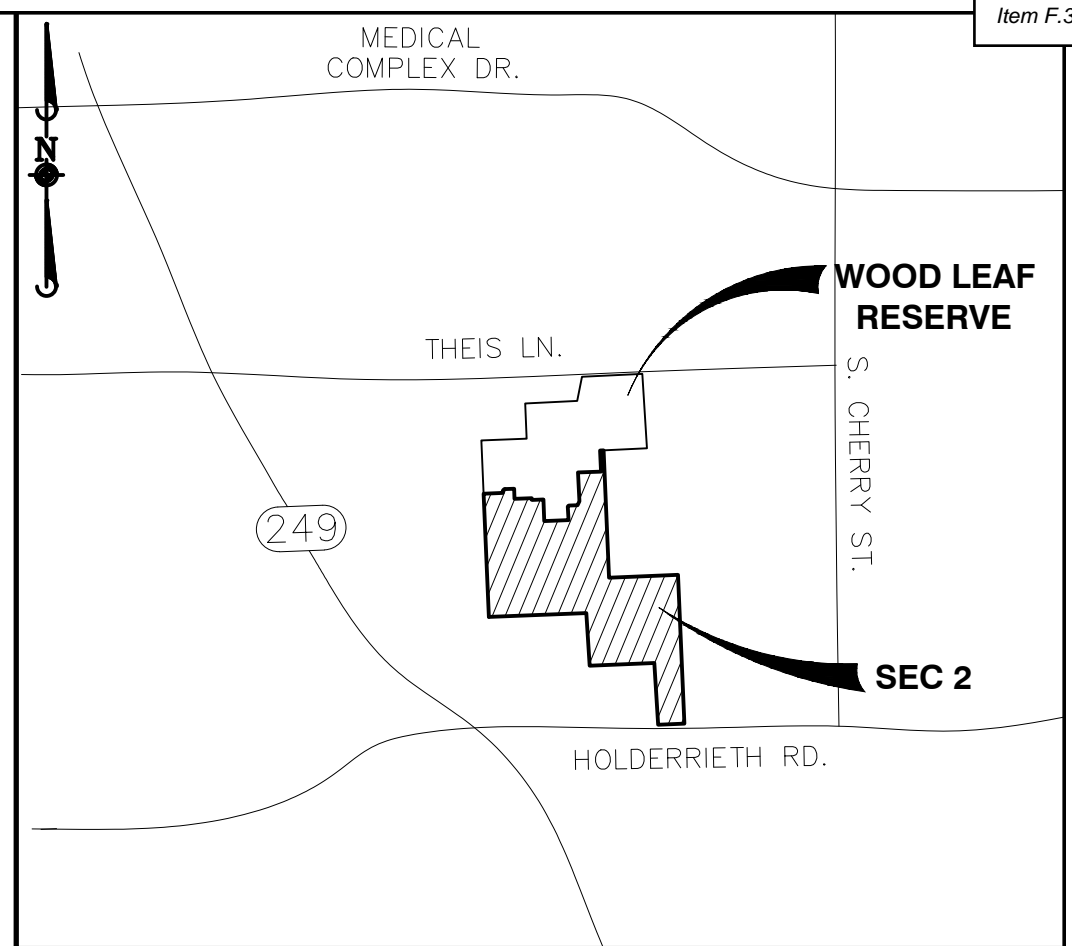
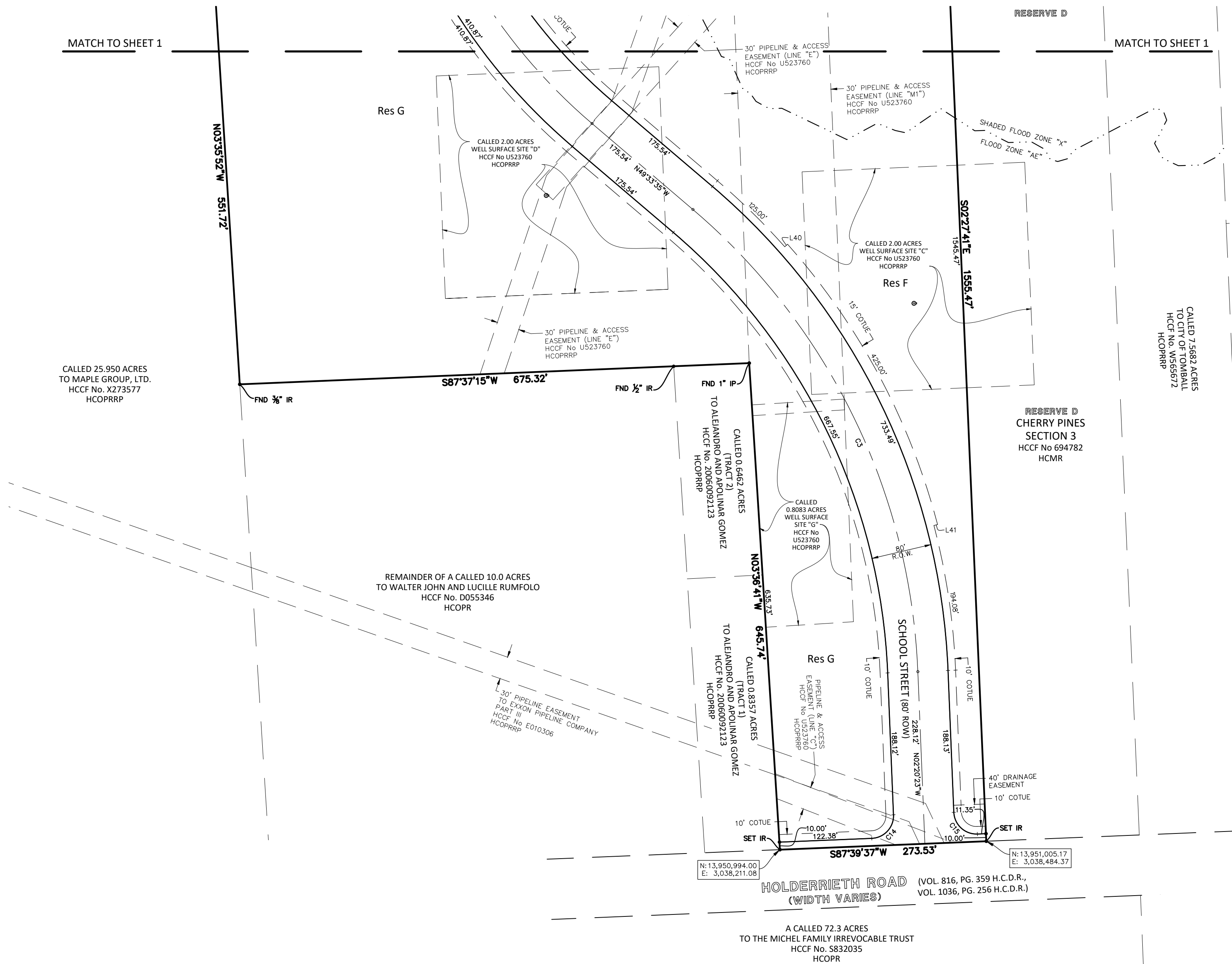
Lot Area Table Block 2		
Parcel #	Area (Sq Ft)	Area (AC)
1	6365.23	0.1461
2	5799.42	0.1331
3	5984.95	0.1374
4	8380.12	0.1924
5	7935.44	0.1822
6	7788.26	0.1788
7	9705.10	0.2228
8	7793.21	0.1789

48	6000.00	0.1377	CURVE TABLE	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
49	6000.00	0.1377		C1	25.00'	39.36'	090°12'47"	S42°41'37"W	35.42'
50	6233.99	0.1431		C2	750.00'	616.45'	047°05'35"	N26°00'47"W	599.24'
				C3	850.00'	700.52'	047°13'11"	N25°56'59"W	680.86'
				C4	55.00'	86.19'	089°47'13"	S47°18'23"E	77.64'
				C5	300.00'	470.12'	089°47'13"	S47°18'23"E	423.47'
				C6	200.00'	169.03'	048°25'21"	S19°22'36"W	164.04'
				C7	55.00'	83.86'	087°21'55"	S48°31'02"E	75.97'
				C8	965.00'	137.84'	008°11'03"	S06°33'15"E	137.72'
				C9	75.00'	124.14'	094°50'03"	S58°03'47"E	110.44'
				C10	30.00'	44.88'	085°43'10"	N62°37'14"W	40.81'
				C11	30.00'	44.97'	085°53'18"	N31°34'32"E	40.88'
				C12	30.00'	49.72'	094°57'36"	S58°00'00"E	44.22'
				C13	30.00'	49.83'	095°09'51"	S26°56'16"W	44.29'
				C14	30.00'	47.12'	090°00'00"	N42°39'37"E	42.43'
				C15	30.00'	47.12'	090°00'00"	S47°20'23"E	42.43'
				C16	85.00'	7.93'	005°20'41"	S05°05'07"E	7.93'
				C17	25.00'	12.87'	029°29'57"	N06°59'31"E	12.73'
				C18	50.00'	120.51'	138°05'45"	S47°18'23"E	93.39'
				C19	25.00'	12.87'	029°29'57"	S78°23'42"W	12.73'
				C20	85.00'	7.93'	005°20'41"	S89°31'40"E	7.93'
				C21	25.00'	39.18'	089°47'13"	S47°18'23"E	35.29'
				C22	25.00'	39.16'	089°44'17"	N47°19'52"W	35.27'

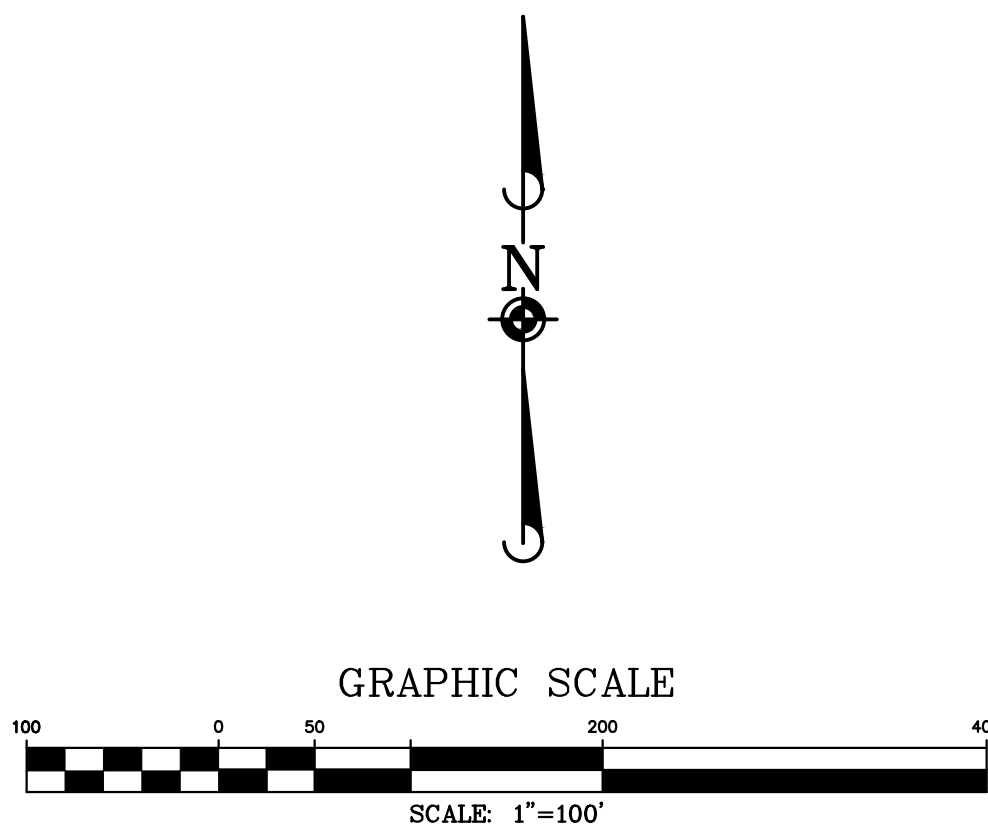
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C23	25.00'	39.38'	090°15'43"	N42°40'08"E	35.44'
C24	25.00'	25.21'	057°46'09"	N31°20'48"W	24.15'
C25	50.00'	225.65'	258°48'31"	S69°1°23'W	77.27'
C26	25.00'	9.18'	021°02'22"	S08°03'28"W	9.13'
C27	25.00'	30.67'	070°17'30"	N03°12'31"W	28.78'
C28	25.00'	43.43'	099°32'10"	S73°29'53"W	38.17'
C29	25.00'	39.38'	090°15'43"	N42°40'08"E	35.44'
C30	25.00'	39.16'	089°44'17"	N47°19'52"W	35.27'
C31	85.00'	8.03'	005°24'53"	S07°32'31"E	8.03'
C32	25.00'	11.79'	027°00'44"	N03°15'24"E	11.68'
C33	50.00'	113.94'	130°33'37"	S48°31'02"E	90.84'
C34	25.00'	11.79'	027°00'44"	S79°42'31"W	11.68'
C35	85.00'	8.03'	005°24'53"	S89°29'35"E	8.03'
C36	25.00'	38.12'	087°21'55"	N48°31'02"E	34.53'
C37	25.00'	40.45'	092°41'44"	S41°21'08"E	36.18'
C38	25.00'	33.99'	077°54'06"	N53°14'57"W	31.43'
C39	25.00'	18.69'	042°50'00"	N84°03'48"W	18.26'
C40	25.00'	18.69'	042°50'00"	N53°06'11"E	18.26'
C41	50.00'	231.84'	265°40'01"	N15°28'49"W	73.33'
C42	50.00'	20.70'	023°43'03"	S04°54'15"W	20.55'
C43	270.00'	32.05'	006°48'08"	S55°58'35"E	32.04'
C44	50.00'	20.01'	022°55'48"	S66°59'06"E	19.88'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°32'01"E	40.00'
L2	N02°24'47"W	15.69'
L3	N87°48'00"E	94.91'
L4	S02°24'47"E	106.21'
L5	S02°24'47"E	19.46'
L6	N87°48'00"E	125.00'
L7	N42°40'08"E	14.11'
L8	N87°48'00"E	95.46'
L9	N25°22'36"E	54.93'
L10	N42°41'37"E	3.00'
L11	N87°32'17"E	15.00'
L12	N42°35'13"E	14.14'
L13	N02°24'47"W	32.39'
L14	N42°40'08"E	14.11'
L15	N02°24'47"E	113.51'
L16	N69°40'46"W	20.00'
L17	N27°00'30"E	30.24'
L18	N02°24'47"W	42.93'
L19	N07°59'02"W	37.92'
L20	N36°10'07"E	14.35'
L21	N42°25'42"E	52.31'
L22	N02°24'47"W	110.00'



LINE TABLE		
LIN	BEARING	LENGTH
L23	N022°47'W	14.14'
L24	N072°24'W	25.00'
L25	N42°35'13"E	14.14'
L26	N022°12'00"W	110.31'
L27	N42°48'00"W	14.14'
L28	N21°37'05"W	37.43'
L29	N305°22'W	36.90'
L30	N452°49'E	36.90'
L31	N84°31'59"E	13.58'
L32	N72°02'30"E	18.75'
L33	N66°32'20"W	24.40'
L34	N77°12'31"W	37.28'
L35	N06°49'15"E	88.60'
L36	N022°12'00"W	240.00'
L37	N42°48'00"W	14.14'
L38	N027°12'00"W	110.00'
L39	N87°48'00"E	22.00'
L40	N48°23'53"E	5.00'
L41	N75°18'18"E	5.00'



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



ABBREVIATIONS

AE=	AERIAL EASEMENT
COTUE+=	CITY OF TOMBALL UTILITY EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STTM SE=	STORM SEWER EASEMENT
UV=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
COT UE+=	CITY OF TOMBALL UTILITY EASEMENT
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HCCDR=	HARRIS COUNTY DEED RECORDS
HCCF=	HARRIS COUNTY FLOOD CONTROL DISTRICT
HCMR=	HARRIS COUNTY MAP RECORDS
HCCPPRP=	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
CAB=	CABINET
FC+=	FILM CODE
VO__ PG__=	VOLUME, PAGE
FND=	FOUND
IR+=	IR=NO ROD
SET IR=	SET 3/4" IR W/ CAP STAMPED "ELS"
	STREET NAME CHANGE
	WELL LOCATION

FINAL PLAT
WOOD LEAF RESERVE
SEC 2

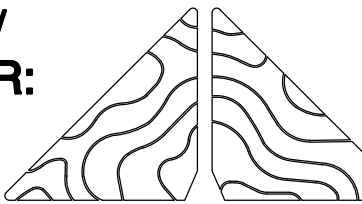
A SUBDIVISION OF 58.66 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILOT SURVEY, A-632

HARRIS COUNTY, TEXAS

176 LOTS 9 RESERVES 5 BLOCKS
JUNE 2022

**OWNER/
DEVELOPER:**

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

ENGINEER/
SURVEYOR:

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

STATE OF TEXAS §
COUNTY OF HARRIS §

WE, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 58.66 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SEC 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT, FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON.

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

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

IN TESTIMONY WHEREOF, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS ____ DAY OF _____, 2022.

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DONALD P. KLEIN
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 2022

Notary Public in and for the State of Texas

My Commission expires _____

I, PAUL R. BRETHERTON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/4) OF AN 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.

PAUL R. BRETHERTON
TEXAS REGISTRATION NO. 5977

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2022 AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____, 2022 AT _____ O'CLOCK ____M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SECTION 2, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BARBARA TAGUE
CHAIRMAN

DARRELL ROQUEMORE
VICE CHAIRMAN

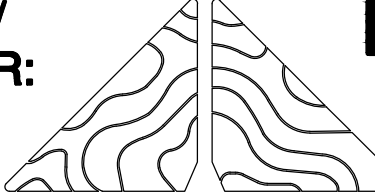
FINAL PLAT
WOOD LEAF RESERVE
SEC 2

A SUBDIVISION OF 58.66 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILOT SURVEY, A-632

HARRIS COUNTY, TEXAS

176 LOTS 9 RESERVES 5 BLOCKS
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ENGINEER/
SURVEYOR:  **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
2465 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Rezoning Case: P22-111

Property Owner(s): Shahnaz Shahzad

Applicant(s): Atif Shahzad

Legal Description: Portion of Lot 5 in Tomball Medical Park

Location: 13100 block of Medical Complex Drive (north side),
approximately 250-feet east of the intersection of School Street
and Medical Complex Drive (Exhibit “A”)

Area: 2.10 acres

Comp Plan Designation: Medical District (Exhibit “B”)

Present Zoning and Use: Agricultural (AG) District (Exhibit “C”) / Vacant (Exhibit “D”)

Request: Rezone from the Agricultural District to the General Retail District

Adjacent Zoning & Land Uses:

- North:** Agricultural / Office Building
- South:** Agricultural / Vacant
- West:** Agricultural / Vacant
- East:** Agricultural & Manufactured Home / Drainage Channel (M-121) , RV &
Manufactured Home Park

BACKGROUND

The subject property has been located within the original Tomball Townsite since 1909. The property has remained vacant since this time. According to information provided by the applicant, the reason for this zone change request is to allow the subject property to be occupied by a medical office building.

ANALYSIS

The subject property is approximately 2.10 acres, located within the 13100 block of the north side of Medical Complex Drive. In 2008, when the City of Tomball adopted zoning the Agricultural (AG) zoning classification was applied to the subject property. Immediately north of the subject property is an existing medical office within Agricultural (AG) zoning. West and south of the subject site are vacant tracts that are within Agricultural (AG) zoning. East of the

subject property is an existing drainage channel (M-121), and east of this channel is an existing manufactured home and RV park within Manufactured Home Park (MHP) zoning.

Comprehensive Plan Recommendation:

The future land use map designates the subject property as “Medical District.” The Medical District land use category is intended to “further capitalize on a unique, regionally-serving area of Tomball.” This area should provide “an emphasis on healthcare and supporting services.

According to the Comprehensive Plan, appropriate land uses include “hospitals, clinic, offices, lodging, long-term care, retail, and restaurants.” Additionally, secondary uses include “private gathering spaces, local utility services, government facilities, and transportation uses.”

The Comprehensive Plan identifies “PD: Planned Development, GR: General Retail, O: Office, MU: Mixed Use” as being compatible zoning districts with the Medical District land use.

In making decisions regarding the Medical District land use category the following items should be considered: “New development should allow for a variety of uses to create a self-serving campus. Active transportation connections to Old Town and transitional residential areas should be encouraged. Open space with a pedestrian focus should be a prominent component of the district.”

Staff Review Comments:

The request to rezone the subject property to General Retail is in accordance with the Medical District land identified on the Future Land Use Map. According to the Comprehensive Plan, this land-use should provide an emphasis on healthcare and supporting services. General Retail zoning allows the subject site to be utilized for the planned medical office the applicants wish to construct, as well as additional supporting uses such as retail and restaurants. This requested zone change will achieve the Comprehensive Plan’s objective of promoting compatible development that encourages a medical district with complementary land uses. Furthermore, the subject property is located near the intersection of a collector road (School Street.) and a major arterial street (Medical Complex Drive.). Commercial land uses are often found at intersections such as this because they provide convenient access and exposure to higher volumes of traffic.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on May 26, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-111.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo

Exhibit "A"
Aerial Photo

Item F.4



Exhibit "B" Future Land Use Map

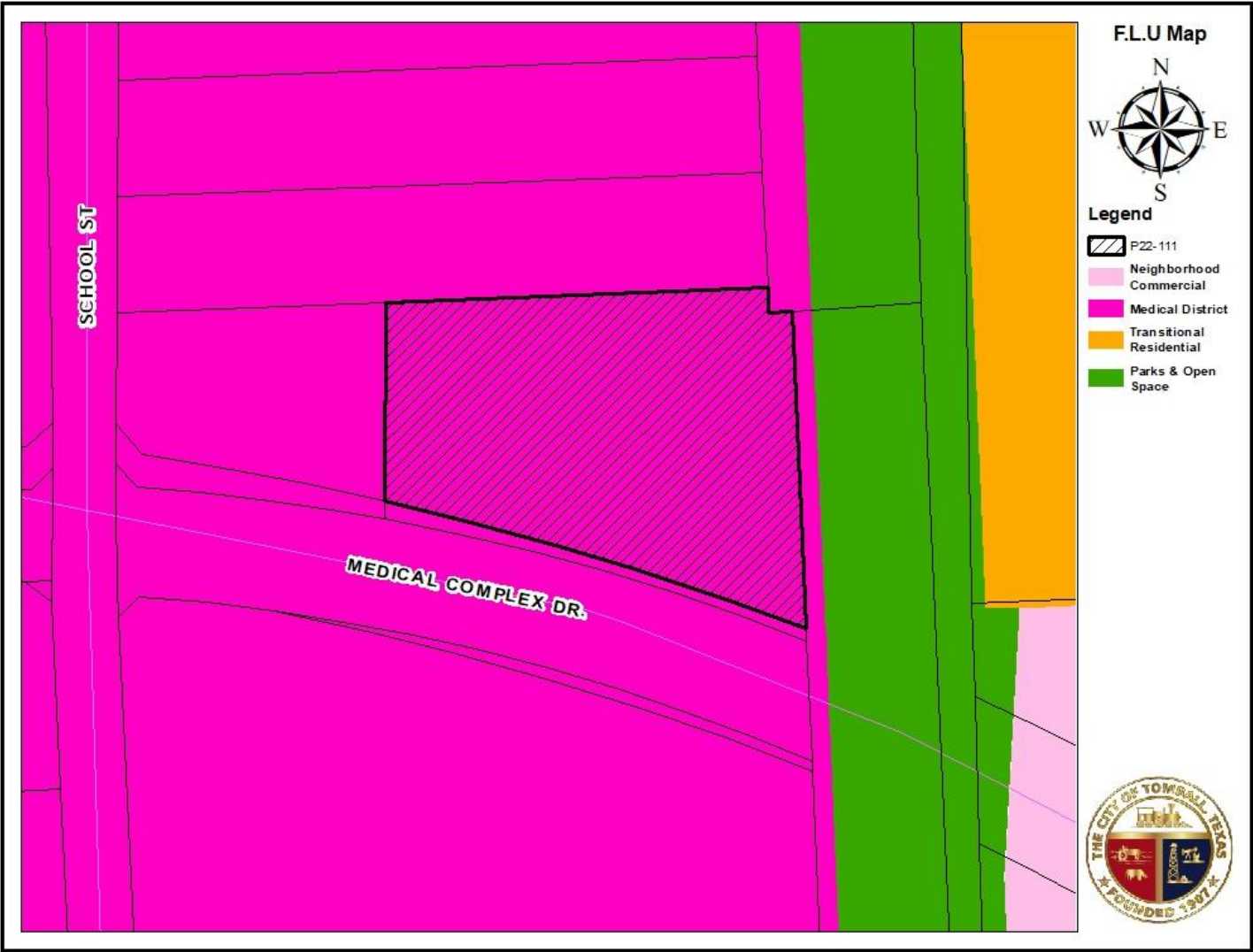
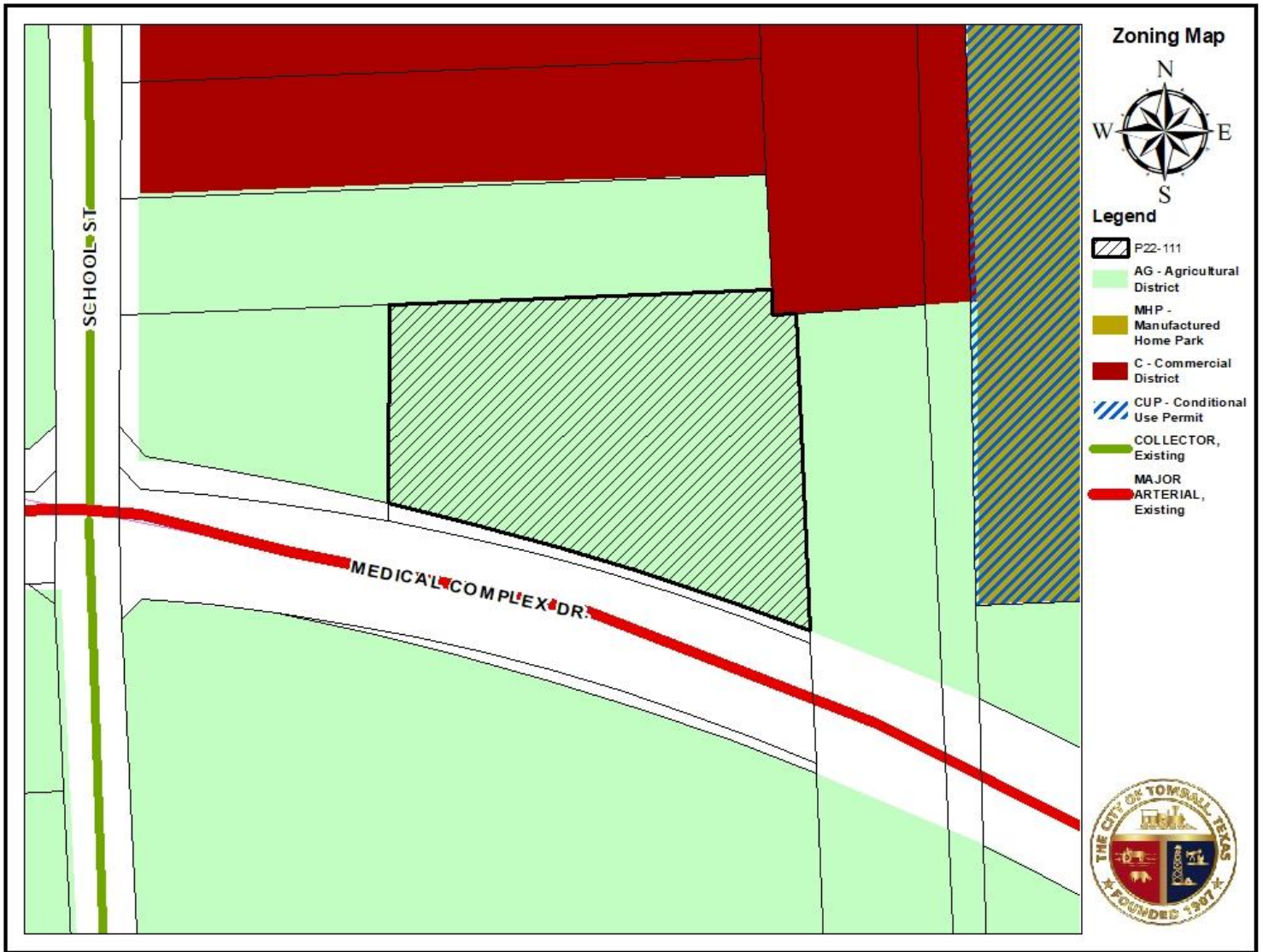


Exhibit "C"
Zoning Map

Item F.4

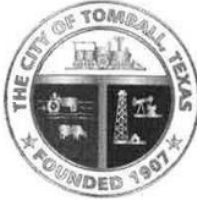


**Exhibit “D”
Site Photo(s)**



Exhibit "E"

Rezoning Application



RECEIVED (KC)
04/25/2022

Revised: 4/13/2020

P&Z 22-111

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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: ADIF SHAHZAID Title: MANAGER
Mailing Address: 110 DEER CROSSING CT City: CONROE State: TX
Zip: 77384 Contact: ADIF SHAHZAID
Phone: (281) 782-6383 Email: AFRESHLTD@GMAIL.COM

Owner

Name: SHAHNAZ SHAHZAID Title: OWNER
Mailing Address: 155 MEADOW VALLEY DR City: CONROE State: TX
Zip: 77384 Contact: ADIF SHAHZAID
Phone: (281) 782-6383 Email: AFRESHLTD@gmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: commercial facility / Medical office Building

Physical Location of Property: 13110 MEDICAL COMPLEX Drive, TOMBALL TX 77375

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

Legal Description of Property: Medical complex Dr. TR5 Tomball Med. Park Reserve. B

HCAO # 122388000026

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: agricultural

Current Use of Property: raw land

Proposed Zoning District: commercial

Proposed Use of Property: commercial facility / Medical office building

HCAD Identification Number: 122388000026 Acreage: 2.1 Acres

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

Revised: 4/13/2020

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.

☒

Signature of Applicant

Date

4/20/22

☒

Signature of Owner

Date

4/20/22

From: [Juanita Cherety](#)
To: [Kimberly Chandler](#)
Cc: [Garbage Service](#)
Subject: FW: Receipt #R01313339-13110 Medical Complex
Date: Monday, April 25, 2022 1:23:50 PM

Rezoning receipt.

Thank you,
Juanita Cherety
Customer Service Specialist
City of Tomball
501 James St.
Tomball, TX, 77375
Phone: 281-290-1450
Fax: 281-351-4735

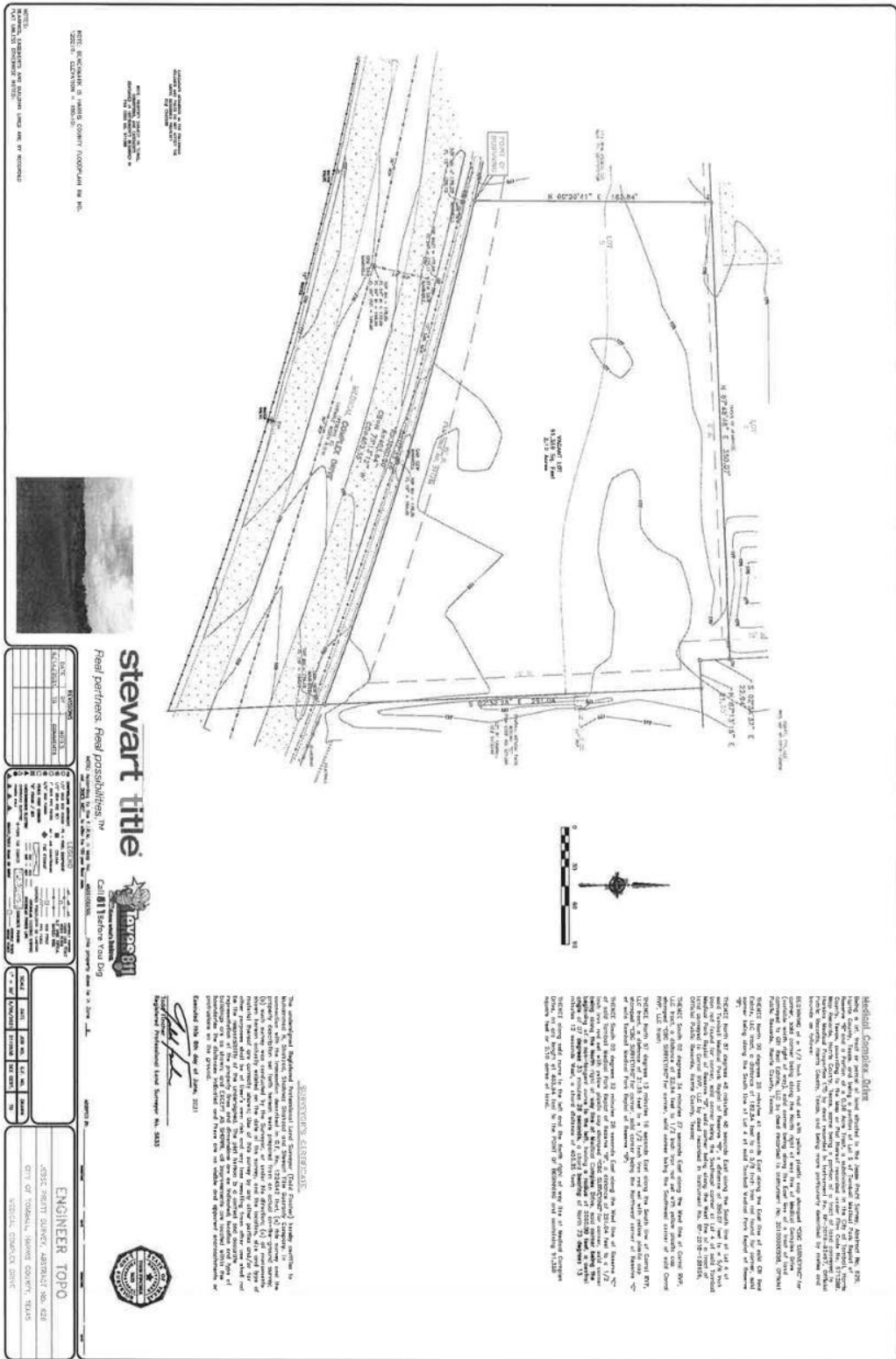
-----Original Message-----

From: noreply@tomballtx.gov <noreply@tomballtx.gov>
Sent: Monday, April 25, 2022 1:22 PM
To: Juanita Cherety <JCherety@tomballtx.gov>
Subject: Receipt #R01313339

401 Market Street
401 Market Street
Tomball, TX 77375
(281) 351-5484

DATE : 4/25/2022 1:20 PM
OPER : JC
TKBY : Juanita Cherety
TERM : 5
REC# : R01313339
130.0000 PLANNING AND ZONING
13110 Medical Complex 420.00

Paid By:13110 Medical Complex
2-CK 420.00 REF:W 308



MEETS & BOUNDS

Being a lot, tract or parcel of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being a portion of Lot 5 of Tomball Medical Park Replat of Reserve "B" and a Portion of a 0.38 Acre Tract, a subdivision in the City of Tomball, Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 571288, Map Records, Harris County, Texas, same being a portion of a tract of land conveyed to Harkins Medical Properties LTD by deed recorded in Instrument No. RP-2019-82497, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of Medical Complex Drive (variable width right of way), said corner being along the East line of a tract of land conveyed to Gill Real Estate, LLC by deed recorded in Instrument No. 20100000958, Official Public Records, Harris County, Texas;

THENCE North 00 degrees 20 minutes 41 seconds East along the East line of said Gill Real Estate, LLC tract, a distance of 182.84 feet to a 5/8 inch iron rod found for corner, said corner being along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B";

THENCE North 87 degrees 48 minutes 48 seconds East along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B", a distance of 350.07 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 4 of said Tomball Medical Park Replat of Reserve "B", said corner being along the West line of a tract of land conveyed to Corral RVP, LLC by deed recorded in Instrument No. RP-2018-138656, Official Public Records, Harris County, Texas;

THENCE South 02 degrees 34 minutes 37 seconds East along the West line of Corral RVP, LLC tract, a distance of 22.94 feet to 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Corral RVP, LLC tract;

THENCE North 87 degrees 13 minutes 16 seconds East along

Shahnaz Shahzad (Owner)
155 Meadow Valley Drive, Conroe, Tx, 77384
281-782-6383
afreshltd@gmail.com

04/24/2022

ATTN: Tomball City Planning and Zoning Commission

To whom it may concern,

I am the property owner of 13110 Medical Complex Drive, Tomball TX 77375, legally known as Medical complex drive St 77375 TR5 Tomball Medical Park Reserve B (HCAD # 1223880000026)

I, with this letter, am requesting Tomball City Zoning Commission to change zoning of above tract from agricultural to commercial. It is intended to put a medical office building.

Attached is application including recent survey with meets and bounds. Replatting is in progress. If you have questions, please contact me at 281-782-6383. I look forward to hearing from you.

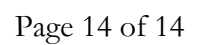
Sincerely,



Shahnaz Shahzad (Owner)



Atif Shahzad (Property Manager)



NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
June 13, 2022
&
CITY COUNCIL
June 20, 2022



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 13, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 20, 2022 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P22-111: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Zoning Case P22-115: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, 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, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

CERTIFICATION

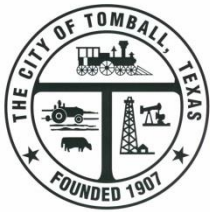
Item F.4

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 **10th** day of **June 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith
City Planner

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



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: P22-111

APPLICANT/OWNER: Shahnaz Shahzad represented by Atif Shahzad

LOCATION: Generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District.

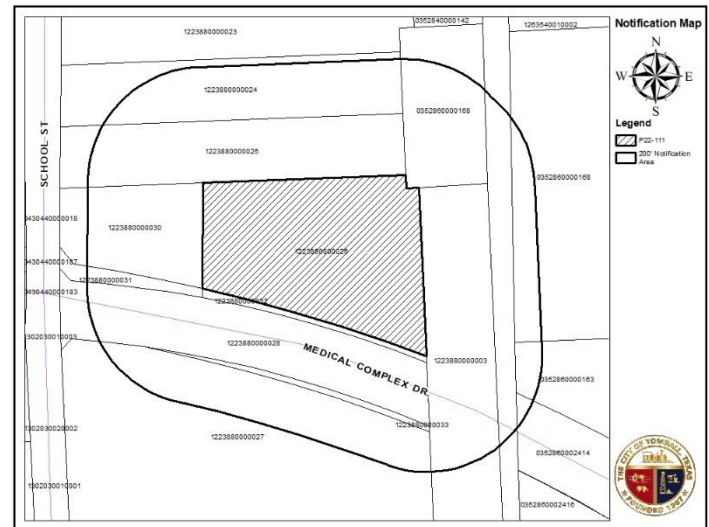
CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@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, June 13, 2022 @ 6:00 PM

City Council Public Hearing:

***Monday, June 20, 2022 @ 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.



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Rezoning Case: P22-115

Property Owner(s): Welcome Land Development, LLC and Jacquelyn Marshall

Applicant(s): Bryan Harrison

Legal Description: Portion of Tomball Outlots 163, 167, 171, 172, and 176

Location: 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive (Exhibit "A")

Area: 13.2 acres

Comp Plan Designation: Neighborhood Commercial (Exhibit "B")

Present Zoning and Use: Agricultural (AG) District (Exhibit "C") / Vacant (Exhibit "D")

Request: Rezone from the Agricultural District to the Commercial District

Adjacent Zoning & Land Uses:

- North:** Agricultural / Vacant
- South:** Light Industrial / Office-Warehouse
- West:** Agricultural & Commercial / Drainage Channel (M-121), Vacant
- East:** Office / Office Building

BACKGROUND

The subject properties have been located within the original Tomball Townsite since 1909. The properties have remained vacant since that time. According to information provided by the applicant, the zone change request is to allow the subject property to be developed as an office business park that will include offices, commercial uses, and warehousing facilities.

ANALYSIS

The subject property is approximately 13.2 acres, located within the 13000 block of the south side of Medical Complex Drive. In 2008, when the City of Tomball adopted zoning the Agricultural zoning classification was applied to the subject property. North of the subject property is vacant land within Agricultural zoning. West of the subject site is an existing drainage channel (M-121) and vacant tracts that are within Agricultural and Commercial zoning. East of the subject property is an office building within an Office zoning district. South of the subject property is an existing office-warehouse facility most recently occupied by Devasco International, Inc. This warehouse facility was constructed in 2007. When the city of Tomball adopted zoning in 2008, the adjacent

property was zoned Light Industrial. The requested Commercial zoning for the subject property would effectively serve as a buffer from the existing Light Industrial use.

Comprehensive Plan Recommendation:

The Future Land Use Map designates the subject property as “Neighborhood Commercial.” This Neighborhood Commercial land use category is intended for “commercial uses that are developed with the appropriate context, scale, and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians.”

The Comprehensive Plan identifies Office, General Retail, and Planned Development as being potentially compatible zoning districts with the Neighborhood Commercial land use.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: “Neighborhood commercial development should be located adjacent to an intersection of a collector street or greater functional classification.”

Staff Review Comments:

Although the requested Commercial zoning does not strictly adhere to the Neighborhood Commercial land use that is identified on the Future Land Use Map, the conditions on the ground would suggest the proposed land use category may be more appropriate. Given the existing industrial zoning/land use immediately south of the subject property and the business park industry land use that it falls within as well as the lack of residential land uses adjacent to the subject site, the Neighborhood Commercial land use does not appear appropriate at this time. Furthermore, land uses that would result from the rezoning of the subject property would be in character with the surrounding land uses. This zone change would encourage the goal of providing an appropriate transition of land use between the existing Light Industrial zoning immediately south of the subject property and the existing manufactured home residential land use north of Medical Complex Drive. Moreover, the subject site is at the intersection of two arterial streets (Medical Complex Drive and S. Cherry Street). Intersections such as this are customarily appropriate for commercial land uses as they provide convenient access and exposure often considered necessary for commercial success.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on May 26, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-115.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Rezoning Application

Exhibit "A"
Aerial Photo

Item F.5

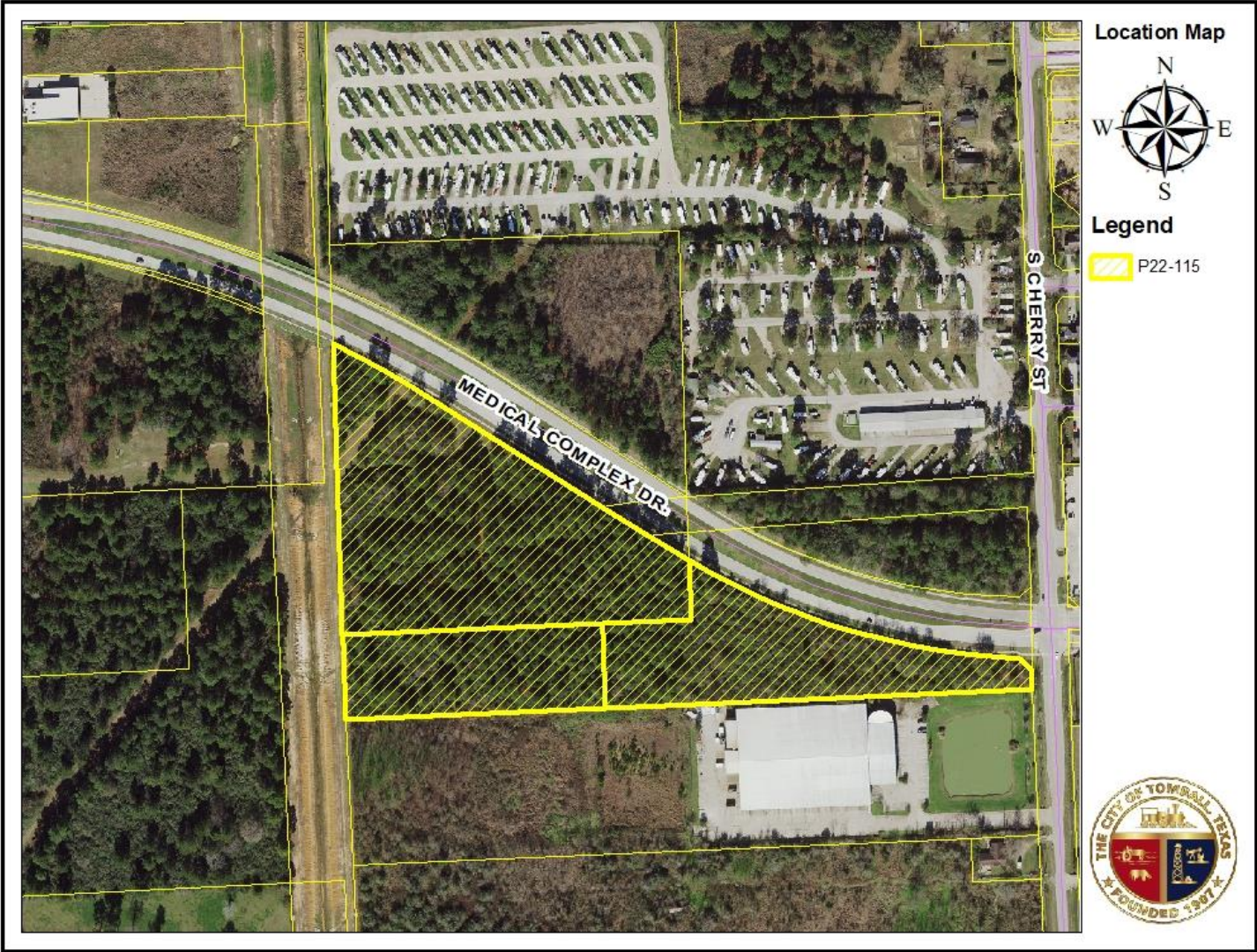


Exhibit "B" Future Land Use Map

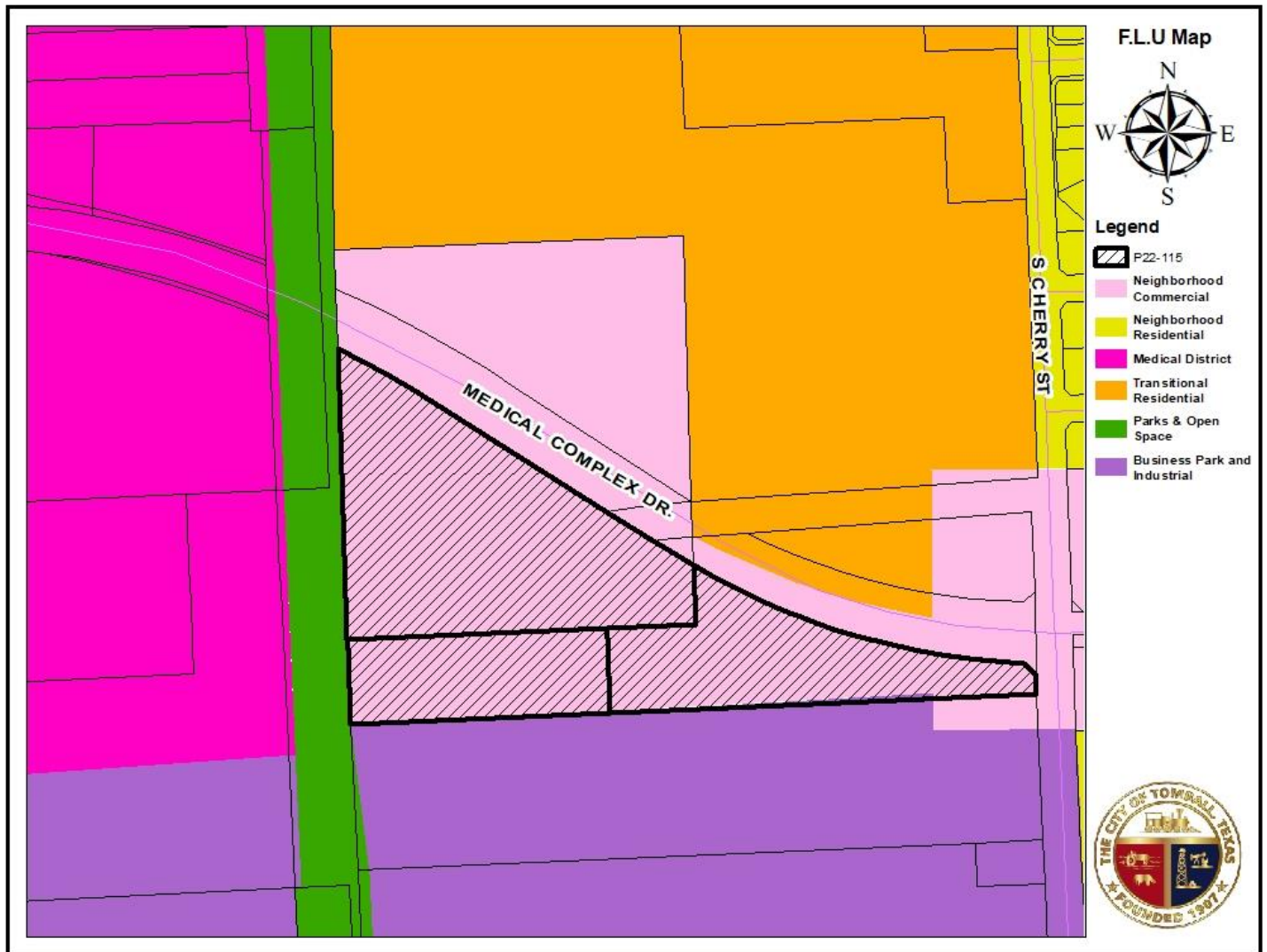
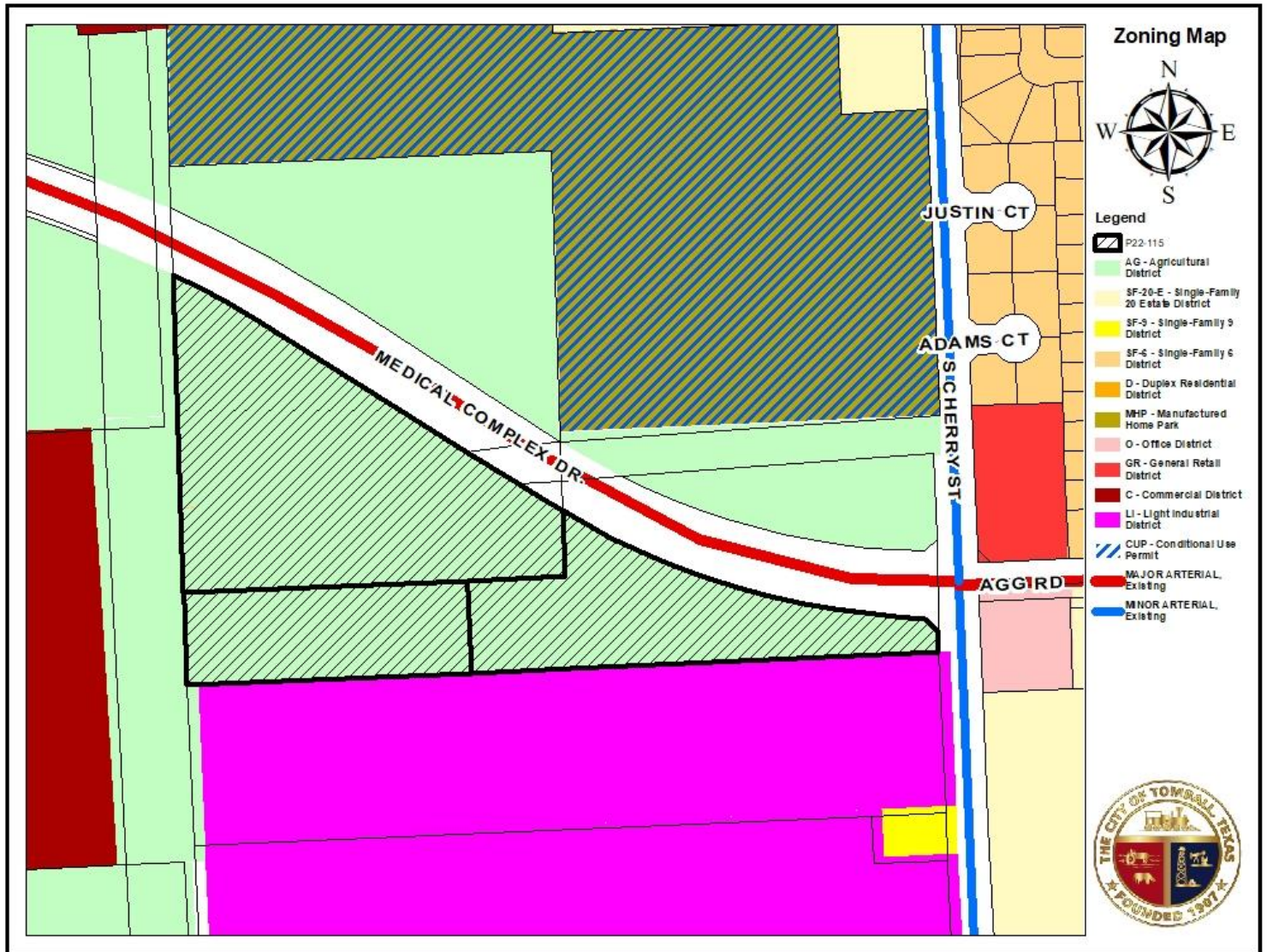


Exhibit "C" Zoning Map

Item F.5



**Exhibit “D”
Site Photo(s)**



Exhibit "E"

Rezoning Application



RECEIVED (KC)
04/29/2022

Revised: 4/13/2020
ZONING CASE #P22-115

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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: BRYAN HARRISON Title: SR. PROJECT MANAGER
Mailing Address: 5858 WESTHEIMER, SUITE 150 City: HOUSTON State: TX
Zip: 77057 Contact: 713-882-3567
Phone: (713) 541-5070 Email: bharrison@kdwltd.com

Owner

Name: WELCOME LAND DEVELOPMENT, LLC - Ryan Wasaff Title: Development Director
Mailing Address: 5858 WESTHEIMER, SUITE 800 City: HOUSTON State: TX
Zip: 77057 Contact: rwasaff@welcomegroup.com
Phone: (713) 243-6875 Email: _____

Engineer/Surveyor (if applicable)

Name: PATRICK RUMMEL, P.E. Title: PROJECT MANAGER
Mailing Address: 11750 KATY FREEWAY, SUITE 300 City: HOUSTON State: TX
Zip: 77079 Contact: _____
Phone: (713) 541-3530 Fax: () Email: prummel@gundacorp.com

Description of Proposed Project: MEDICAL COMPLEX BUSINESS PARK

Physical Location of Property: 3 TRACTS AT SOUTHWEST CORNER OF MEDICAL COMPLEX BLVD. AND S. CHERRY STREET

Legal Description of Property: [General Location - approximate distance to nearest existing street corner]
(TRACT 1) A PORTION 163 167A 171 & 171B TOMBALL OUTLOTS; (TRACT 2) TRS 175A-1 & 504A TOMBALL OUTLOTS; (TRACT 3) TRS 172A 175A 176A & 504B TOMBALL OUTLOTS

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AG - AGRICULTURAL DISTRICT

Current Use of Property: VACANT

Proposed Zoning District: C - COMMERCIAL DISTRICT

Proposed Use of Property: BUSINESS PARK

HCAD Identification Number: (TRACT 1) 0352860002416 Acreage: (TRACT 1) 7.1364 ACRES
(TRACT 2) 0352860000412 (TRACT 2) 2.5043 ACRES
(TRACT 3) 0352860000172 (TRACT 3) 3.5879 ACRES
(TOTAL) 13.2286 ACRES

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

Revised: 4/13/2020

Submittal Requirements

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

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)** *CHECK \$ 470⁰⁰*
- ☐ **Letter stating reason for request and issues relating to request**
- ☐ **Conceptual Site Plan (if applicable)**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

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

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

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

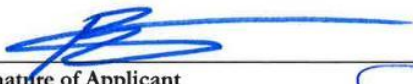
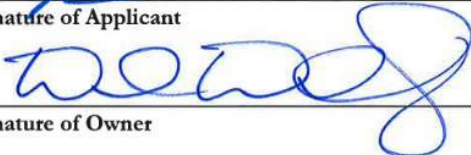
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

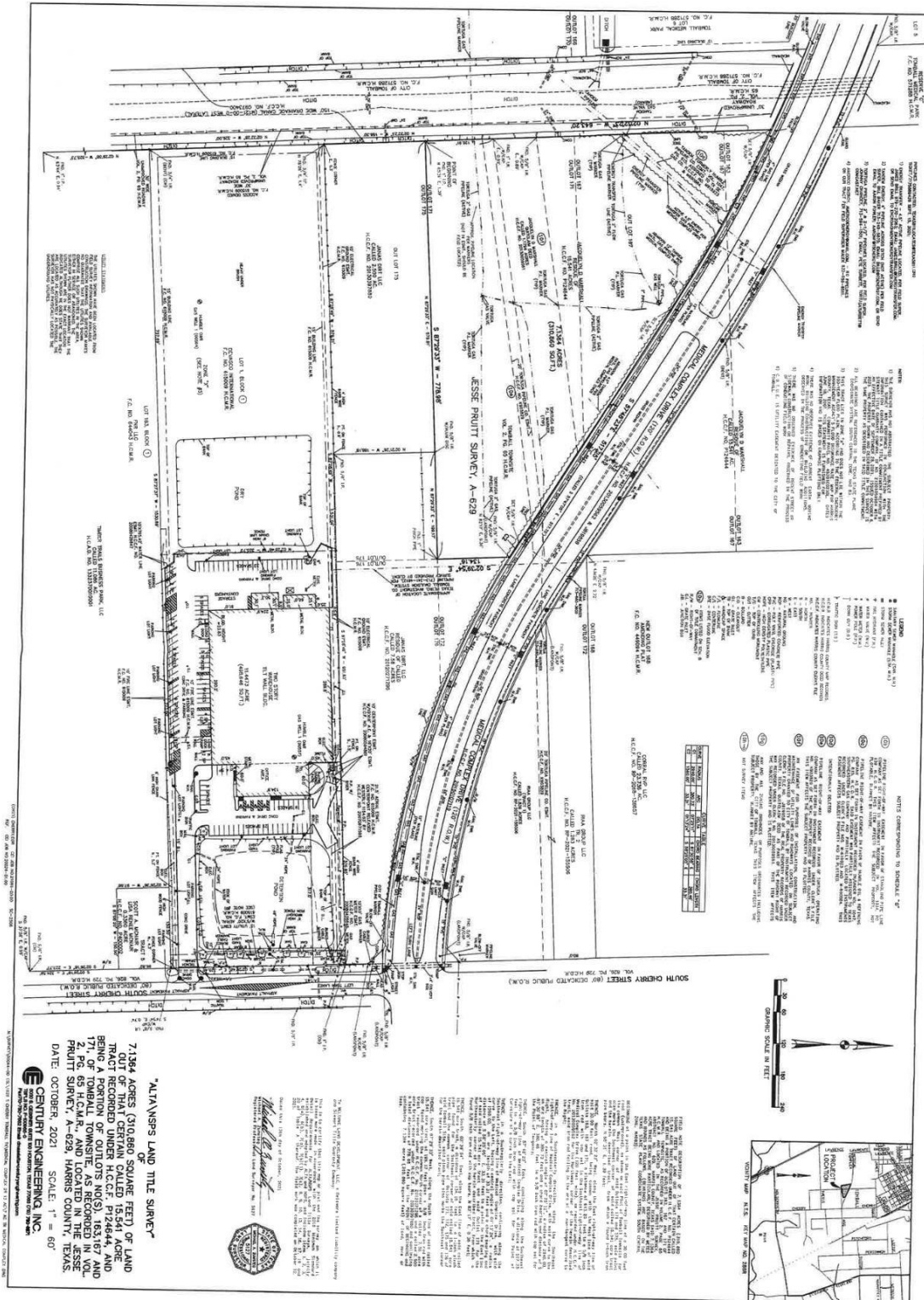
Revised: 4/13/2020

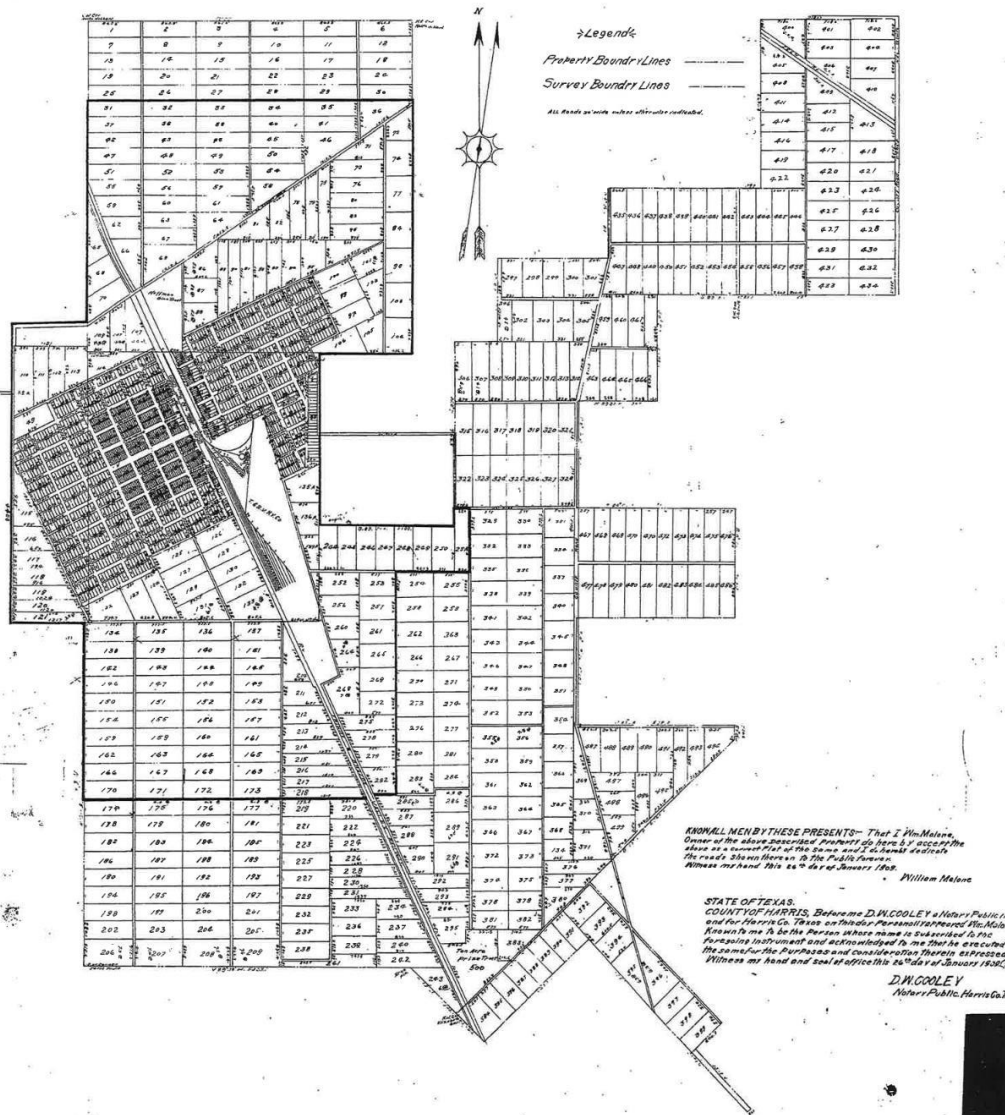
Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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.

<u>X</u>		<u>4/22/22</u>
	Signature of Applicant	Date
<u>X</u>		<u>4/25/22</u>
	Signature of Owner	Date







FIVE ACRE TRACTS TOM BALL TOWNSITE.

Date Nov 15 1907.

ORIGINAL Scale 1" = 40' reduced to 1" = 80'

Garage & Driveway Ego.

48285.

Filed for record May 16, 1906 at 2:30 p.m. Recorded Aug 1906 at 5:10 p.m. Geo. Jones, County Clerk, and for Harris County, Texas.

By H. M. Menard, Deputy

65

Request for Zone Change
Medical Complex Business Park, Tomball, TX, TX

Letter of Intent

April 11, 2022

Dear Members of the Planning and Zoning Commission and City Council,

Request:

We are submitting a request to rezone the property generally located at the southwest corner of the intersection of Medical Complex Drive and South Cherry Street. (See Vicinity Map for general location). The property under consideration encompasses three tracts. The request is to rezone the property from Agricultural zoning district (AG) to Commercial zoning district (C). The purpose of the rezoning is to allow the development of the property as a business park that will include offices and commercial uses with warehousing facilities, uses that are not permitted in an AG zoning district.

Zone Change Request Summary:

TRACT	HCAD NUMBER	CURRENT	PROPOSED
1	0352860002416	AG	C
2	0352860000412	AG	C
3	0352860000172	AG	C
4	1299580010001	LI	LI

Property Description:

The intent is to develop four tracts at this location in a unified manner, three of which (Tracts 1, 2, and 3) are currently zoned Agricultural zoning district (AG) and one (Tract 4) zoned Light Industrial zoning district (LI). The northern three tracts that are included in this zone change request that are currently zoned Agricultural zoning district are vacant. The southern tract that is not part of the zone change is zoned LI and is partially developed. The tracts front on Medical Complex Drive and South Cherry Street. This segment of Medical Complex Drive was constructed as a four-lane boulevard in 2016. The city's Throughfare Map designates Medical Complex Road as a Major Arterial and South Cherry as a Minor Arterial.

The tracts will be combined in the future to enable unified development of the four tracts. In preparation for a unified development, existing pipeline will be relocated and the well will be capped on Tract 1.



The area is in transition due to the growth in the region and proposed improvements to the roadways by the City and the County. With the expansion of Huffsmith – Kohrville Road by the County and Medical Complex Drive by the City, Medical Complex Blvd. will be a heavily travelled east-west corridor between Huffsmith – Kohrville Road and Business 249, in addition to West Main Street.

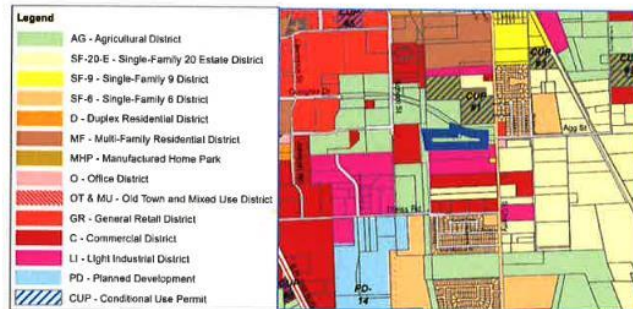
Surrounding Zoning and Uses:

	Zoning District	Uses
East	SF 20 -E - Single Family Estate, and O Office	South Cherry Street, office, and single family residential east of South Cherry Street
West	AG	Drainage channel (buffer), vacant
North	AG	Medical Complex Drive and vacant land.
South	LI	Industrial

Zoning:

Current Zoning – The property is zoned AG zoning district currently. Low density uses such as farming, ranching, and other similar agricultural uses and large single family lots are considered appropriate for the AG zoning district. This zoning is also appropriate for newly annexed land as a temporary holding zone until permanent zoning is approved. The AG zoning district is also appropriate for areas where utilities or city services are not readily available.

Proposed Zoning – C zoning district is intended for office, retail, commercial and service-related establishments, and some light manufacturing uses subject to certain conditions. The uses envisioned for the C Commercial zoning district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. C zoning district is generally intended for sites that have access to thoroughfares and collector streets.



Thoroughfare Designation:

The City's Thoroughfare Map designates Medical Complex Road as a Major Arterial and South Chery as a Minor Arterial. The primary function of arterials is to provide a high degree of vehicular mobility through effective street design. Generally, the higher the classification of a street (Major Arterial being the highest), the greater the volumes, length of trips and the fewer

the access points. Arterials typically connect activity centers within the city to interstate and other regional roads.



Comprehensive Plan Future Land Use Map (FLUP) Recommendations:

The FLUP recommends Neighborhood Commercial (NC) future land use category for the area. This land use category is considered compatible to residential use and encourages commercial uses to be developed with the appropriate context, scale and design to compliment residential development. These areas are intended to be accessible by both vehicles and pedestrians. The requested C zoning district is not considered to be a suitable zoning district for the NC future land use category, and O: Office, GR: General Retail, PD: Planned Development are considered more appropriate.

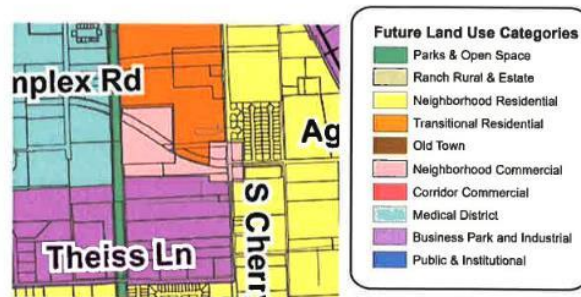
The Comprehensive Plan also states that the Future Land Use Plan... "however, is also intended to be a guide and is subject to modification over time-based upon new or changing information and circumstances."

With the development of Medical Complex Blvd. as a Major Arterial, the location of the parcel adjacent to industrial zoning districts, and lack of any residential areas immediately adjacent to the parcel that would encourage walkable environments, the designation of Neighborhood Commercial (NC) category does not appear to be appropriate for this location.

The designation of Corridor Commercial is more appropriate for this parcel as it meets the intent as stated in the Comprehensive Plan – "...intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities predominantly serving the automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by."

The designation of Corridor Commercial future land use category would encourage the most economic and functional use of this highly accessible corner located at the intersection of two arterials. It would also provide an appropriate transition between the Business Park and Industrial future land use category to the south and the Medical Center Drive to the north.

The Comprehensive Plan considers C zoning district as being compatible with the Corridor Commercial future land use category. Due to lack of any residential uses around, the uses permitted in the C zoning district would not have an adverse impact on the surroundings.



Summary:

In summary, we believe that the requested zone change would be appropriate for the following reasons:

1. Due to its location at the intersection of a Major Arterial and Minor Arterial street and ease of vehicular access, the parcel is suitable for more intense developments than those envisioned in the Neighborhood Commercial(NC) future land use category .
2. The current Neighborhood Commercial land use category designation is considered appropriate for uses that provide services to surrounding residential, that people can walk or bike to. Due to lack of residential neighborhoods immediately abutting the parcels and separation of neighborhoods in the vicinity by two arterials, Neighborhood Commercial land use category designation is not appropriate for this parcel. Corridor Commercial land use category designation is better suited.
3. The character of this area is undergoing transition due to the proposed improvements to the roadways by the City and the County (Huffsmith – Kohrville Road). Medical Complex Blvd. will be a heavily travelled east-west corridor between Huffsmith – Kohrville Road and Business 249 and will not be conducive for neighborhood commercial development. The uses permitted in a C zone will be better suited to this site.
4. The rezoning to C zoning district would be in conformance with the Comprehensive Plan that states that the C zoning district is generally intended for sites that have access to thoroughfares and collector streets.
5. The current zoning of AG is appropriate for newly annexed land as a temporary holding zone until permanent zoning is approved. The AG zoning district is also considered appropriate for areas where utilities or city services are not readily available. With adequate utilities and infrastructure available to the parcel, the requested C zone will provide an opportunity for maximum utilization of the parcel. The designation of C zone would encourage the most economic and functional use of this highly accessible corner located at the intersection of two arterials.
6. The rezoning will not have any adverse impact on surrounding uses since the abutting parcels do not contain any single family residential or similar uses. The rezoning will provide an appropriate buffer between the industrial zoning to the south and the Medical Center Drive to the north.

TRACT 1

FIELD NOTE DESCRIPTION OF 3.5879 ACRES (156,290 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 7.56 ACRE TRACT RECORDED UNDER H.C.C.F. NO. 20120271296 AND BEING A PORTION OF OUTLOTS 172, 175 AND 176 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 3.5879 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of said called 7.56 acre tract and the herein described tract;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southeast corner of that certain called 2.500 acre tract recorded under H.C.C.F. No. 20130397880, said iron rod also marks the Southwest corner of said called 7.56 acre tract and the herein described tract;

THENCE, North 02°21'26" West, along the East line of said called 2.500 acre tract, a distance of 188.18 feet to a 5/8 inch iron rod with cap found in the South line of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644 for the Westerly most Northwest corner of the herein described tract;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 199.17 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Townsite, said pinch pipe also marks an interior corner for the herein described tract;

THENCE, North 02°39'54" West, along the common line between said called 7.56 acre tract and said called 15.541 acre tract, a distance of 134.16 feet to a point in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20150107119 for the Northwest corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears N 82°17' E, 0.36 feet, said point falling in the arc of a non-tangent curve to the Left;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 28°35'35", a radius of 1560.00, an arc length of 778.51 feet and a chord bearing and distance of S 73°19'34" E, 770.45 feet to a 5/8 inch iron rod with cap found marking the Westerly cutback corner at the intersection of East right-of-way line said South Cherry Street, said iron rod also marks the Northerly most Northeast corner of the herein described tract;

THENCE, South 45°17'46" East, along said cutback line, a distance of 36.70 feet to a 5/8 inch iron rod with cap found marking the Easterly cutback corner at the intersection of East right-of-way line said South Cherry Street and the South right-of-way line of Medical Complex Drive, said iron rod also marks the Easterly most Northeast corner of the herein described tract;

THENCE, South 02°24'16" East, along the East right-of-way line of South Cherry Street, a distance of 42.07 feet to the POINT OF BEGINNING and containing 3.5879 acres (156,290 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 13th day of October, 2021



Michael A. Zumsteg

Registered Professional Land Surveyor No. 5127



CEI JOB NO. 21089-00.00
(QW25) 21089C.T

FIELD NOTE DESCRIPTION OF 7.1364 ACRES (310,860 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 15.541 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOTS 163, 167 AND 171 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 7.1364 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a point in the East right-of-way line of a 30.00 foot road (unimproved), as shown on said Plat of Tomball Townsite for the common West corner of said Outlots 171 and 175, said point also marks the Southwest corner of said called 15.541 acre tract and the herein described tract, from which a found 1-inch iron pipe bears, N 65°31' E, 1.39 feet;

THENCE, North 02°32'23" West, along the East right-of-way line of said 30.00 foot road, being common with the West line of said Outlots 163, 167 and 171, a distance of 643.20 feet to a 5/8 inch iron rod with cap set in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20130059562 for the Northwest corner of the herein described tract, said iron rod falling in the arc of a non-tangent curve to the Right;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Right, having a central angle of 07°25'11", a radius of 2940.00, an arc length of 380.73 feet and a chord bearing and distance of S 61°30'58" E, 380.46 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

THENCE, South 57°48'23" East, continuing along the Southeast right-of-way line of Medical Complex Drive, a distance of 517.25 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Left;

THENCE, in a Southeasterly direction, continuing along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 01°13'24", a radius of 1560.00, an arc length of 33.31 feet and a chord bearing and distance of S 58°25'05" E, 33.31 feet to a point in the East line of said called 15.541 acre tract and said Outlot 171 for the Northeasterly corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears, N 82°17' E, 0.36 feet;

THENCE, South 02°39'54" East, along the East line of said called 15.541 acre tract, a distance of 134.16 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Site, said pinch pipe also marks the Southeast corner for the herein described tract;

THENCE, South 87°29'33" West, along the South line of said called 15.541 acre tract, at 199.17 feet pass a 5/8 inch iron rod with cap found marking the common North corner of s called 7.56 acre tract recorded under H.C.C.F. No. 20120271296 and a called 2.500 acre tract recorded under H.C.C.F. No. 20130397880 and continuing a total distance of 778.98 feet to the POINT OF BEGINNING and containing 7.1364 acres (310,860 square feet) of land, more or less.

CENTURY ENGINEERING, INC.
Dated this 13th day of October, 2021

Michael A. Zumsteg

Michael A. Zumsteg
Registered Professional Land Surveyor No. 5127

CEI JOB NO. 21089-00.00
(QW25) 21089E.T



TRACT 2

FIELD NOTE DESCRIPTION OF 2.5043 ACRES (109,087 SQUARE FEET) OF LAND BEING ALL OF THAT CERTAIN CALLED 2.500 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOT 175 OF TOMBALL TOWN SITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 2.5043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of that certain called 7.56 acre tract recorded under H.C.C.F. No. 20120271296;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southwest corner of said called 7.56 acre tract, said iron rod also marks the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°28'49" West, continuing along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 579.21 feet to a point in the West line of said Outlot 175 for the Northwest corner of said Lot 1, Block 1 of Devasco International and the Southwest corner of the herein described tract, from which a found 3/4 inch iron pipe bears, N 76°26' E, 1.4 feet;

THENCE, North 02°32'23" West, along the West line of said called 2.500 acre tract, a distance of 188.30 feet to a point for the common West corner of Outlots 171 and 175, the Southwest corner of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644, said point also marks the Northwest corner of said called 2.500 acre tract and the herein described tract, from which a found 1-inch iron pipe bears N 65°31' E, 1.39 feet;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 579.81 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 7.56 acre tract, Northeast corner of said called 2.500 acre tract and the herein described tract;

THENCE, South 02°21'26" East, along the common line between said called 7.56 acre tract and said called 2.500 acre tract, a distance of 188.18 feet to the POINT OF BEGINNING and containing 2.5043 acres (109,087 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 13th day of October, 2021

Michael A. Zumsteg

Michael A. Zumsteg

Registered Professional Land Surveyor No. 5127

CEI JOB NO. 21089-00.00

(QW25) 21089D.T



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



2021 Property Tax Statement
Web Statement

Statement Date: April 26, 2022

Account Number

035-286-000-2416

Additional city sales tax reduced your city ad
valorem tax by: \$737.53



MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	402,108	0.376930	\$1,515.67
Harris County Flood Control Dist	0	402,108	0.033490	\$134.67
Port of Houston Authority	0	402,108	0.008720	\$35.06
Harris County Hospital District	0	402,108	0.162210	\$652.26
Harris County Dept. of Education	0	402,108	0.004990	\$20.07
Lone Star College System	0	402,108	0.107800	\$433.47
City of Tomball	0	402,108	0.333339	\$1,340.38
Emergency Service Dist #8 (EMS)	0	402,108	0.094245	\$378.97

Property Description	
MEDICAL COMPLEX DR 77375 TRS 163A 167A 171 & 171B (ABANDONED PT OF MICHEL RD) TOMBALL OUTLOTS 6.1541 AC	
Appraised Values	
Land - Market Value	402,108
Impr - Market Value	0
Total Market Value	402,108
Less Capped Mkt Value	0
Appraised Value	402,108
Exemptions/Deferrals	

Page: 1 of 1

Total 2021 Taxes Due By January 31, 2022:	\$4,510.55
Payments Applied To 2021 Taxes	\$4,510.55
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For April 2022	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2022	7%	\$0.00	\$0.00	\$0.00
By March 31, 2022	9%	\$0.00	\$0.00	\$0.00
By April 30, 2022	11%	\$0.00	\$0.00	\$0.00
By May 31, 2022	13%	\$0.00	\$0.00	\$0.00
By June 30, 2022	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2016 to 2021: Appraised Value 0%, Taxable Value 0%, Tax Rate -5%, Tax Bill -5%.

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



PAYMENT COUPON

MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Make check payable to:


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

Account Number
035-286-000-2416
Amount Enclosed
\$ _____


Web Statement - Date Printed: 04-26-2022

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.

03528600024167 2021 0000000000 0000000000 0000000000 0000000000


 TAX SERVICES PO Box 276 Tomball, TX 77377-0276 KRISTI WILLIAMS - TAX ASSESSOR-COLLECTOR PHONE: (281)357-3100	2021+ Tax Statement Property Account Number: 0352860002416																				
Statement Date: 04/26/2022 Owner: MARSHALL JACQUELYN D Mailing Address: 16007 STABLEPOINT LN CYPRESS TX 77429-3959	Property Location: 0000000 MEDICAL COMPLEX DR Acres: 6.1541 Legal Description: TRS 163A 167A 171 & 171B (ABANDONED PT OF MICHEL RD) TOMBALL OUTLOTS																				
Exemptions:																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">LAND VALUE</th> <th style="width: 20%;">APPRAISED VALUE</th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> </tr> <tr> <td>402,108</td> <td>402,108</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		LAND VALUE	APPRAISED VALUE					402,108	402,108												
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↓ Detach ↓
 Return With Payment



Visit our website for online credit card or E-check payments.
<https://tomballisd.propertytaxpayments.net/MyTaxSearch.aspx>
 Payment by phone is available at 1-877-690-3729
 Jurisdiction Code 6322

2021 +Tax Statement 04/26/2022	Property Account Number 0352860002416														
Total Amount Due \$0.00															
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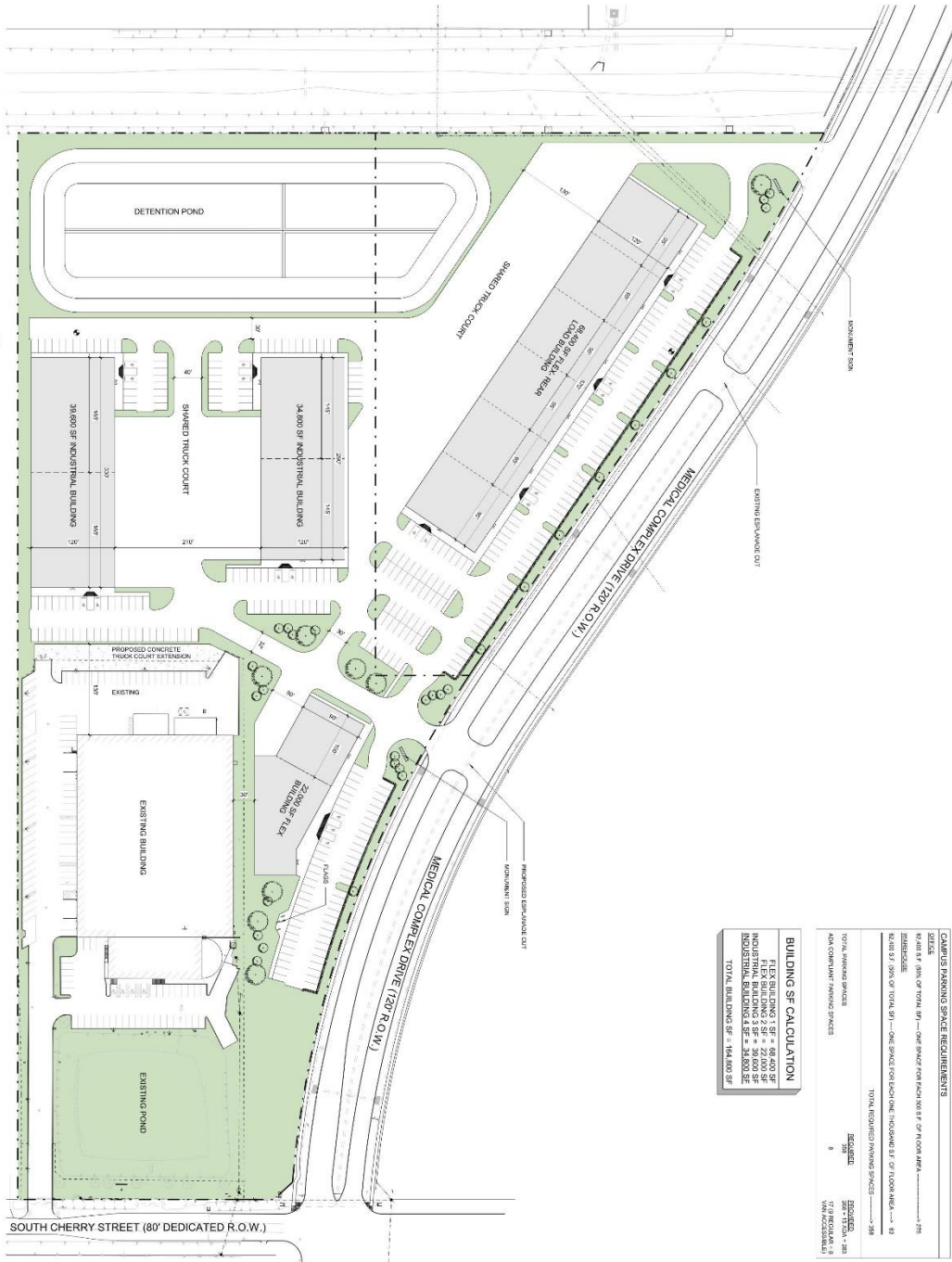


MARSHALL JACQUELYN D
 16007 STABLEPOINT LN
 CYPRESS TX 77429-3959

2021 00000063726 000000000000 000000000000 000000000000 000000000000 C 001

X:\MBC21-289 Medical Complex Bus. Park - Tomball\DRAWINGS\SD4\SD421-289 Medical Complex Business Park (2022-4-4).vt

1 SCHEMATIC SITE PLAN
SCALE: 1/8" = 1'-0"



BUILDING SF CALCULATION	
FLEX BUILDING 1 SF = 68,400 SF	
INDUSTRIAL BUILDING 3 SF = 38,600 SF	
INDUSTRIAL BUILDING 2 SF = 34,800 SF	
TOTAL BUILDING SF = 141,800 SF	

GARAGE PARKING SPACE REQUIREMENTS	
Garage	1
Flex 400 SF / 25% OF TOTAL SF = ONE SPACE FOR EACH 100 SF OF FLOOR AREA	125
Industrial 300 SF / 25% OF TOTAL SF = ONE SPACE FOR EACH ONE THOUSAND SF OF FLOOR AREA	13
Flex 400 SF / 25% OF TOTAL SF = ONE SPACE FOR EACH ONE THOUSAND SF OF FLOOR AREA	13
TOTAL REQUIRED PARKING SPACES	258
TOTAL AVAILABLE SPACES	258
ADA COMPLIANT PARKING SPACES	8
ADA COMPLIANT PARKING SPACES	17 (9 REQUIRED, 8 IN EXCESS)

MEDICAL COMPLEX BUSINESS PARK
TOMBALL, TEXAS



These drawings are not to be used for any other purpose than that for which they were prepared. The user of these drawings assumes all liability for any errors or omissions. The user of these drawings also assumes all liability for any damages or losses resulting from the use of these drawings.

"CLIENT LOGO HERE"

SD4.3
SCHEMATIC SITE PLAN

FOR REVIEW ONLY NOT FOR CONSTRUCTION
PROJECT NO. 21-289
DRAWING DATE: 4/19/2022
DRAWN BY: JZ/BJM

1



Simon Powney - Architectural Illustrations
Tel. 832 434 9878 BlackDogRenderings.com

Review Version

Medical Complex Business Park
W WELCOME
GROUP

2



Simon Powney - Architectural Illustrations
Tel. 832 434 9878 BlackDogRenderings.com

Review Version

Medical Complex Business Park
W WELCOME
GROUP

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
June 13, 2022
&
CITY COUNCIL
June 20, 2022



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 13, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 20, 2022 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P22-111: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Zoning Case P22-115: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, 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, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

CERTIFICATION

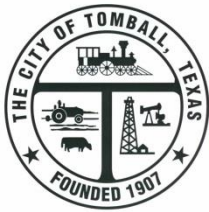
Item F.5

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 **10th** day of **June 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith
City Planner

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



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: P22-115

APPLICANT/OWNER: Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison

LOCATION: Generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District.

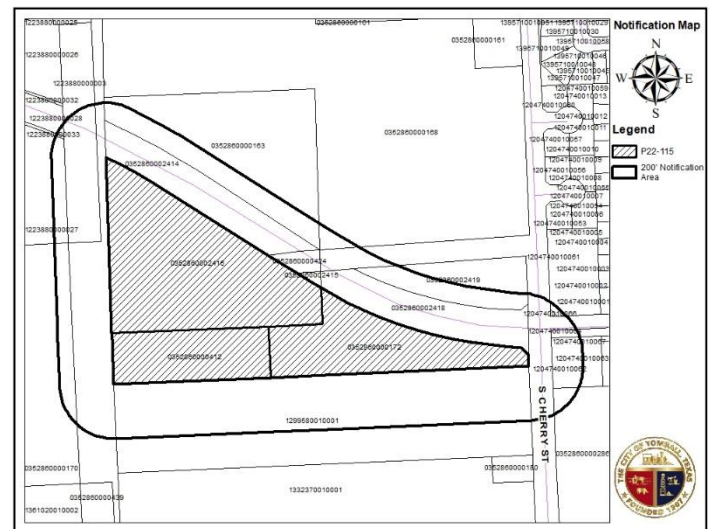
CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@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:

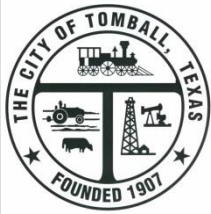
Monday, June 13, 2022 @ 6:00 PM

City Council Public Hearing:

***Monday, June 20, 2022 @ 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.



Comprehensive Plan Amendment Staff Report

Planning and Zoning Commission Hearing Date: June 13, 2022
City Council Public Hearing Date: June 20, 2022

Case: P22-184

Applicant(s): Harrisburg Homes, Inc.

Request: To amend the Major Thoroughfare Plan by reclassifying the proposed east/west segment of Medical Complex Drive. From a major arterial to a minor arterial specifically, being described as the 0.9-mile segment planned to extend between the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

BACKGROUND

In 2008 the Houston-Galveston Area Council conducted the FM 2920 Access Management Study, as well as the Livable Centers Downtown Plan for the City of Tomball. Within the context of these studies, there is reference to the need to improve parallel east-west facilities to provide alternative connections to FM 2920. The study specifically identifies Medical Complex Drive as one potential alternative connection. According to the study, Medical Complex Drive could improve local traffic circulation within Tomball as well as alleviate congestion along FM 2920. In 2009 the City of Tomball adopted a Comprehensive Plan that builds on the concept of providing an alternative east-west connection for FM 2920. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential roadway for said east-west alternative route. In 2019, construction was completed on a section of SH 249 (Tomball Tollway) immediately west of Tomball. This construction did not account for an underpass or fly-over at the intersection of Medical Complex Drive. This effectively cut off the western connection of Medical Complex Drive to FM 2920. In 2021, the City Council approved an ordinance that downgraded the existing and proposed western extent of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 and FM 2920. In May 2022, the applicant requested to remove the subject portion of Medical Complex Drive from the Major Thoroughfare Plan. This request was recommended to be denied by the Planning & Zoning Commission on May 9 and was subsequently denied by City Council on May 16, 2022.

ANALYSIS

Comprehensive Plan Recommendation: The current Comprehensive Plan, adopted in 2019, identifies the need to promote east-west connections through the city including, alternatives to FM 2920. However, due to the construction of SH 249 without an underpass for Medical Complex Drive, the current Comprehensive Plan acknowledges that the previous plan to utilize Medical Complex Drive as an east-west bypass from FM 2920 around Old Town Tomball is limited. Subsequently, the Comprehensive Plan suggests reviewing the Medical Complex Drives street classification.

Staff Review Comments:

Although Medical Complex Drive may no longer have the potential to function as a true east-west bypass for FM 2920, it could serve as an alternative east-west route for carrying high volumes of traffic from FM 2920 to regional destinations within the city of Tomball and thus should remain on the Major Thoroughfare Plan. As indicated in the 2019 Comprehensive Plan, the functional classification of Medical Complex Drive should be reviewed, and consideration should be given toward reclassifying the street. The applicant's proposal to downgrade the subject segment of Medical Complex Drive to a minor arterial will continue to provide the necessary alternative east-west route through the city and will promote greater connectivity and traffic circulation throughout Tomball. If the subject segment of Medical Complex Drive were to be reclassified to a minor arterial street the desired right-of-way width would become 80 feet, opposed to the currently planned 100–120-foot right-of-way. This 80-foot right-of-way is sufficient for a 40-foot pavement width (four lanes of traffic). This planned pavement cross-section is adequate to carry higher volumes of traffic to regional destinations within the city of Tomball.

Recommendation:

Based on findings outlined in the analysis section of this staff report, City staff recommends approval of Case P22-184.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Future Land Use Map
- D. Major Thoroughfare Plan
- E. Site Photos
- F. Application
- G. ROW Alignment Exhibit

EXHIBIT "A"
Aerial Location Map

Item F.6



EXHIBIT "B"

Zoning Map

Item F.6

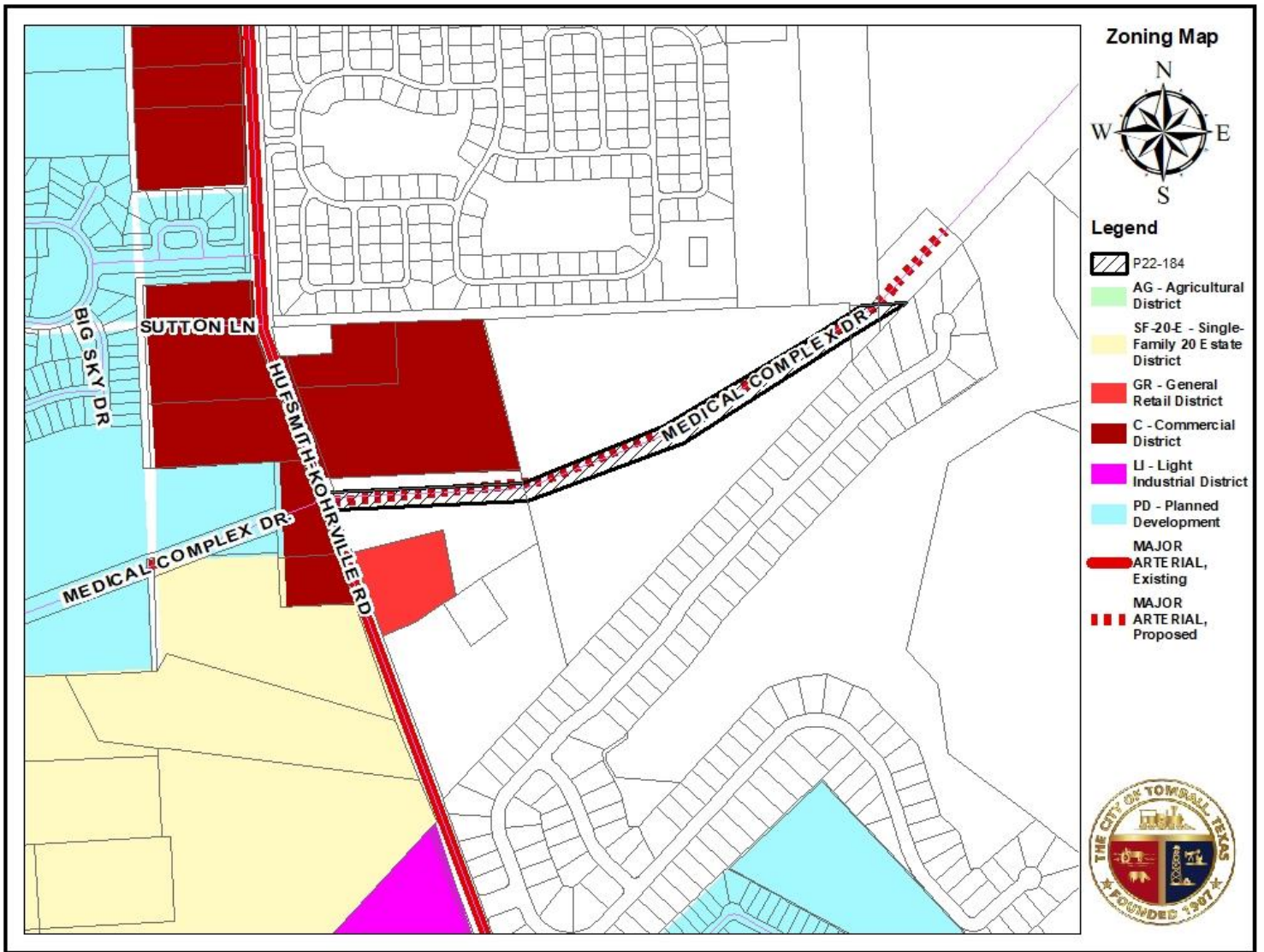
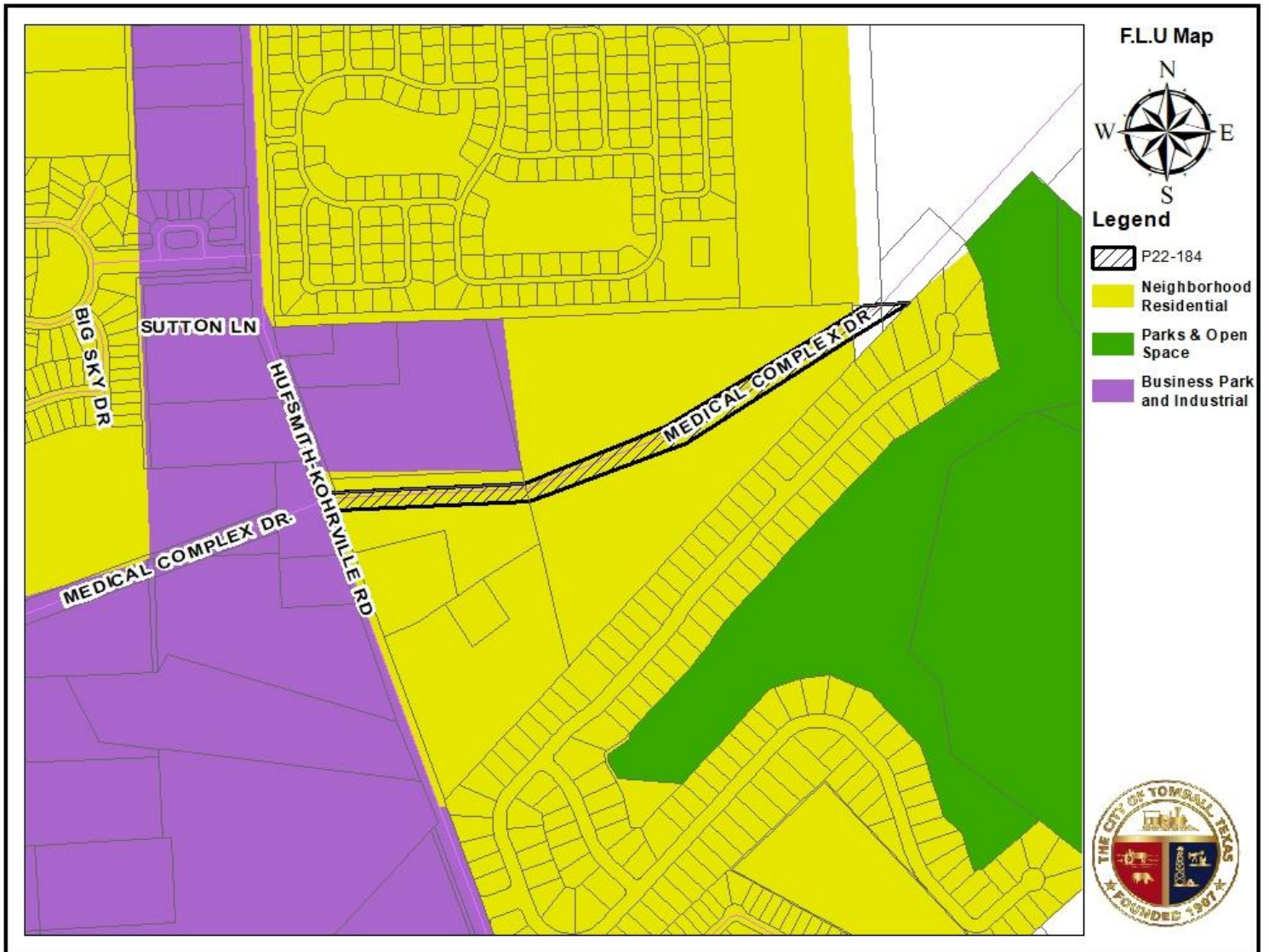


EXHIBIT "C"
Future Land Use Map

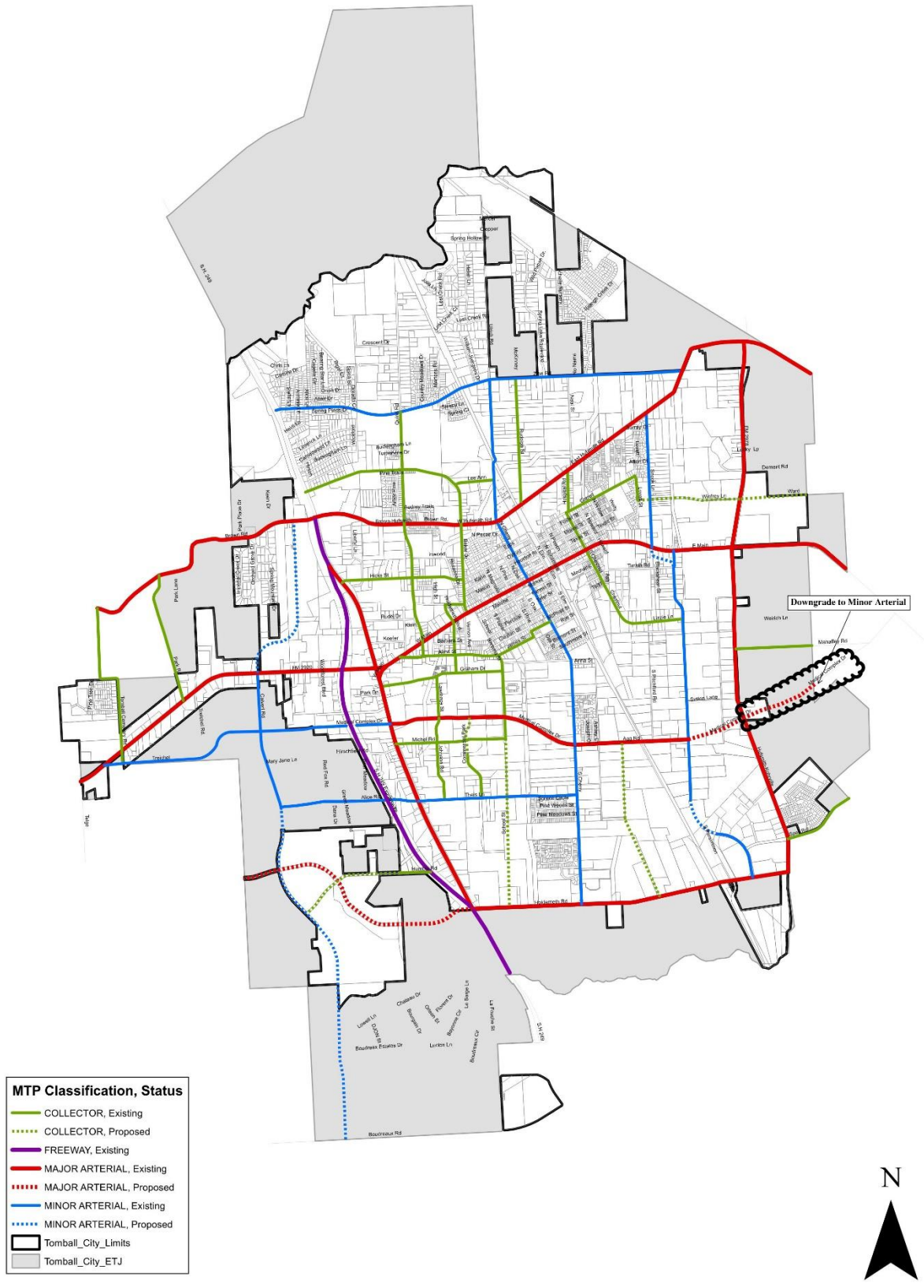
Item F.6



City of Tomball, Texas

Major Thoroughfare Plan

Revised : May 17, 2021







COMPREHENSIVE PLAN AMENDMENT

APPLICATION

Community Development Department
Planning Division

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 request may be delayed until corrections or additions are received.

CONTACT INFORMATION:

Applicant

Name: Harrisburg Homes, Inc. (Shawn Speer)

Title: N/A

Mailing Address: ~~10810 Silver Shield Way, Tomball, Texas~~

8765 Spring Cypress Rd Suite L 213 Spring, Tx 77379

Zip: 77375

Phone: (713) 249-8196

Fax: ()

Email: shawn@harrisburgtx.com

Property Owner N/A

Name:

Title:

Mailing Address:

Zip: Phone: () Fax: ()

Email:

COMPREHENSIVE PLAN AMENDMENT REQUEST (The response may be N/A): THOROUGHFARE PLAN AMENDMENT ONLY

Amendment Type (check all that apply): Text Map ☒ X

Text Amendment(s)

Text to be modified:

N/A - This is a request for the Major Thoroughfare Plan to be revised to downgrade Medical Complex Blvd on the east side of from FM 2920 to Hufsmith-Kohrville to a minor arterial.

Proposed Text Amendment (exact wording):

N/A

Proposed Use of Property: N/A

Physical Location of Property: N/A
 [General Location – approximate distance to nearest existing street corner]

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

Current Zoning District: N/A

Current Use of Property: N/A

HCAD Identification Number: N/A

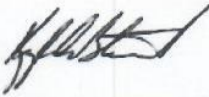
Property Acreage: N/A

Questions to be answered individually but in complete sentences. The response may be N/A:

1. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;
 This is a benefit to the City's Major Thoroughfare Plan, as Medical Complex will not longer act as a bypass for the City.
2. Will the proposed amendment enhance the City economically and aesthetically;
 Reduce the ROW to 80' and will be downgraded to a minor arterial on the eastern fringe of the City and allow for a cohesive development.
3. Does the proposed amendment encourage better use of land/property, both for the owner/developer and the City, than that currently recommended by the Plan?
 This proposal does not change land use at this time.
4. Will the proposed amendment impact adjacent residential areas in a positive or negative manner?
 Will provide less impacts to adjacent properties along the corridor.
5. Will the proposed map amendment have adequate access; have considerations been made for roadway capacity, ingress and egress, traffic impact?
 Traffic and access will be assessed at time of development. This request is for the removal of a Major Thoroughfare segment. The removal of this segment will not affect the city circulation negatively.
6. Does the change have any adverse impact on environmentally sensitive areas;
 None known at this time.
7. Will the proposed amendment encourages land use compatibility;
 Yes.
8. Does the proposed text amendment present a significant benefit to the public health, safety, and welfare of the community;
 Not Applicable.
9. Events, trends, or facts after the adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary;
 Traffic patterns and development has changed the need for this Major Thoroughfare.
10. Consistent with any existing Interlocal or Development Agreements;
 Not Applicable.
11. The amendment provides for Adequate road systems for now and into the future for the area;
 As the area developments road ways will be designed to meet City and County criteria.

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov revised 2/28/2022

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

X 

6/6/2022

Signature of Applicant

Date

X 

6/7/22

Signature of Owner

Date

Submittal Requirements

Item F.6

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

Applications must be delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date. The following information should be provided in the application package:

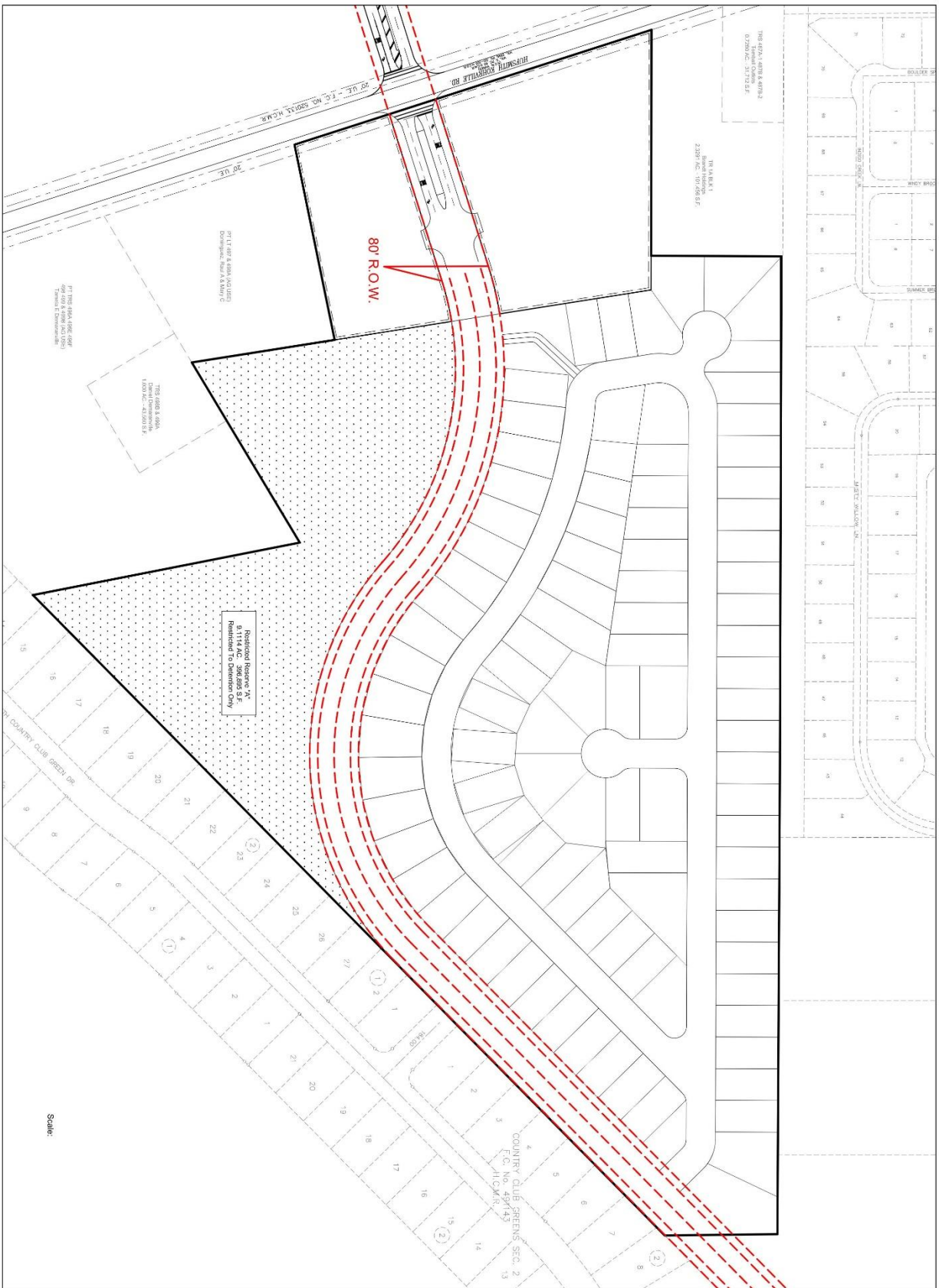
- ☐ Completed application form
- ☐ Comprehensive Plan Amendment request letter
- ☐ Plat or survey of property (if applicable)
- ☐ Check for \$500.00 (Non-Refundable)
- ☐ Conceptual site plan (if applicable)
- ☐ Payment of all indebtedness attributed to subject property must be paid with application

The City's staff may require other information and data for specific required plans.

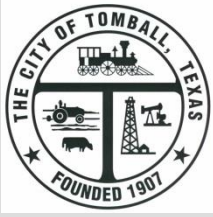
APPLICATION PROCESS

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. For map amendments, property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing. For text amendments, legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing. If a Comprehensive Plan amendment application is received for both a text and map amendment, property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be scheduled before the Planning and Zoning Commission at 6:00 p.m. in the City Council Chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

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



<p>KF Enterprises Drafting & Design</p> <p>Drawn by: KF Enterprises LLC Kyla Friedman, PIA 02/26/2020 TX 17179 Scale: 1/8" = 1'-0" Call: 833-515-1839 Kylaf@kfenterprises.com www.kfenterprises.com</p>	<p>Harrisburg Homes 22110 Huffsmith Kohrville Rd. Tomball, TX 77375</p>	<p>Revisions:</p> <p>The design herein is for informational purposes only and is not intended for construction or regulatory use.</p> <p>Consult with a licensed professional before making construction regarding this design.</p> <p>Scale: NTS</p> <p>GP 1.0</p>
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Tree/Shrub/Vine Planting List Staff Report

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Case: Resolution P2022-111

Applicant(s): Staff and Planning and Zoning

Request: Amend the current planting list.

BACKGROUND

Currently, the City of Tomball has an adopted Tree, Shrub, Groundcover Plant, and Vine List that we direct applicants to use when planting their landscaping requirements per Chapter 50; our Zoning code. This original list was approved by resolution back in 2003. Staff was requested to look at updating this list by a Planning Commission member since the list is outdated and has some trees, shrubs, vines not suited for this region.

Staff Review Comments:

The goal of the exercise was to include trees indigenous to this area. Staff has included a copy of the list with track changes to show/illustrate where the updates have occurred. However, staff will publish the list shown on the excel spreadsheet since that list included additional helpful data like maturity rates, and maximum heights to give the user more data knowing what tree might work better on certain areas of their site (plant smaller trees under power lines). We had this list confirmed by the subject matter experts over at Arborgate.

PUBLIC COMMENT

No comments at this time.

RECOMMENDATION

Staff recommends that P&Z recommends approval to Council.

EXHIBITS

- A. Track Changes Word Document
- B. Excel – updated list including size, maturation and height maximums.

Tomball proposed trees

Tomball proposed trees	Avg Life	Growth per year	Max height
American Holly	150-200 yrs	1 to 2' Slow	40-50'
American Sweetgum	150-200 yrs	2' Med.	75'
Arizona Cypress	20-30 yrs	3' fast	40-50'
Bald Cypress	200 yrs +	2-3' Med	60-80'
Bradford or Aristocrat Pear* Cleveland pear	15-25 yrs	4' fast	30-40'
Bur Oak	200-300 yrs	1' slow	70-80'
Caddo Sugar Maple	100 yrs	1-2' med	50'
Cedar	150 yrs	1-2' med	40-50'
Cedar elm	100 yrs	2' med	50-90'
Chinese Pistache or Pistachio	150 yrs	1-2' med	25-40'
Chinquapin Oak	100 yrs+	1-2' med	40-60'
Crabapple <u>has to have PM shade</u>	30-70 yrs	1-2' med	15-20'
Dawn Redwood	100+ yrs	2-3' fast up to 4'	70-100'
Desert Willow	50-75 yrs	2-3' fast	20-30'
Eastern Redwood Cedar or Eastern Red	150 yrs	1-2' med	40-50'
Flowering Pear	15-25 yrs	2' fast	15-25'
Green Ash	120-170 yrs	2' fast	50-75'
Japanese Persimmon	60-75 yrs	2-3' fast	20-30'
Japanese Red Maple <u>has to have PM shade</u>	100yrs	1-2' slow	6-8'
Kousa Dogwood <u>has to have PM shade</u>	50-150 yrs	1-2' med	15-30'
Lacebark Elm	20-40 yrs	1-2' med	40-50'
Leyland Cypress	10-20 yrs	3-4' fast	100'
Little Gem Magnolia	100+ yrs	1-2' med	25'
Live Oak	400 yrs	2' med-fast	40-80'
London Plane Tree	100s of yrs	1-2' med	75-100'
Mexican Plum <u>has to have PM shade</u>	15 yrs	<<1' slow	15-30'
Oklahoma Redbud	40 yrs	1' slow	12-18'
Overcup Oak	400 yrs	1-2' med	60-90'
Pecan	300 yrs	1-2' med	100'
Pin Oak	200 yrs	2'+ fast	60-80'
Possumhaw Holly	60-70 yrs	1-2' slow-med	15-30'
Prairie Fire Flowering Crabapple	50-150 yrs	1-2' med	20'
Red Maple	80-100 yrs	3' fast	65'
Redbud	20 yrs	1-2' med	20-30'
River Birch	50-150 yrs	3' fast	50-95'
Saucer Magnolia <u>has to have PM shade</u>	20 yrs	1-2' med	15-20'
Sawtooth Oak	5-20 yrs	2' med	70'
Shumard Oak	200 yrs	2-3' fast	70-90'
Southern Magnolia	80 yrs	2' fastest mag.	60-80'
Sugar Maple	400 yrs	1-2' med	40-80'
Sycamore	200 yrs	2'+ fast	75-100'
Texas Red Oak	80-200 yrs	2' med	30-50'
Tuliptree Liriodendron	300 yrs	2' med	90-120'
Water Oak	30-50 yrs	2'+ fast	50-80'
Willow Oak	50 yrs	2' med	60-70'

Type of Shrub

Juniper		
Abelia		
Acuba		shade
ALL Roses		
Althea (Rose of Sharon)		
American Holly		
Andorra Juniper		
Azalea		
Barberry		
Blue Rug Juniper		
Bridal Wreath Spirea	Deciduous	
Burford Holly		
Burning Bush or Winged Euonymus		
Butterfly iris		
California Fan Palm		
Camellia Japonica		shade
Camellia Sassangua		Sun
Carissa Holly		
Cherry Laurel		
Cleyera		shade
Compact Nandina		
Confederate Rose	Perennial	
Cotoneaster		
Crepe Myrtle	Deciduous	
Day Lilly		
Dazzler Holly		
Dwarf Burford Holly		
Dwarf Chinese Holly		
Dwarf Crepe Myrtle	Deciduous	
Dwarf Glossy Abelia		
Dwarf Indian Hawthorn		
Dwarf Nandina		
Dwarf Palmetto		wet area
Dwarf Pittosporum		
Dwarf Yaupon Holly		
Edward Goucher Abelia		
Eleagnus (Silverberry)		
Flowering Pomegranate	Deciduous	
Flowering Quince	Deciduous	
Forsythia	Deciduous	shade
Gardenia		

Hydrangea		
Japanese Barberry	Deciduous	
Japanese Boxwood		
Japanese Fatsia		shade
Japanese Yew		
Ligustrum		
Liriope		
Mahonia		
Mary Nell Holly		
Nana Nandina (heavenly Bamboo)		
Nandina		
Needlepoint Holly		
Nellie R. Stevens Holly		
Oleander		
Pampas Grass		
Pittosporum, Green or Variegated		
Pomegranate	Deciduous	
Possumhaw Holly	Deciduous	
Purple Leaf Japanese Barberry	Deciduous	
Pyracantha		
Recurve Ligustrum		
Red Yucca		
Rosemary		
Rusty Blackhaw Viburnum	Deciduous	shade
Shore Juniper		
Southern Wax Myrtle		
Sweet Viburnum		
Tea Rose		
Texas Buckeye	Deciduous	shade
Texas Mountain Laurel		
Texas Palmetto		
Texas Sage (Ceniza)		
Viburnum		
Vitex	Deciduous	
Wax Myrtle		
Wheeler's Dwarf Pittosporum		
Windmill Palm		
Yaupon Holly		

Ground Covers and Vines

Ajuna		Water conservation
Algerian Ivy		
Asian Jasmine		Water conservation
Boston Ivy		
Carolina Jessamine		Water conservation
Climbing Roses		
Coral Honeysuckle	Texas Native	Water conservation
Coral Vine		
Dwarf Bamboo		
English IVY		Water conservation
Fig Ivy		Water conservation
Hibiscus		
Honeysuckle	Texas Native	
Lady Banksia		Water conservation
Lantana	Texas Native	
Liriope		Water conservation
Madame Galen Trumpet Vine or Trumpet Creeper		Water conservation
Mascognia vine (Butterfly vine)		
Mexican Flame Vine		
Mondograss (Monkeygrass)		Water conservation
Nandina		
Persian Ivy		
Persian Shield		
Purple Japanese Honeysuckle	Texas Native	
Purple Winter Creeper		
Silverlace Vine		Water conservation
Tradescantia		
Trailing Ivy		
Vinca Major/Minor		
Virginia Creeper	Texas Native	Water conservation
Wisteria		Water conservation

CITY OF TOMBALL APPROVED TREE, SHRUB, GROUNDCOVER, AND VINE LIST

The following trees meet the Landscape Provisions of the City of Tomball:

- | | |
|--|---|
| <ul style="list-style-type: none"> • American Beech • American Hazelnut • American Sweetgum • American Holly • Arizona Cypress • Bald Cypress* ♦ • Black Walnut • Bradford or Aristocrat Pear* • Bur Oak* ♦ • Caddo <u>Sugar</u> Maple • Canadian Hemlock • Carpathian “English Walnut” • Catalpa • <u>Cedar</u> • Cedar Elm* ♦ • Chinese Chestnut • Chinese Pistache or Pistachio* • Chinquapin Oak* ♦ • Colorado Blue Spruce • Crabapple* ♦ • Dawn Redwood • Deodar Cedar* • Desert Willow* ♦ • Dogwood • Eastern Redwood Cedar or Eastern Red Cedar • Flowering Pear • Giant Sequoia • Green Ash • Hackberry • Hall’s Hardy Almond • Hybrid Poplar • Japanese Black Pine • Japanese Persimmon* • Japanese Red Maple • Kousa Dogwood • Lacebark Elm* • Leyland Cypress • Little Gem Magnolia • Live Oak* ♦ | <ul style="list-style-type: none"> • Loblolly Pine* ♦ • London Plane Tree • Mexican Plum* ♦ • Oklahoma Redbud ♦ • Overcup Oak • Pecan* ♦ • Pin Oak • Pink Dogwood • Possumhaw Holly • Prairie Fire Flowering Crab • Radiant Flowering Crab • Redbud* ♦ • Red Dogwood • Red Maple • Redwood—Giant Sequoia • River Birch • Saucer Magnolia • Sawtooth Oak • Scarlet Oak • Shellbark Hickory • Shumard Oak* ♦ • Silver Maple • Smoke Tree • Sourwood • Southern Golden Raintree • Southern Magnolia* ♦ • Sugar Maple • Texas Red Oak* ♦ • Thornless Honeylocust • Tuliptree • Washington Hawthorn • <u>Sycamore</u> • Water Oak* ♦ • Western Soapberry* ♦ • White Ash • White Dogwood • White Pine • Willow Oak • Yellow Buckeye |
|--|---|

The following shrubs meet the Landscape Provisions of the City of Tomball:

- Abelia
- Acuba
- American Holly* ♦
- Andorra Juniper
- Althea (Rose of Sharon)*
- Azalea
- Barberry*
- Blue Rug Juniper
- Bridal Wreath Spirea*
- Burford Holly*
- Burning Bush or Winged Euonymus
- California Fan Palm*
- Camellia
- Camellia Sassangua
- Camellia Japonica
- Carissa Holly
- Cherry Laurel* ♦
- All China Roses*
- ~~Chinese Horned Holly*~~
- Cleyera
- Compact Nandina*
- Confederate Rose
- Cotoneaster
- Crepe Myrtle
- Day Lily
- Dazzler Holly
- Dwarf Burford Holly*
- Dwarf Chinese Holly*
- Dwarf Crepe Myrtle
- Dwarf Glossy Abelia
- Dwarf Indian Hawthorn
- Dwarf Nandina*
- Dwarf Palmetto* ♦
- Dwarf Pittosporum*
- Dwarf Yaupon Holly*
- Edward Goucher Abelia
- Eleagnus (Silverberry)*
- Flowering Quince*
- Flowering Pomegranate
- Forsythia*
- Gardenia
- ~~Glossy Abelia*~~
- ~~Gold Dust Acuba~~
- ~~Grayleaf Cotoneaster*~~
- ~~Gulfstream Nandina*~~
- Hydrangea
- Indian Hawthorne*
- Italian Jasmine*
- ~~Japanese Acuba~~
- Japanese Barberry*
- Japanese Boxwood*
- Japanese Fatsia
- Japanese Ligustrum
- Japanese Yew
- Leatherleaf Mahonia
- Liriope
- Ligustrum
- Mahonia
- Mary Nell Holly
- Moonbay Nandina
- Nana Nandina (heavenly Bamboo)*
- Nellie R. Stevens Holly
- Needlepoint Holly
- ~~Oakleaf Hydrangea~~
- Oleander*
- Oregon Grape Mahonia
- Pampas Grass
- Pfitzer Juniper
- Pittosporum, Green or Variegated*
- Pomegranate*
- Possumhaw Holly* ♦
- Purple Leaf Japanese Barberry
- Pyracantha
- Red Yucca*
- Redtip/Chinese/Fraser's Photinia*
- Rosemary*
- Rusty Blackhaw Viburnum ♦
- Shore Juniper
- Southern Wax Myrtle
- Sweet Viburnum
- ~~Nellie R. Stevens Holly~~
- Tea Rose*
- Texas Buckeye ♦
- Texas Madrone ♦
- Texas Mountain Laurel* ♦
- Texas Palmetto* ♦
- Texas Sage (Ceniza)* ♦
- Viburnum
- Vitex*
- Wax Myrtle ♦
- Waxleaf Ligustrum
- Weigela

- Wheeler's Dwarf Pittosporum
- Windmill Palm*
- Yaupon Holly♦

The following groundcovers meet the Landscape Provisions of the City of Tomball:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ajuga* • Asian Jasmine* • <u>Boston Ivy</u> • Carolina Jessamine* • Climbing Roses • Confederate Jasmine* • Coral Honeysuckle* ♦ • Coralvine* ♦ • Day Lily (City Flower) • Dwarf Bamboo • Ferns, Various • English Ivy* • Fig Ivy* • Harbor Dwarf Nandina* • Hibiscus • Honeysuckle ♦ • Lady Banksia* • Lantana* ♦ • Liriope* • Madame Galen Trumpet Vine or Trumpet Creeper* | <ul style="list-style-type: none"> • <u>Mascognia vine (Butterfly vine)</u> • <u>Mexican Flame Vine</u> • Mondograss (Monkeygrass)* • Persian Ivy • Persian Shield • Purple Japanese Honeysuckle • Purple Wintercreeper • Silverlace Vine* • Sweet Autumn Clematis • <u>Tradescantia</u> • Trailing Ivy • Vinca <u>Major /Minor</u>* • Virginia Creeper* ♦ • Wisteria* |
|---|---|

- ♦ Texas Native
* Xeriscape/Water Conservation Programs