

# 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.