

Zoning Staff Report

City Council Public Hearing Date: January 18, 2021

Zoning Case: P20-419
Property Owner(s): HARRISON ELM ASSET LLC
Applicant(s): TN Associates Inc.
Legal Description: Reserve C3 Tomball Greens
Location: Northeast corner of Spell Road and Hufsmith-Kohrville Road at 11234 Spell Road (Exhibit "A")
Area: 3.119 acres
Comp Plan Designation: Neighborhood Commercial (Exhibit "B")
Present Use: Single-family residence (Exhibit "D")
Request: Establish the Zoning District as Commercial upon annexation

Adjacent Zoning & Land Uses:

North: Planned Development District / Single-family residential subdivision – Alexander Estates (under construction)
South: Outside City Limits / Single-family residences
West: Light Industrial District / Warehouses, Business Park
East: Planned Development District / Single-family residential subdivision – Alexander Estates (under construction)

BACKGROUND

The subject site is currently being annexed into the City limits and therefore requires the establishment of a Zoning District classification. City Staff met with the applicant in October 2020 to discuss the future development of a convenience store, gasoline station and retail lease space.

ANALYSIS

The property is currently developed with a single-family residence. With the high traffic volume and expansion of Hufsmith-Kohrville Road, which is a major arterial, it is appropriate for the property to be redeveloped as non-residential. According to the applicant, the proposed development will include a convenience store, gasoline station and retail lease space.

Surrounding properties to the north and east are zoned Planned Development (PD-9), a single-family residential neighborhood that is currently under construction. Properties to the west are

zoned Light Industrial District and include the Tomball Business & Technology Park and various warehouse buildings. Properties to the south are outside the City limits.

According to Section 50-77 (Commercial District), the purpose of the Commercial District is to provide smaller sites for commercial and service-related establishments. The uses in the Commercial District usually “have operation characteristics which are generally not compatible with residential uses”.

The General Retail District may be a more appropriate zoning district for this property. According to Section 50-76 (General Retail District), the purpose of the General Retail District is “to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services.” This district is also considered less intense than the Commercial District, and may be better suited adjacent to single-family residences.

Chapter 50 (Zoning) of the Code of Ordinances also includes multiple regulations for non-residential uses that are constructed adjacent to residential uses, such as increased building setbacks, screening requirements and landscape buffers.

The Future Land Use Map designation of this property is Neighborhood Commercial, which, according to the Comprehensive Plan, “is intended for commercial uses that are developed with the appropriate context, scale and design to compliment residential development”. The General Retail District is listed as a compatible zoning district; the Commercial District is not listed in this category.

PUBLIC COMMENT

Property owners located in the City limits within 200 feet of the project site were mailed notification of this proposal on January 7, 2021. The Notice of Public Hearing was published in the paper on December 30, 2020. Any public comment forms will be provided in the City Council packets or during the public hearing.

RECOMMENDATION

City staff recommends establishing the zoning district as General Retail for the following reasons:

- The General Retail District meets the Neighborhood Commercial Future Land Use designation;
- The General Retail District is considered less intense than the Commercial District and may be more appropriate adjacent to single-family residences;
- The proposed land use, *convenience store (with or without gasoline sales)* is allowed in the General Retail District by-right;

EXHIBITS

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

Exhibit "A"
Aerial Photo



**Exhibit “B”
Comprehensive Plan**

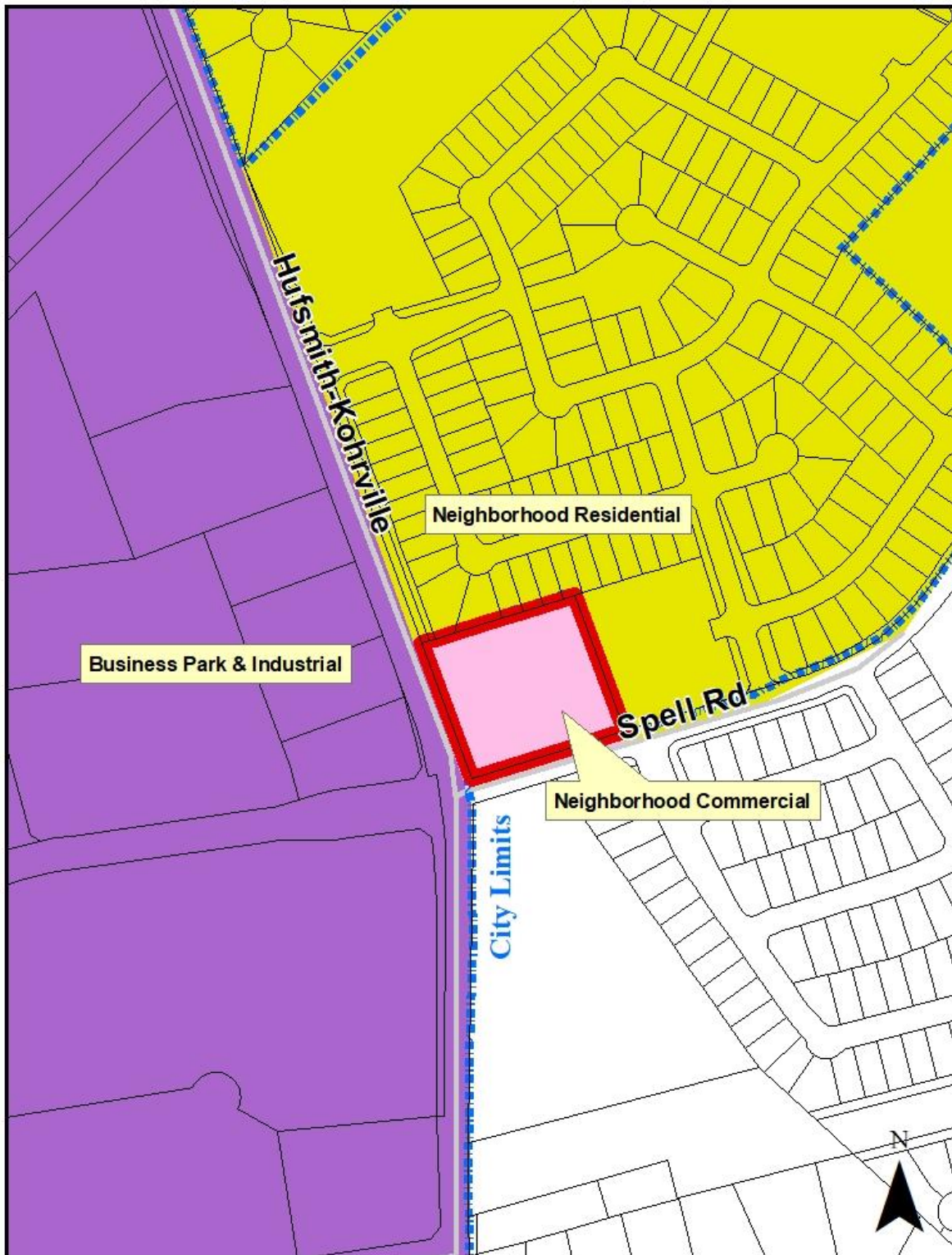
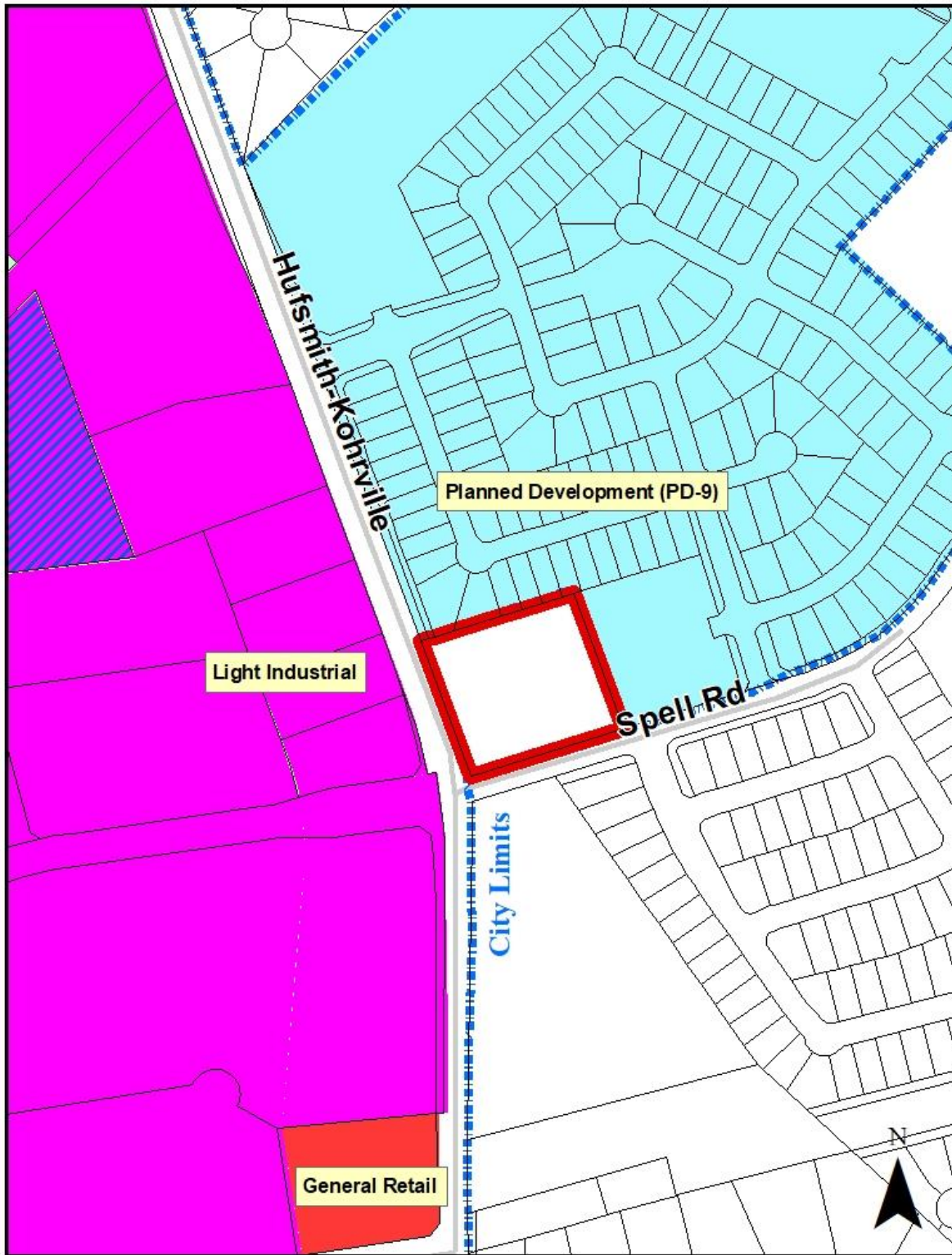


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E" Application



RECEIVED (KC)
12/09/2020 8:16:41 AM

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

Revised: 4/13/2020
P&Z -20-419
\$430.00 PD

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: TN ASSOCIATES INC. Title: Architect
Mailing Address: 2825 Wilcrest Drive Ste. 616 City: Houston State: TX
Zip: 77042 Contact: Chan Huynh, Kimmie Wu
Phone: (713) 541-3195 Email: kimmie@tnassociatesinc.com

Owner

Name: Nazimuddin.K.Maredia Title: President of Abyan Property LLC.
Mailing Address: 1003 Terscott Ln City: Sugarland State: TX
Zip: 77479 Contact: _____
Phone: (832) 768-7052 Email: nmaredia@hotmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Proposed new convenience store with gas station

Physical Location of Property: Corner lot at the intersection of Huffsmith Kohrville Road and Spell Road

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

Legal Description of Property: RES C3 Tomball Greens

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

Current Zoning District: Residential, single-family

Current Use of Property: Single Family Residential

Proposed Zoning District: Commerical


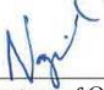
Proposed Use of Property: Gasoline Station

HCAD Identification Number: 1207880000010 Acreage: 3.119 acre

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

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

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

X		12/03/2020
Signature of Applicant		Date
X		12/08/2020
Signature of Owner		Date

CITY OF TOMBALL REZONING APPLICATION- REASON FOR REQUEST

To whom many concern,

This letter is to state the reason and issue relating to rezoning request for property address
11234 Spell Road, Tomball TX 77375

In the process of annexation, we were informed to submit a separate application to establish desired property's zoning district. The property is currently zoned for single family residential use and we would like to designate the property for commercial use due to our future development of convenience store gasoline station with retail lease space. Thank you for your time and consideration.

Owner: NAZimuddin MARE DIA

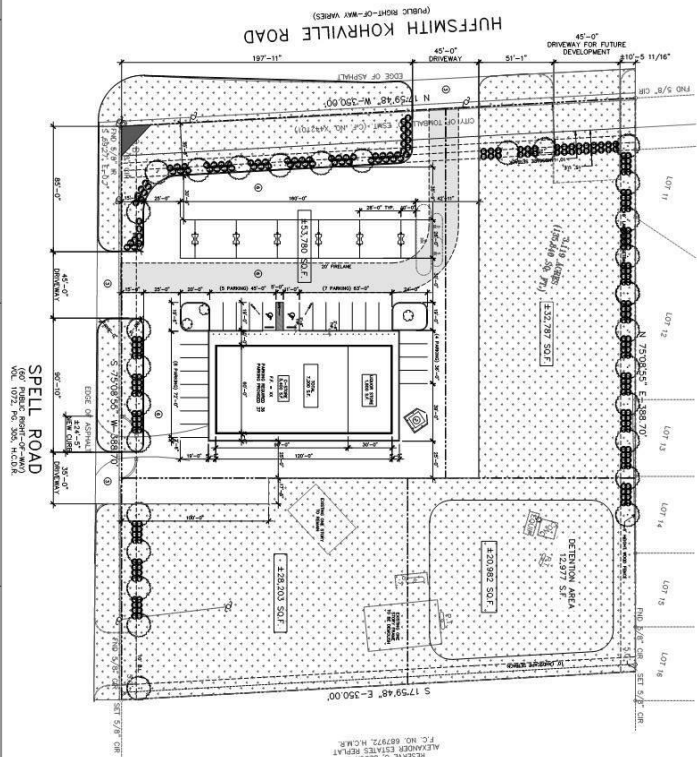
Signature: Naj

Date: 12/09/2020

- ① PROPERTY LINE
- ② NEW TRASH LOCATION
- ③ NEW CONC. DRIVEWAY
- ④ NEW LANDSCAPE AREA
- ⑤ NEW 6" SIDEWALK
- ⑥ NEW CONCRETE PAVEMENT
- ⑦ DETENTION AREA

[illegible]

17
VICINITY MAP
Scale NTS = 1"=0'



01 SITE PLAN
SCALE: 1/16" = 1'

LEGEND:

- 1 TELEPHONE BOX
- 2 CABLE TELEVISION BOX
- 3 WATER METER
- 4 SMOKE DETECTOR
- 5 SMOKE/STAIN SENSITIVE
- 6 TELEPHONE MOUNT
- 7 LITTING MOUNT
- 8 WATER METER
- 9 SMOKE DETECTOR
- 10 UNDERGROUND TELEPHONE MOUNT
- 11 PERIMETER MOUNT
- 12 WATER METER
- 13 GAS METER
- 14 WATER METER
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CONVENIENCE STORE
11234 SPELL ROAD
TOMBALL TX. 77375

PROJECT NUMBER:	#20-0508
SCALE:	AS SHOWN
DRAWN BY:	TH
DRAWING NUMBER	

A1.00

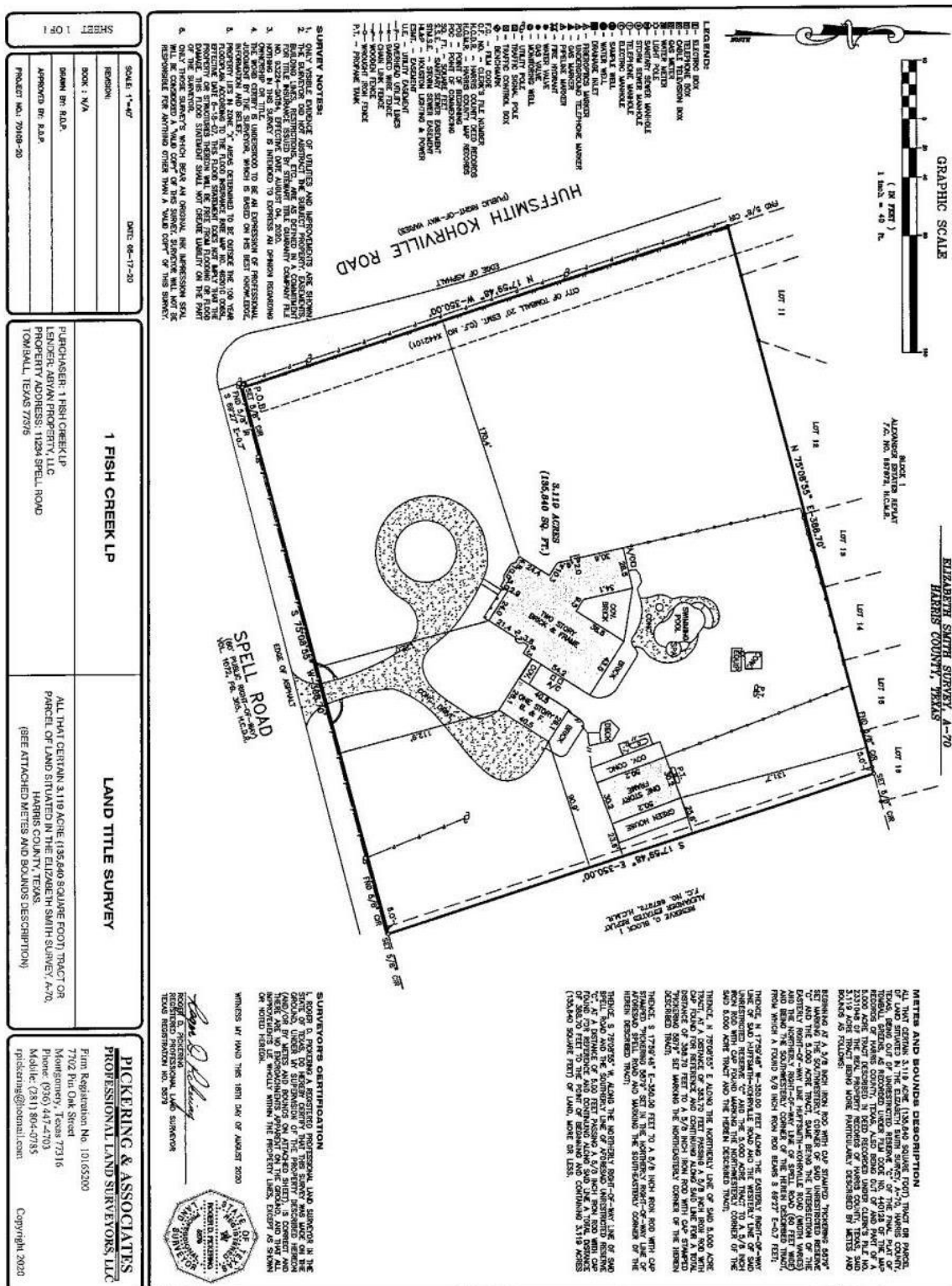
© Copyright
TN ASSOCIATES, INC. 2013

1	XI/XI/2020	PERMIT SUB.
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Associates Inc.
2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713-541-3195
E-mail: info@nassociatesinc.com

7/20/2008

8/20/2020



PICKERING & ASSOCIATES

PROFESSIONAL LAND SURVEYORS, LLC

7702 Pin Oak Street, Montgomery, Texas 77316

Phone (936) 447-4703, Mobile (281) 804-0785

Texas Licensed Surveying Firm 10165200

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 3.119 ACRE (135,840 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE ELIZABETH SMITH SURVEY, A-70, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "C" OF THE FINAL PLAT OF TOMBALL GREENS, AS RECORDED UNDER FILM CODE NO. 440128 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING OUT OF AND PART OF A 5.000 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. Z331048 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.119 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET MARKING THE SOUTHWESTERLY CORNER OF SAID UNRESTRICTED RESERVE "C" AND THE 5.000 ACRE TRACT, SAME BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE HUFFSMITH-KOHRVILLE ROAD (WIDTH VARIES) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SPELL ROAD (60 FEET WIDE) AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS S 69°27' E-0.7 FEET;

THENCE, N 17°59'48" W-350.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD AND THE WESTERLY LINE OF SAID UNRESTRICTED RESERVE "C" AND THE 5.000 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP FOUND MARKING THE NORTHWESTERLY CORNER OF THE SAID 5.000 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

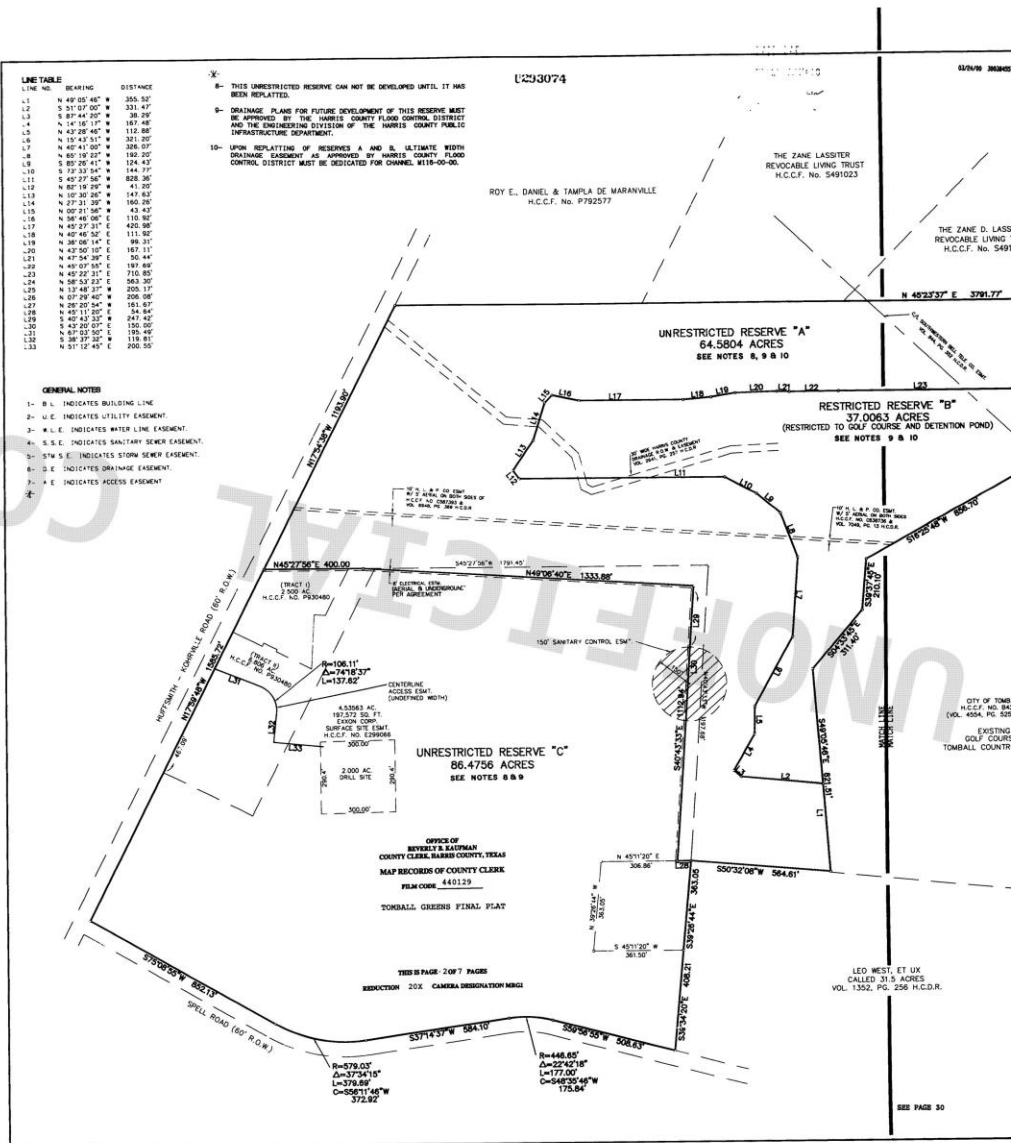
THENCE, N 75°08'55" E ALONG THE NORTHERLY LINE OF SAID 5.000 ACRE TRACT, AT A DISTANCE OF 383.70 FEET PASSING A 5/8 INCH IRON ROD WITH CAP FOUND FOR REFERENCE AND CONTINUING ALONG SAID LINE FOR A TOTAL DISTANCE OF 388.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET MARKING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 17°59'48" E-350.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID SPELL ROAD AND MARKING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 75°08'55" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SPELL ROAD AND THE SOUTHERLY LINE OF AFORESAID UNRESTRICTED RESERVE "C", AT A DISTANCE OF 5.00 FEET PASSING A 5/8 INCH IRON ROD WITH CAP FOUND FOR REFERENCE AND CONTINUING ALONG SAID LINE A TOTAL DISTANCE OF 388.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.119 ACRES (135,840 SQUARE FEET) OF LAND, MORE OR LESS.

ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879





THE STATE OF TEXAS
COUNTY OF HARRIS

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

My commission expires _____.

NOTED FOR RECORDING _____

 CLERK OF COURTS

THIS INSTRUMENT WAS FILED FOR RECORDING IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ON _____, 2007, AT _____ O'CLOCK _____.

 COUNTY CLERK

TOMBALL GREENS
FINAL PLAT
 BEING A SUBDIVISION OF 189.0623 ACRES
 OUT OF THE ELIZABETH SMITH SURVEY, A-70
 HARRIS COUNTY, TEXAS

3 RESERVES
 DATE: JULY, 1999 SCALE: 1"=200'

OWNER:
 T. C. C. DEVELOPMENT, INC.
 TOMBALL COUNTRY CLUB, INC.
 JACK N. WARREN

PREPARED BY:
 GAROLD E. MUNKER, JR.
 CENTURY ENGINEERING, INC.

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, T.C.C. DEVELOPMENT, INC., ACTING BY AND THROUGH DEAN L. FENTON, VICE PRESIDENT; TOMMALL COUNTRY CLUB, INC., ACTING BY AND THROUGH JOHN PEMBERTON, PRESIDENT; AND JACK N. WARREN, OWNERS, OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF TOMMALL GREENS DO HEREBY MAKE SUBDIVISION FOR SAID PROPERTY FOR AND ON BEHALF OF T.C.C. DEVELOPMENT, INC., TOMMALL COUNTRY CLUB, INC., AND JACK N. WARREN, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUBDIVISION OF 188.0823 ACRES IN THE ELIZABETH SMITH SURVEY, A-70, AN ADDITION TO THE CITY OF TOMMALL, HARRIS COUNTY, TEXAS, AND ON BEHALF OF SAID T.C.C. DEVELOPMENT, INC., TOMMALL COUNTRY CLUB, INC. AND JACK N. WARREN DEDICATE TO THE PUBLIC USE, AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND WE DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET, SIX (6) INCHES IN WIDTH FOR PERIMETER LOTS, SEVEN (7) FEET FOR BACK-TO-BACK LOTS FROM A PLANE SIXTEEN (16) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND TWENTY-FIVE (25) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, BAYINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMMALL, HARRIS COUNTY OR 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.

* WITNESS OUR HAND IN HOUSTON HARRIS COUNTY, TEXAS ON THIS 11 DAY OF August, 1999.

T.C.C. DEVELOPMENT, INC. TOMMALL COUNTRY CLUB, INC.
BY: Dean L. Fenton BY: John Pemberton
VICE PRESIDENT PRESIDENT
JACK N. WARREN

WITNESS MY HAND IN HOUSTON HARRIS COUNTY, TEXAS ON THIS 11 DAY OF August, 1999.

BY: Jack N. Warren
JACK N. WARREN

STATE OF TEXAS
COUNTY OF HARRIS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF August, 1999, BY DEAN L. FENTON, VICE PRESIDENT OF T.C.C. DEVELOPMENT, INC., AND IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 11/1/02

STATE OF TEXAS
COUNTY OF HARRIS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF August, 1999, BY JOHN PEMBERTON, PRESIDENT OF TOMMALL COUNTRY CLUB, INC., AND IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 11/1/02

STATE OF TEXAS
COUNTY OF HARRIS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF August, 1999 BY JACK N. WARREN, IN THE CAPACITIES THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 11/1/02



OFFICE OF
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE: 440132

TOMMALL GREENS FINAL PLAT

WE, THE CITY MANAGER AND CITY ENGINEER FOR THE CITY OF TOMMALL, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF TOMMALL SUBDIVISION ORDINANCE.
BY: Warren R. Driver CITY MANAGER
BY: R. L. Johnson, P.E. CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF TOMMALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SUBDIVISION OF TOMMALL GREENS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMMALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 11 DAY OF August, 1999.

BY: Jeane English-Janisch CHAIRMAN
BY: Alan Cox VICE CHAIRMAN

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, THIS 11 DAY OF August, 2000.

BY: El Franco Lee COMMISSIONER, PRECINCT 1
BY: John Lortens COMMISSIONER, PRECINCT 2

BY: Robert Eckels COUNTY JUDGE
BY: Steve Madole COMMISSIONER, PRECINCT 3
BY: John E. Enos COMMISSIONER, PRECINCT 4

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 09/02/2000 AT 10:00 CLOCK A.M. AND DULY RECORDED ON 09/02/2000 AT 10:00 CLOCK A.M. AND IN FILM CODE NO. 440132.

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

BY: Beverly B. Kaufman
CLERK OF THE COUNTY COURT
OF HARRIS COUNTY, TEXAS

BY: Debra B. Matos
DEPUTY CLERK

ANY PROVISION HEREIN WHICH REFERS TO THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BEGINS AND COLOR OR PINK OR ANY OTHER UNDESIRABLE COLOR.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE APPEARED AND NOT TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALLOWED OR CHANGED AFTER RECORDING.

I, ARTHUR L. STONEY, JR., COUNTY ENGINEER OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT; AND FURTHER, THAT IT COMPLES OR WILL COMPLY WITH ALL OF THE LAWS INCLUDED IN THE HARRIS COUNTY ROAD LAW, ALSO INCLUDING SECTION 31-C AS AMENDED BY CHAPTER 814, ACTS OF 1973, 63rd LEGISLATURE.

BY: Arthur L. Stoney, Jr.
ARTHUR L. STONEY, JR.
COUNTY ENGINEER

I, ARTHUR L. STONEY, JR., EXECUTIVE DIRECTOR OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

BY: Arthur L. Stoney, Jr.
ARTHUR L. STONEY, JR.
EXECUTIVE DIRECTOR

THIS IS TO CERTIFY THAT I, SURVEYOR OF THE STATE SUBDIVISION FROM AN AD BLOCK CORNERS, ANGLE POIN MARKED WITH IRON ROD 3/4 LENGTH, AND THAT THIS PLAT BY ME.

BY: Donald E. Mader, Jr.
DONALD E. MADER, JR.
TEXAS REGISTRATION NO. 34

WE, FIRST BANK TEXAS, N.A. THE PROPERTY DESCRIBED 188.0823 ACRES, SAID I RECORD IN THE CLERK'S PLAT HARRIS COUNTY, TEXAS, DO INTEREST IN SAID FROM PLAT AND THE DEDICATIONS PLAT AND WE HEREBY CONFIRM SAID LIEN AND HAVE NOT A FIRST BANK TEXAS, N.A.

BY: Al Long
AL LONG
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF August, 1999 BY AL LONG, VICE PRESIDENT OF FIRST BANK TEXAS, N.A. AND IN THE CAPACITY

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 11/1/02

FURTHER, WE DO HEREBY CO-PROPERTY WITHIN THE BOUND DRAINAGE EASEMENT, DITCH, SHALL HEREBY BE RESTRICTED EASEMENTS CLEAR OF FENCE OBSTRUCTIONS TO THE OPEN FACILITY AND THAT SUCH ABL TO DRAIN DIRECTLY INTO THE APPROVED DRAINAGE STRUCTURE.

FURTHER OWNERS CERTIFY AND OR WILL COMPLY WITH THE EXZ 31-C AS AMENDED BY CHAPTER AND ALL OTHER REGULATIONS COUNTY ENGINEER AND ADOP HARRIS COUNTY.

Page 18 of 19

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000027
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

THIS IS TO CERTIFY THAT ALL TAXES DUE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO AND INCLUDING 1998
WITH THE FOLLOWING EXCEPTIONS:

YEAR	TAXES DUE	AMOUNT DUE
1998		
TOTAL		\$ 00

(If applicable) The above described property has a recurring special
valuation based on its use, and additional relief may be
received due to the provisions of the special valuation.

This Tax Certificate is conditional on values verified by the
Appraisal District as of the date. Any changes to the certified
value made subsequent to the date on the certificate are not
included in the Tax Certificate.

ISSUED TO L.B. WALKER AND ASSOCIATES
BY *Richard Williams RTA* KLEIN ISD

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000028
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

THIS IS TO CERTIFY THAT ALL TAXES DUE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO AND INCLUDING 1998
WITH THE FOLLOWING EXCEPTIONS:

YEAR	TAXES DUE	AMOUNT DUE
1998		
TOTAL		\$ 00

(If applicable) The above described property has a recurring special
valuation based on its use, and additional relief may be
received due to the provisions of the special valuation.

This Tax Certificate is conditional on values verified by the
Appraisal District as of the date. Any changes to the certified
value made subsequent to the date on the certificate are not
included in the Tax Certificate.

ISSUED TO L.B. WALKER AND ASSOCIATES
BY *Richard Williams RTA* KLEIN ISD

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000029
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

THIS IS TO CERTIFY THAT ALL TAXES DUE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO AND INCLUDING 1998
WITH THE FOLLOWING EXCEPTIONS:

YEAR	TAXES DUE	AMOUNT DUE
1998		
TOTAL		\$ 00

(If applicable) The above described property has a recurring special
valuation based on its use, and additional relief may be
received due to the provisions of the special valuation.

This Tax Certificate is conditional on values verified by the
Appraisal District as of the date. Any changes to the certified
value made subsequent to the date on the certificate are not
included in the Tax Certificate.

ISSUED TO L.B. WALKER AND ASSOCIATES
BY *Richard Williams RTA* KLEIN ISD

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000030
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

THIS IS TO CERTIFY THAT ALL TAXES DUE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO AND INCLUDING 1998
WITH THE FOLLOWING EXCEPTIONS:

YEAR	TAXES DUE	AMOUNT DUE
1998		
TOTAL		\$ 00

(If applicable) The above described property has a recurring special
valuation based on its use, and additional relief may be
received due to the provisions of the special valuation.

This Tax Certificate is conditional on values verified by the
Appraisal District as of the date. Any changes to the certified
value made subsequent to the date on the certificate are not
included in the Tax Certificate.

ISSUED TO L.B. WALKER AND ASSOCIATES
BY *Richard Williams RTA* KLEIN ISD

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000031
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

THIS IS TO CERTIFY THAT ALL TAXES DUE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO AND INCLUDING 1998
WITH THE FOLLOWING EXCEPTIONS:

YEAR	TAXES DUE	AMOUNT DUE
1998		
TOTAL		\$ 00

(If applicable) The above described property has a recurring special
valuation based on its use, and additional relief may be
received due to the provisions of the special valuation.

This Tax Certificate is conditional on values verified by the
Appraisal District as of the date. Any changes to the certified
value made subsequent to the date on the certificate are not
included in the Tax Certificate.

ISSUED TO L.B. WALKER AND ASSOCIATES
BY *Richard Williams RTA* KLEIN ISD

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000032
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

THIS IS TO CERTIFY THAT ALL TAXES DUE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO AND INCLUDING 1998
WITH THE FOLLOWING EXCEPTIONS:

YEAR	TAXES DUE	AMOUNT DUE
1998		
TOTAL		\$ 00

(If applicable) The above described property has a recurring special
valuation based on its use, and additional relief may be
received due to the provisions of the special valuation.

This Tax Certificate is conditional on values verified by the
Appraisal District as of the date. Any changes to the certified
value made subsequent to the date on the certificate are not
included in the Tax Certificate.

ISSUED TO L.B. WALKER AND ASSOCIATES
BY *Richard Williams RTA* KLEIN ISD

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000033
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000034
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022

TAX CERTIFICATE FOR ACCOUNT
CERTIFICATE NO 00000035
DATE 10/20/1999
PROPERTY DESCRIPTION
KLEIN ISD
720 SPRINGCRESS RD
SPRING, TEXAS 77379-3299
PROPERTY OWNER
L.B. WALKER & ASSOCIATES
PO BOX 1296
HOUSTON, TX 77022