

CITY OF TOMBALL

Plat Name: Clean Car Wash Tomball 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: November 14, 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 contingencies.

1. Title Opinion identifies multiple owners of properties. "Sourceone Carwash Advisors, LLC" is not identified as one of the owners. Please call out the correct owners of properties and/or provide an updated title opinion identifying the correct ownership. Furthermore, an owner acknowledgment block must be provided for each owner of the respective properties. Additionally, each owners acknowledgment block should identify the respective lot(s) that the particular owner will have ownership of.
2. Tracts identified in the provided title opinion identify different ownerships. The metes & bounds descriptions in the title opinion does not coincide with the lot boundaries illustrated on this plat. Ensure that proposed lot boundaries under separate ownership coincide with correct ownership metes & bounds descriptions. Owners of separate tracts cannot plat separate owner's properties into their boundaries without legally having ownership of said property.
3. Remove illustrated 30-foot-wide City of Tomball utility easement along southern boundary. City utilities will not be extended along this property, thus this easement is not necessary.
4. Based on preliminary plans that have been submitted to city staff, cross-access easement(s) are necessary through proposed Lot 1 to access Lot 2. If the planned alignment of these access aisles are known, it would be ideal to create the easements during the platting process.
5. Provide heavy bold lines for the boundary of the subdivision.
6. Construction plans must be submitted to and approved by the City Engineer for utility improvements. Ultimately all public improvements associated with this subdivision plat must be installed in accordance with the approved construction plans and/or suitable financial guarantee provided insuring the timely construction of required improvements prior to final approval and recording of this subdivision plat.
7. All easements currently illustrated on this plat must be accompanied by sufficient dimensional data so that the limits of such easements may accurately be replicated (on paper and on the ground) without having to measure or trace from the plat itself.
8. Provide the following Note: "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."