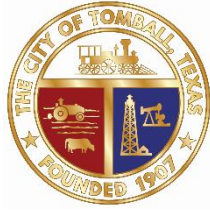


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, July 08, 2024
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, July 08, 2024 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 June 10, 2024.
- E. New Business
 - [E.1](#) Minor Plat of **Daniels Acres**: A subdivision of 0.4403 acre (19,181 Square Foot) tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas. (Tomball ETJ).
 - [E.2](#) Minor Plat of **Houston Deco Balloons**: Being a subdivision of 0.8694 acre of land and being a partial replat of Outlot 286 of Tomball Townsite, a subdivision per plat recorded under Volume 2, Page 65 of the Harris County Map Records situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

- E.3 Minor Plat of **South Cherry Street Complex**; Being a subdivision of 0.6504 acres situated in the James Pruitt Survey, Abstract No. 629, Harris County, Texas.

F. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of July 2024 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.

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: July 8, 2024

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 10, 2024.

Background:

Origination: Community Development

Recommendation:

Approval

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: #

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

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

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

MONDAY, JUNE 10, 2024



6:00 P.M.

- A. The meeting was Called to Order by Chairman Tague at 6:02 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Jeffrey Salgado – Graduate Engineer

draft

- B. No Public Comments were received.
- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved, **Zoning Case Z24-07**: Request by Theis Lane and South Cherry Street LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.905 acres of land legally described as Reserve “A”, Block 3 of Pine Meadows from Single Family Residential – 6 (SF-6) to Neighborhood Retail (NR). The property is located at 12703 Theis Lane, at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

- D. Approval of Minutes:

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 6, 2024.

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

Motion Carried unanimously.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 13, 2024.

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

Motion Carried unanimously.

Motion was made by Commissioner Moore, second by Commissioner Anderson, to approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 20, 2024.

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

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Holderrieth Office:** Being a 1.6986 acre tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 1 in Block 1 of Northwest Houston Heart Center, a subdivision as recorded in Film Code Number 621269, of the Map Records of Harris County, Texas, together with a replat of Lots 1, 2, 11 and 12 in Block 6 of Main Street Addition to the City of Tomball, a subdivision as recorded in Volume 15, page 43 of said Map Records and two called 0.046 acre tracts as described in deeds recorded in Clerk's File Numbers RP-2024-91358 and RP-2024-91359 of the Real Property Records of Harris County, Texas.
- E.2 Minor Plat of **Charlies Business Park:** A subdivision of 11.9861 acres of land out of the J.S. Smith Survey, Abstract No. 730, Harris County, Texas.
- E.3 Minor Plat of **TCG Capital Two:** Being a 5.9854 acre (260,724.59 Sq. Ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG Capital as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision as recorded in Film Code Number 678215, of said Map Records.

Benjamin Lashley, Assistant City Planner, presented with Staff Approval.

F. New Business:

- F.1 Consideration to approve Final Plat of **Wood Leaf Reserve Sec 3:** A subdivision of 40.65 Acres of land out of the Claude N. Pillot Survey, A-632 City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented with conditions.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve Final Plat of **Wood Leaf Reserve Sec 3** with conditions.

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

Motion Carried unanimously.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

Roland Ramirez, representing CHTA Development, Inc., (1169 Brittmoore Road, Houston, TX 77043), spoke on behalf of the request.

The Public Hearing was opened by Chairman Tague at 6:20 p.m.

Century Hydraulics, LLC., (23706 Snook Lane, Tomball, TX 77375), mailed a public response in opposition to the request.

Barbara Seber, (23923 Hufsmith Kohrville Road, Tomball, TX 77375), emailed a public response in opposition to the request.

Hearing no additional comments, the Public Hearing was closed at 6:21 p.m.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve **Zoning Case Z24-08**.

Motion was amended by Commissioner Harris, second by Commissioner Anderson, to approve **Zoning Case Z24-08** with the following condition(s):

- All perimeter lots shall have a minimum rear setback of 14 feet.

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

Vote was as follows:

Chairman Tague	<u>Nay</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>

Motion Carried (3 Votes Aye, 2 Votes Nay).

- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z24-09**: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

Jeffrey Klein, representing Tomball Regional Health Foundation, (29201 Quinn Road, Suite A, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Tague at 7:10 p.m.

Texas Professional Building, LP., (13406 Medical Complex Drive, Tomball, TX 77375), mailed a public response in favor to the request.

Hearing no additional comments, the Public Hearing was closed at 7:10 p.m.

Motion was made by Commissioner Moore, second by Commissioner Ross, to approve **Zoning Case Z24-09**.

Motion was amended by Commissioner Moore, second by Commissioner Ross, to approve **Zoning Case Z24-09** with a rezoning to the Office District.

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

Vote was as follows:

Chairman Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

- F.4 Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-01:** Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

The Public Hearing was opened by Chairman Tague at 7:22 p.m.

Hearing no comments, the Public Hearing was closed at 7:23 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Ordinance Amendment OAM24-01.**

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

Vote was as follows:

Chairman Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

- F.5 Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-02:** Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

The Public Hearing was opened by Chairman Tague at 7:36 p.m.

Hearing no comments, the Public Hearing was closed at 7:37 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Ordinance Amendment OAM24-02.**

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

Vote was as follows:

Chairman Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:38 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chairman

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 8, 2024

Topic:

Minor Plat of **Daniels Acres:** A subdivision of 0.4403 acre (19,181 Square Foot) tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas. (Tomball ETJ).

Background:

Origination:

Recommendation:

Staff approved with no conditions.

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: #

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

Signed:

Approved by:

Staff Member

Date

City Manager

Date _____

CITY OF TOMBALL

Plat Name: Daniels Acres

Plat Type: Minor

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

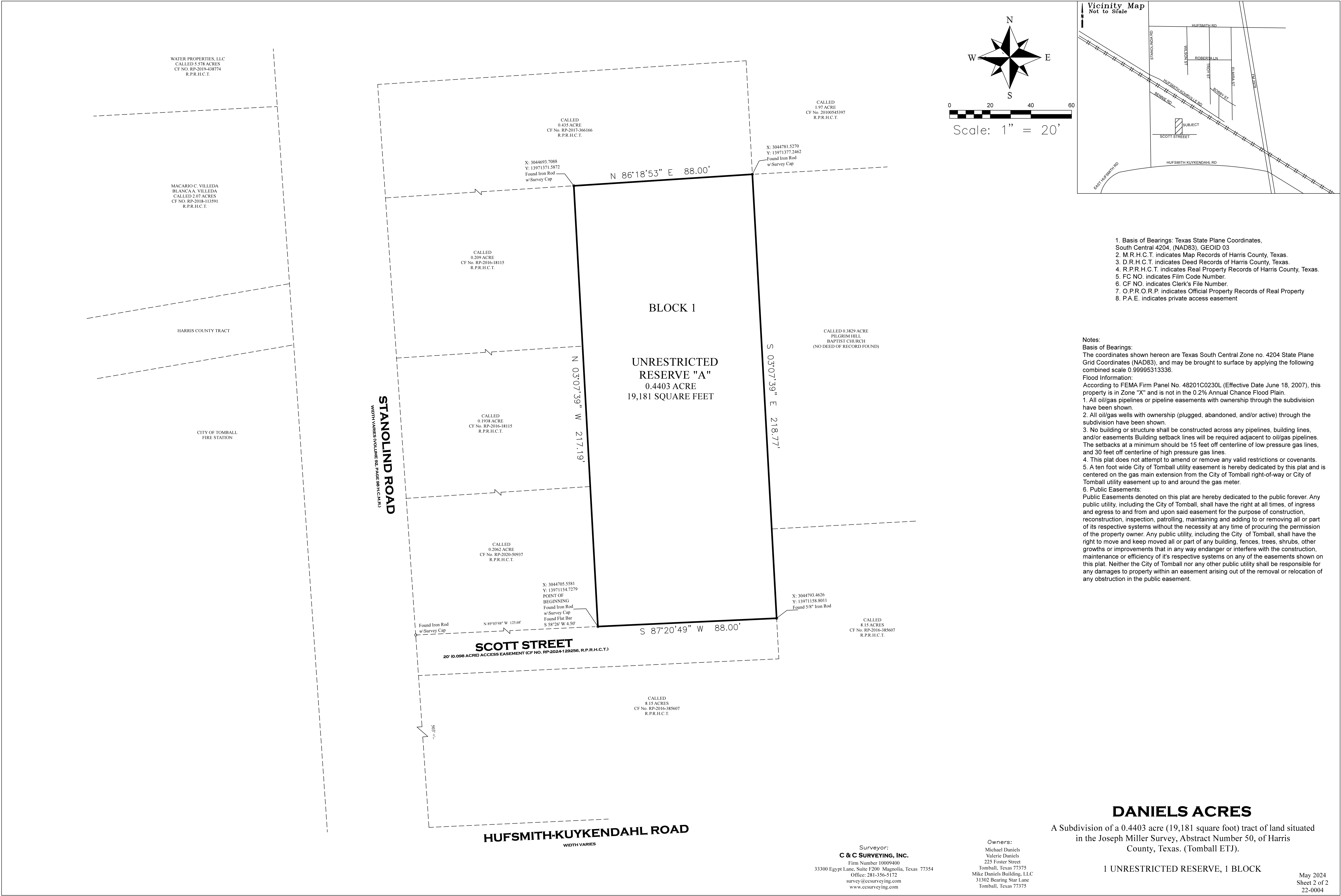
Plat within City Limits ☐

Within Extraterritorial Jurisdiction ☒

Planning and Zoning Commission Meeting Date: July 8, 2024

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

Community Development approves this Plat with no conditions.



STATE OF TEXAS

COUNTY OF HARRIS

We, Michael Daniels, Valerie Daniels and Mike Daniels Building, LLC, owners hereinafter referred to as Owners of the 0.4403 acre tract described in the above and foregoing map of DANIELS ACRES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

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

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

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

Michael Daniels Valerie Daniels

IN TESTIMONY WHEREOF, Mike Daniels Building, LLC, has caused these presents to be signed by Michael Daniels, its managing member, thereunto authorized, this ____ day of _____, 20__.

Mike Daniels Building, LLC

By: Michael Daniels, managing member

STATE OF TEXAS

COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS

COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael Daniels, managing member of Mike Daniels Building, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and 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: _____

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

Steven L. Crews
Texas Registration No. 4141

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

Milton Rahman, P.E.
County Engineer

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 202__ by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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

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

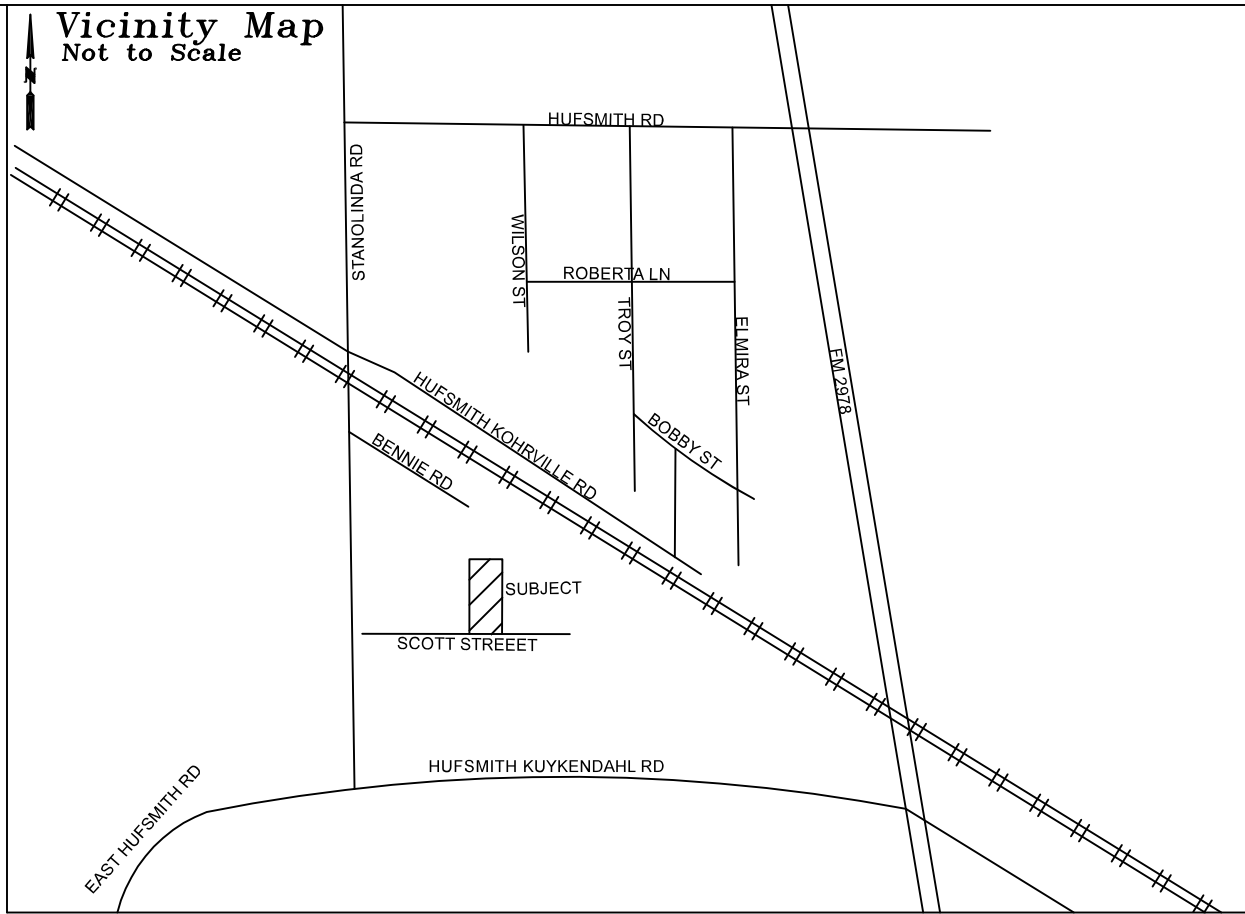
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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

this ____ day of _____, 202__.

By: _____
Craig Meyers
Community Development Director



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

DANIELS ACRES

A Subdivision of a 0.4403 acre (19,181 square foot) tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas. (Tomball ETJ).

1 UNRESTRICTED RESERVE, 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

Owners:
Michael Daniels
Valerie Daniels
225 Foster Street
Tomball, Texas 77375
Mike Daniels Building, LLC
31302 Bearing Star Lane
Tomball, Texas 77375

May 2024
Sheet 1 of 2
22-0004

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 8, 2024

Topic:

Minor Plat of **Houston Deco Balloons:** Being a subdivision of 0.8694 acre of land and being a partial replat of Outlot 286 of Tomball Townsite, a subdivision per plat recorded under Volume 2, Page 65 of the Harris County Map Records situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff approved with no conditions.

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: #

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

Signed:

Approved by:

Staff Member

Date _____

City Manager

Date

CITY OF TOMBALL

Plat Name: Houston Deco Balloons

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: July 8, 2024

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

Community Development approves this Plat with no conditions.

STATE OF TEXAS
COUNTY OF HARRIS

WE, HOUSTON DECO BALLOONS LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH SELLAPPERUMAGE ASANKA FERNANDO, OWNERS OF THE 0.8694 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HOUSTON DECO BALLOONS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 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, THE HOUSTON DECO BALLOONS LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY SELLAPPERUMAGE ASANKA FERNANDO, MANAGING MEMBER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 20__.

HOUSTON DECO BALLOONS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
SELLAPPERUMAGE ASANKA FERNANDO, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SELLAPPERUMAGE ASANKA FERNANDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT 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 _____, 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 HAS APPROVED THIS PLAT AND SUBDIVISION OF HOUSTON DECO BALLOONS IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 202__.

CRAIG T. MEYERS, P.E., CFM
COMMUNITY DEVELOPMENT DIRECTOR

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.

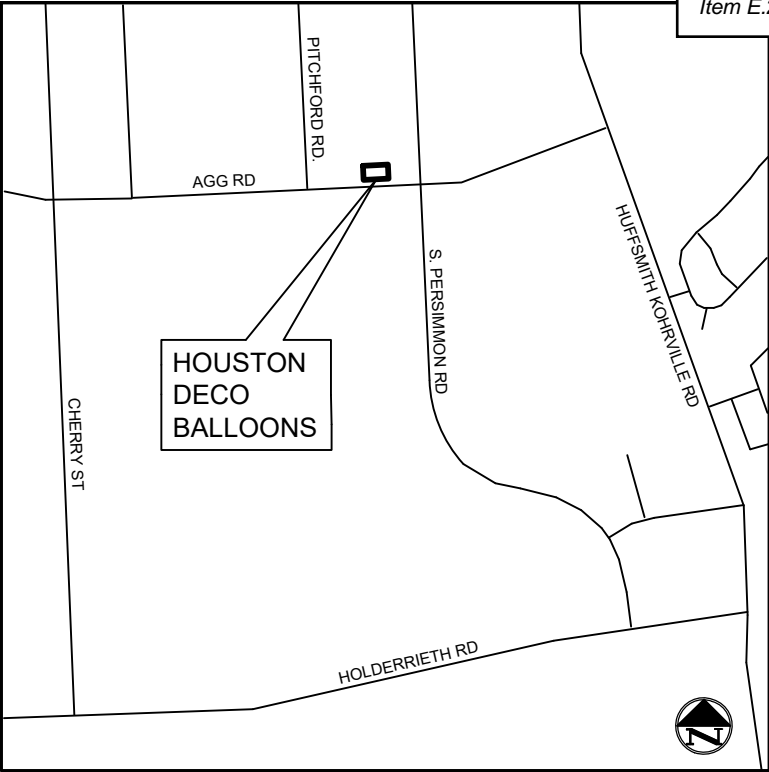
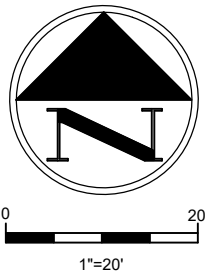
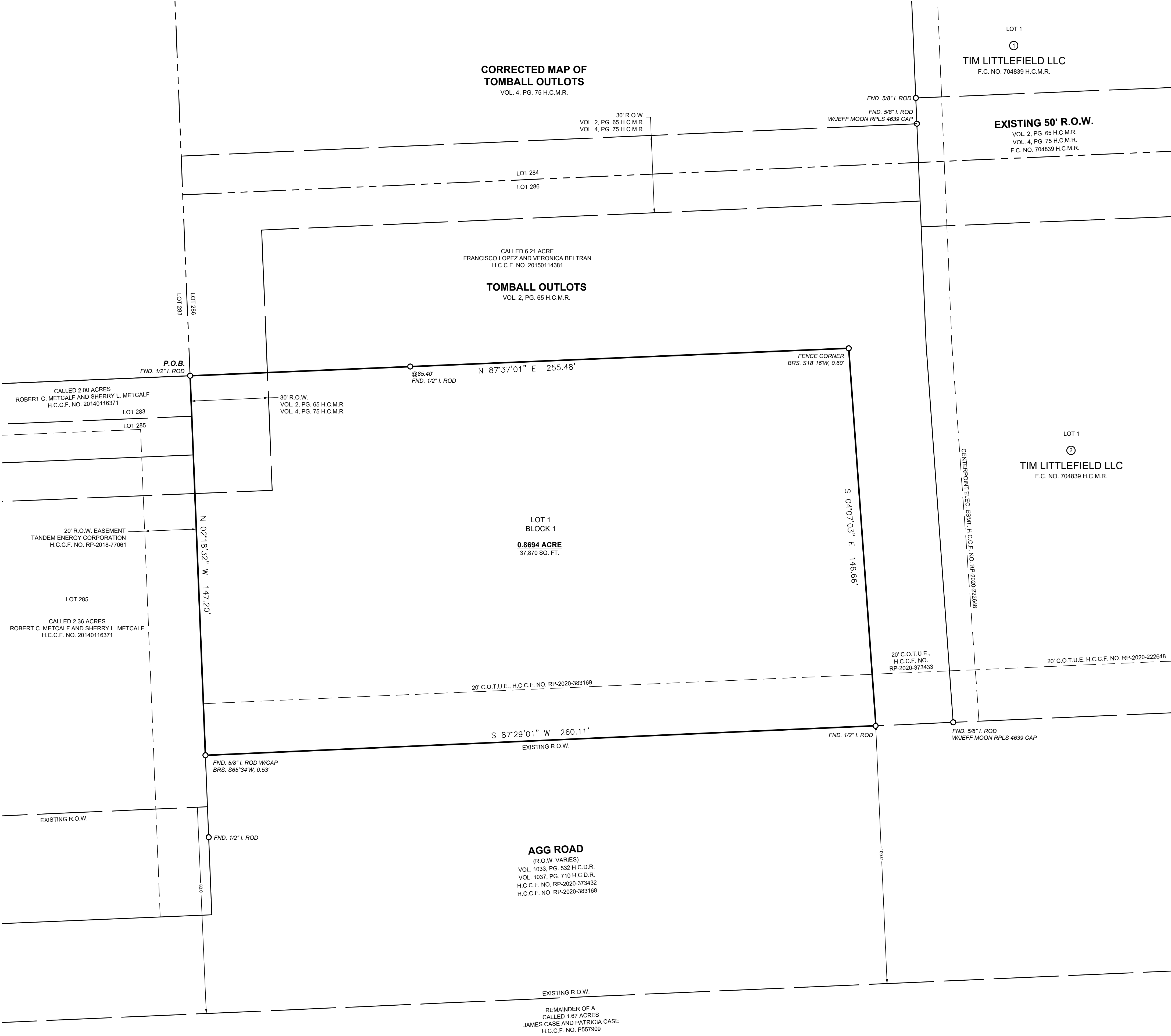
WITNESS MY HAND AND SEAL OF OFFICE, AT HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY

BY: _____
DEPUTY

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

SEAN CONLEY
TEXAS REGISTRATION NUMBER 6739



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP 289J

LEGEND

B.L.	BUILDING LINE
C.O.T.U.E.	CITY OF TOMBALL UTILITY EASEMENT
F.C. NO.	FILM CODE NUMBER
FND.	FOUND
H.C.C.F. NO.	HARRIS COUNTY CLERK'S NUMBER
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.	IRON
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

NOTES

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE 08/18/2007), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN CITY PLANNING LETTER ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. HT078163, DATED EFFECTIVE MAY 2, 2024.
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

HOUSTON DECO BALLOONS

BEING A SUBDIVISION OF
0.8694 ACRE OF LAND
AND BEING A PARTIAL REPLAT OF OUTLOT 286
OF TOMBALL TOWNSITE,
A SUBDIVISION PER PLAT
RECORDED UNDER VOLUME 2, PAGE 65
OF THE HARRIS COUNTY MAP RECORDS
SITUATED IN THE
JESSE PRUITT SURVEY, ABSTRACT 629
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

1 BLOCK, 1 LOT

SCALE: 1" = 20'
DATE: MAY, 2024

OWNER
HOUSTON DECO BALLOONS LLC
12307 NORTHPOINTE RIDGE LANE
TOMBALL, TX 77377

SURVEYOR

CONLEY LAND SERVICES, LLC

11003 BUTTONWOOD CREEK TRAIL
TOMBALL, TX 77375
TEL: 832-729-4997
CONLEYLAND.COM
TBP&LS FIRM NO. 10194732

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 8, 2024

Topic:

Minor Plat of **South Cherry Street Complex**: Being a subdivision of 0.6504 acres situated in the James Pruitt Survey, Abstract No. 629, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff approved with no conditions.

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: #

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

Signed:

Approved by:

Staff Member

Date

City Manager

Date _____

CITY OF TOMBALL

Plat Name: South Cherry Street 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: July 8, 2024

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

Community Development approves this Plat with no conditions.

I, RICHARD O. KINSEY, OWNER (OR OWNERS) IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.650 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOUTH CHERRY STREET COMPLEX, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (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 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

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

WITNESS MY HAND IN THE CITY OF TOMBALL, TEXAS, THIS ____ DAY OF _____, 2024 .

BY: _____
RICHARD O. KINSEY

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

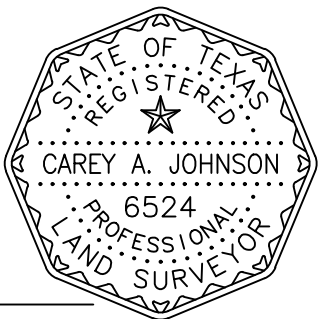
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S ACKNOWLEDGEMENT

I, CAREY A. JOHNSON, 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 PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SOUTH CHERRY STREET 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 _____, 2024.

CRAIG MEYERS
DIRECTOR OF COMMUNITY DEVELOPMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

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 _____, 2024, AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON _____, 2024, 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.

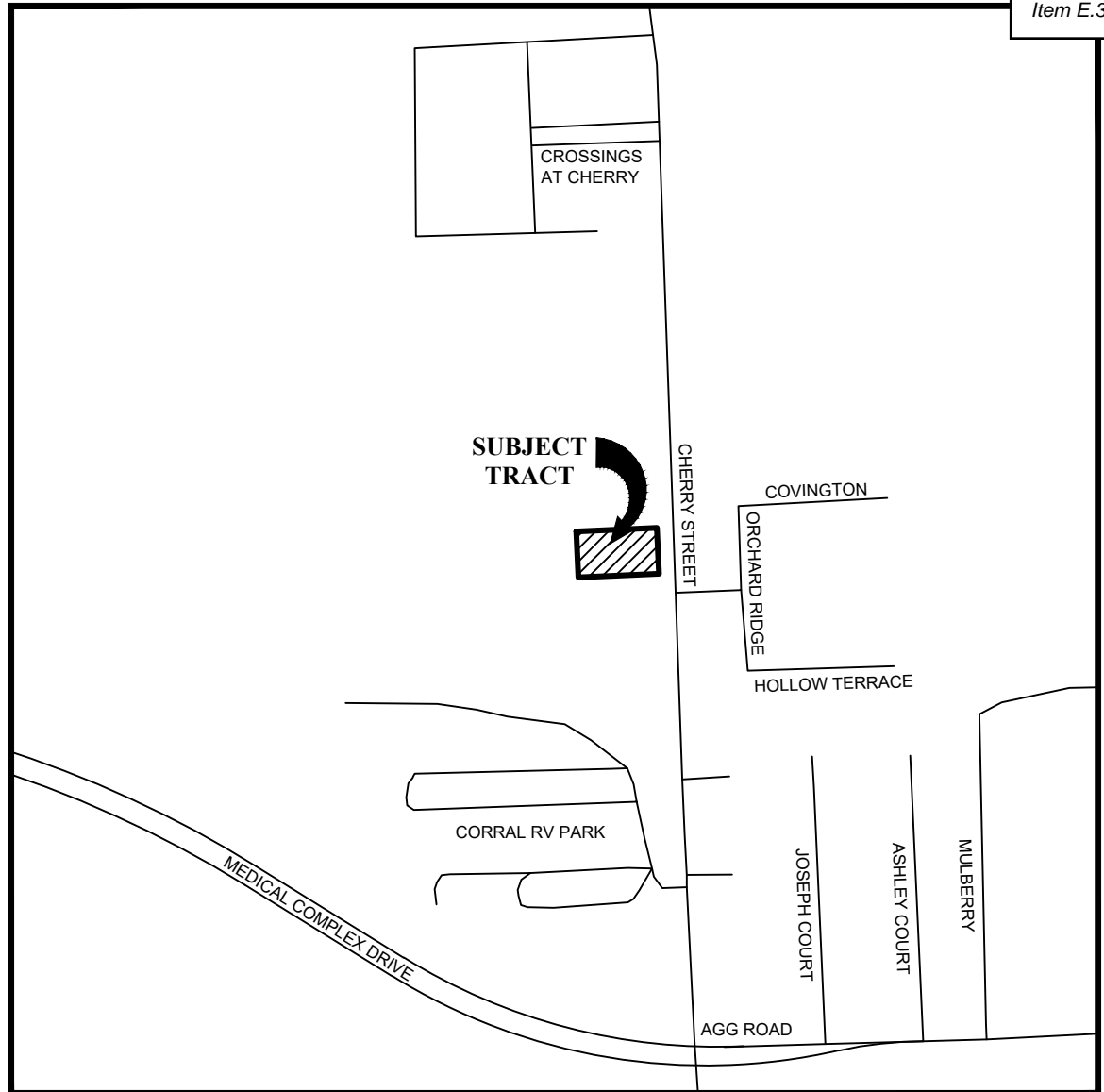
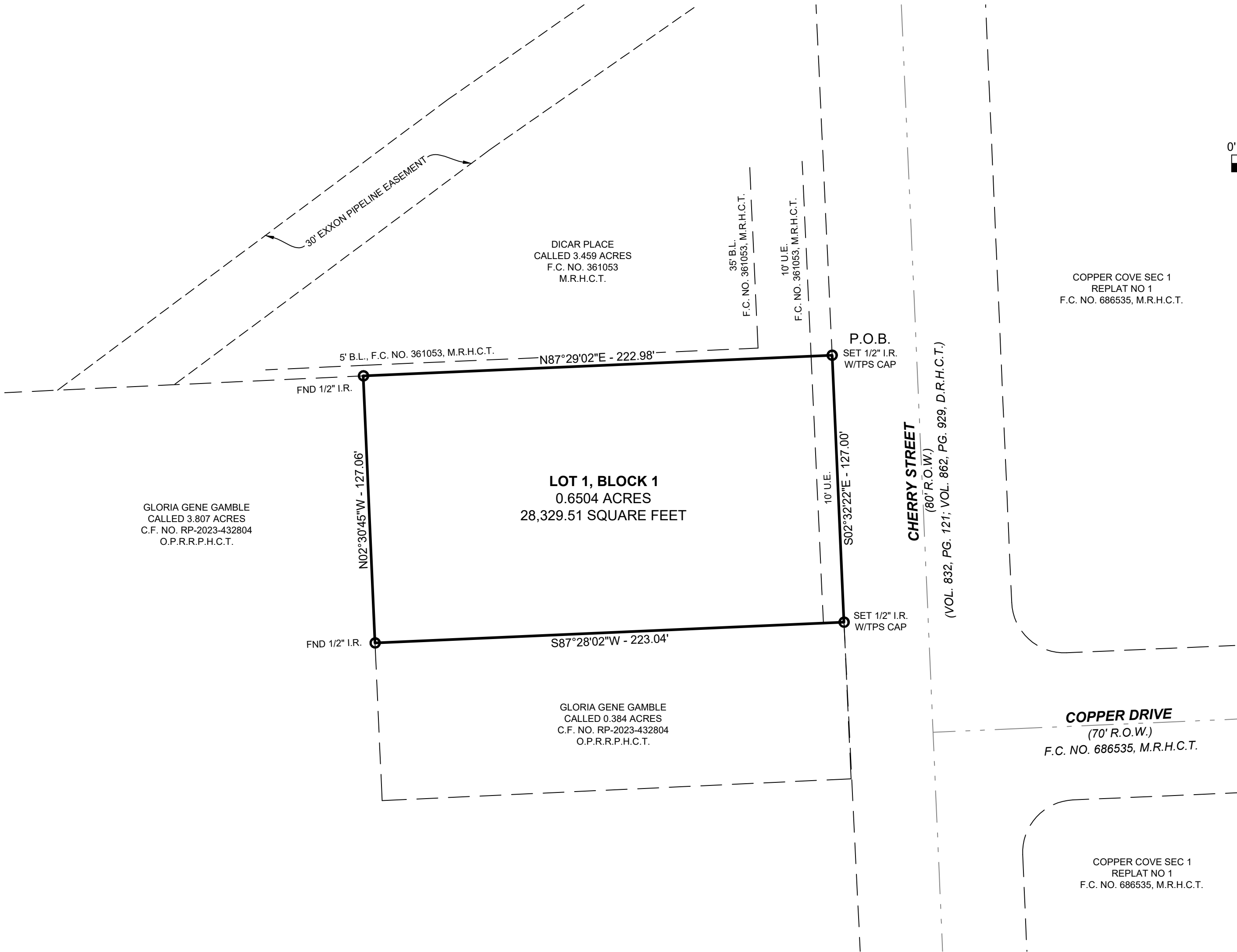
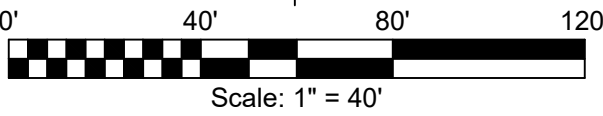
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

LEGEND

- SET 5/8" IRON ROD W/CAP "TPS 100834-00"
- FOUND SURVEY MONUMENT (DESCRIBED)
- ◆ CALCULATED CORNER
- 3-INCH BRASS DISK IN 6-INCH CONCRETE MONUMENT
- IRON ROD
- IRON PIPE
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
- MAP RECORDS OF HARRIS COUNTY, TEXAS
- DEED RECORDS OF HARRIS COUNTY, TEXAS
- MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- FILM CODE NUMBER
- CLERK'S FILE NUMBER
- RIGHT-OF-WAY
- BUILDING LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- EASEMENT
- BUILDING LINE

SET 5/8" IRON ROD W/CAP "TPS 100834-00"
FOUND SURVEY MONUMENT (DESCRIBED)
CALCULATED CORNER
3-INCH BRASS DISK IN 6-INCH CONCRETE MONUMENT
IRON ROD
IRON PIPE
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
MAP RECORDS OF HARRIS COUNTY, TEXAS
DEED RECORDS OF HARRIS COUNTY, TEXAS
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
FILM CODE NUMBER
CLERK'S FILE NUMBER
RIGHT-OF-WAY
BUILDING LINE
UTILITY EASEMENT
DRAINAGE EASEMENT
EASEMENT
BUILDING LINE



VICINITY MAP
SCALE 1" = 500'

GENERAL NOTES:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER HARRIS COUNTY COMMUNITY MAP NO. 480315, FEMA FIRM PANEL NO. 0230L, HAVING AN EFFECTIVE DATE OF JUNE 18, 2007.
- ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.0000XXXX.
- PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
- ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

SOUTH CHERRY STREET COMPLEX

BEING A SUBDIVISION OF 0.650 ACRES SITUATED IN THE JAMES PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK

JUNE 2024

OWNER
RICHARD O. KINSEY
P.O. BOX 1141
TOMBALL, TX 77377

SURVEYOR

TEXAS PROFESSIONAL
SURVEYING

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

