

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

October 10, 2012 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON OCTOBER 10, 2012 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS

A. The meeting was called to order at 7:02 p.m. and the roll of appointed officers was taken. Commissioners present were:

Chairman, Debra Mergel
Barbara Freeman, Commissioner
George Ohler, Commissioner
Rick Faircloth, Commissioner

Tom Eustace, Commissioner
Joyce Berube, Commissioner

Commissioner, Michael O'Neal was not present at this meeting. Commissioner Joyce Berube was not present when the meeting was called to order, but joined the meeting in progress at 7:10 p.m. Council Liaison, Justin Ray, was present at this meeting.

Staff in attendance: Mike Castro, City Manager; Lorri Coody, City Secretary; Bobby Gervais, City Attorney; Danny Segundo, Director of Public Works; Christian Somers-Kuenzel, Building Official; and Deborah Capaccioli-Paul, Engineering Technician.

B. Consider approval of the minutes for the meeting held on September 5, 2012.

Commissioner Faircloth moved to approve the minutes for the meeting held on September 5, 2012. Commissioner Ohler seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Freeman, Ohler, and Faircloth
Chairman Mergel

Nays: None

The motion carried.

C. Election of chairperson and vice-chairperson for one year term.

Chairman Mergel opened nominations for the office of Chair for a one year term beginning October 1, 2012 and ending September 30, 2013. Commissioner Ohler moved to nominate Commissioner Debra Mergel to serve in this capacity. The motion was seconded by Commissioner Freeman. With no other nominations being made, the vote follows:

Ayes: Commissioners Freeman, Eustace, Faircloth and Ohler

Nays: None

Abstained: Chairman Mergel

The motion carried.

Chairman Mergel opened nominations for the office of Vice Chair for a one year term beginning October 1, 2012 and ending September 30, 2013. Commissioner Freeman moved to nominate Commissioner Faircloth. The motion was seconded by Commissioner Eustace. With no other nominations being made, the vote follows:

Ayes: Commissioners Freeman, Eustace, and Ohler
Chairman Mergel

Nays: None

Abstained: Commissioner Faircloth

The motion carried.

Chairman Mergel then called the next two items out of order as follows:

F. Discuss and take appropriate action concerning the application request of Fairview Equity Holdings, LLC, 21 Waterway Ave., Suite 300, Woodlands, TX 77380 (Applicant/Owner) and Brian Nawara, 12810 Century Drive, Stafford, TX 77477, (Preparer/Surveyor) for a Final Plat Review and Approval for the Fairview Industrial Park Development comprised of a 14.9953 acre tract of land located in the City's extra-territorial jurisdiction (ETJ).

Commissioner Berube joined the meeting in progress at 7:10 p.m.

Danny Segundo, Public Works Director introduced the item. Background information is as follows: Chapter 14, Section 14-55 of the City of Jersey Village Code of Ordinances outlines the approval process for plats within our City. Basically, it is a two part process consisting of the following steps:

1. Submittal of a preliminary plat that must be approved by the Planning and Zoning Commission and City Council; and
2. Submittal of a final plat that must be approved by the Planning and Zoning Commission and City Council.

Accordingly, on September 5, 2012, the Planning and Zoning Commission met, reviewed the Preliminary Plat and recommended that Council approve the Preliminary Plat with the following modifications:

- a. Preliminary Plat must include any and all revisions/recommendations made by Harris County, Texas; and
- b. Preliminary Plat must provide a signature line for the Director of Public Works and Developer must submit one mylar (four mil) reproducible of the plat to the City upon approval.

City Council received the Preliminary Plat Recommendation on September 17, 2012 and approved same under Resolution 2012-48.

Since the approval of the Preliminary Plat, the applicant, on September 21, 2012, filed application for approval of the Final Plat. This item is to review the Applicant's request.

Staff has reviewed the application and reports filed for the final plat. While City Code requires the accompaniment of the following documents with the filing of the final plat, these documents are not necessary since the property in question lies outside the City limits in the City's ETJ:

- A utility layout plan;
- Sanitary sewer and water construction plans ;
- Storm drainage construction plans;
- Street construction plans;
- Grading and excavation plans; and
- A design summary.

Additionally, staff finds that all of the revisions/recommendations made by Harris County, Texas have been included in the Final Plat being presented for approval. Accordingly, staff recommends that the Commission recommend to Council that the Final Plat be approved as presented.

Once the final plat approval is received from Council, the following actions must take place within a 12 month period in order to complete the final plat approval process:

- a. The developer must submit two prints and two mylar copies of the approved plat, all other instruments that may be required to be recorded, a certificate or letter from a title or guarantee company or attorney as described in section 14-55(1)a.4, and tax certificates indicating that all taxes have been paid for prior and current years to the city. All mylar copies shall bear original signatures; and
- b. The city must record a copy of the approved final plat at the office of the county clerk.

The Commission, after confirming that the conditions approved/ordered during the preliminary plat approval process were included in the final plat that was submitted, moved on to item G.

G. Discuss and take appropriate action regarding the preparation of final plat recommendations for the Fairview Industrial Park Development, which is comprised of a 14.9953 acre tract of land located in the City's extra-territorial jurisdiction (ETJ), and make decisions regarding the presentation of same to Council on October 22, 2012.

There being no further discussion on this matter, Chairman Mergel called for a motion on the item. Commissioner Faircloth moved that the Commission's final plat recommendation to the City Council of the City of Jersey Village be that it approves the final plat submitted by Fairview Equity Holdings, LLC and Brian Nawara for the Fairview Industrial Park Development, and that Chairman Mergel present the recommendation to the Council at its October 22, 2012 meeting. Commissioner Ohler seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Freeman, Ohler, Berube, and Faircloth
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Final Plat Recommendation Report was signed for presentation to Council at its October 22, 2012 meeting. A copy of the Final Plat Recommendation Report is attached to and made a part of these minutes as Exhibit “A.”

In completing the items called out of order, Chairman Mergel resumed the regular order of the agenda as follows:

D. Discuss and take appropriate action concerning the application request of KB Home Lone Star, LP, 11320 Richmond Avenue, Houston, Texas 77082 (Applicant) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan - Manager) to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

Danny Segundo, Public Works Director gave a presentation outlining the facts surrounding this item. He began by explaining the history of the property for which KB Homes is requesting the zoning change. Mr. Segundo told the Commission that this property was initially annexed into the City in 2000 as District G and later zoned to C2 for the Enclave at Castlebridge Townhouse Project. Mr. Segundo explained that this project did not come to fruition and as a result, the City never accepted the utilities and did not issue a certificate of completion for the development.

The most recent request to develop this land began with a request by KB Home Lone Star for a Specific Use Permit to provide for the construction of single family homes in District C2. The Commission entertained this request at its September 5, 2012 meeting and in doing so learned of the many obstacles complicating this path. These obstacles involved bringing some type of balance to the discrepancies in what KB Homes was requesting for certain requirements involving open space, building area, lot size and setbacks and the City’s existing code for single family homes.

As a result of the complications, the Commission asked for additional information. In researching this information a meeting was had with the City and KB Homes. At this meeting, KB Homes decided to withdraw its prior request for a Specific Use Permit for single family homes in District C2 in order that they could file a request to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home). The new application and the letter withdrawing prior applications were filed on September 27, 2012.

Mr. Segundo then compared some of the Uses for District C2 and for District C as follows:

C2 - Townhomes	C - Townhouse / Patio Homes
Single Family Townhome	1 model Home
Height Requirement 35 feet - 2 1/2 stories	Building Area - Not less than 1,400 sq. feet
Building Area - Not less than 1,400 sq. feet	Setbacks established in Sect. 14-88(b)
Additional platting requirements	16 ft. rear lot line setback
Property Owner's Association	No Requirement for Property Owner's Association
Open Space Requirement - 30% of gross acreage	30 feet height requirements
Setbacks	Side setbacks - Can be 0 to 10 feet

Other issues involving the land in question were addressed by Mr. Segundo. He spoke to the drainage issues for the development, explaining that KB Homes has hired Jones and Carter, a local engineering firm, who has submitted a proposal to the city for solving the drainage issues. Mr. Segundo stated that our engineer has looked at the proposal and the initial review is positive.

Mr. Segundo completed his presentation by providing the following information:

- Utilities – located in easement
- Streets – Will be private and meet current requirements
- Home Owners Association (HOA) – KB Homes will have a HOA
- Variances to be filed with Board of Adjustment:
 - Rear Building Line – from 25 feet to 14 feet
 - Model Homes – from 1 to 2
 - Lot Landscaping – various requests involving sod, shrubs and trees.

In completing the presentation, the Commission had several questions which were answered by staff as follows:

1. Are there additional C2 properties within the City of Jersey Village or does this request encompass all C2 properties? There are no additional C2 properties. If approved, all existing C2 properties will be reclassified to C and no C2 properties will remain within the City.
2. What Board handles variance requests within the City? The Board of Adjustment.
3. Do the utilities conflict with the proposed setbacks? No, the utilities will not conflict with the proposed setbacks on curb.
4. At the last meeting, there was concern about large vehicles parking in driveways and parking sidewalks, is this still a concern? No, KB Homes intends to keep the front setback requirement of 25 feet from the curb to the front of the home. Therefore, even if one excludes 4 feet for the sidewalk, it leaves 21 feet for parking. While there may be some issues with the very long pick-up trucks, for the most part, Staff does not see this as an issue given adherence to the 25 foot front setback.
5. Will the proposal for the size of the homes change? Yes, the floor plans chosen to accommodate the new District C will be between 1800 and 3400 square feet. The new approach will eliminate 2 of the floor plans recently discussed.

With no further questions, the Commission discussed the steps for moving forward in the zoning reclassification process. They are as follows:

- October 22, 2012 – Presentation of Preliminary Report to Council
- October 22, 2012 – Council Calls for a Joint Public Hearing
- November 19, 2012 – Conduct Joint Public Hearing
- November 19, 2012 – Planning and Zoning Meets to Prepare Final Report
- November 19, 2102 – Presentation of Final Report to Council
- November 19, 2102 – Council Considers Ordinance to reclassify properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

Once the zoning reclassification is complete, KB Homes must apply to the Board of Adjustment for variances. Variances before the Board of Adjustment follow the process established in Sections 14-9 and 14-10 of the Jersey Village Code of Ordinances.

Once all variances issues have been finalized, the process ends with the platting review and approval process.

With no other discussions on the matter, the Chairman called the next item on the agenda as follows:

E. Discuss and take appropriate action regarding the preparation and presentation of the Preliminary Report to Council on October 22, 2012, as it relates to request of KB Home Lone Star, LP, 11320 Richmond Avenue, Houston, Texas 77082 (Applicant) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan - Manager) to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

Chairman Mergel called for a motion on the item. Commissioner Faircloth moved that the Commission's preliminary report to the City Council of the City of Jersey Village be to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home), and that Chairman Mergel present the recommendation to the Council at its October 22, 2012 meeting. Commissioner Ohler seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Freeman, Ohler, Berube, and Faircloth
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Preliminary Report was signed for presentation to Council at its October 22, 2012 meeting. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "B."

H. Adjourn

Minutes of the Meeting JVP&Z – October 10, 2012

With no additional business to conduct Commissioner Faircloth moved to adjourn the meeting. Commissioner Ohler seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Freeman, Ohler, Faircloth, and Berube
Chairman Mergel

Nays: None

The motion carried. The meeting adjourned at 7:28 p.m.

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL PLAT RECOMMENDATION
Fairview Industrial Park Development**

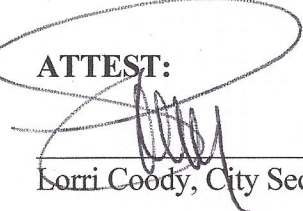
The Planning and Zoning Commission has met in order to review the application request of Fairview Equity Holdings, LLC, 21 Waterway Ave., Suite 300, Woodlands, TX 77380 (Applicant/Owner) and Brian Nawara, 12810 Century Drive, Stafford, TX 77477, (Preparer/Surveyor) for a Final Plat Review and Approval for the Fairview Industrial Park Development comprised of a 14.9953 acre tract of land located in the City's extra-territorial jurisdiction (ETJ).

After review and discussion, the Commissioners recommend that the City Council of the City of Jersey Village approve the final plat submitted by Fairview Equity Holdings, LLC and Brian Nawara for the Fairview Industrial Park Development, which is attached hereto as Exhibit "A."

Respectfully submitted, this 10th day of October 2012.



Debra Mergel, Chairman

ATTEST:


Lorri Coody, City Secretary



STATE OF TEXAS :
COUNTY OF HARRIS :

We, Fairview Equity Holdings, LLC, a Texas limited liability company, acting by and through Scott A. Heard, President and Haley A. Heard, Vice President, Owners, hereinafter referred to as Owners of the 14,953 acre tract described in the above and foregoing map of FAIRVIEW INDUSTRIAL BUSINESS CENTER, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 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 (15' 0") feet wide on each side of the center line of any and all bays, 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.

FURTHER, Owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Fairview Equity Holdings, LLC, a Texas limited liability company has caused these presents to be signed by Scott A. Heard, President and Haley A. Heard, Vice President, hereto authorized, this _____ day of _____, 2012.

Fairview Equity Holdings, LLC
By: Scott A. Heard, President
By: Haley A. Heard, Vice President

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Scott A. Heard, President and Haley A. Heard, Vice President of Fairview Equity Holdings, LLC, 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 entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2012.

Notary Public in and for the State of Texas
My Commission Expires _____ Notary Public

I, the undersigned, Mike Castro, City Manager and Danny Segundo, Director of Public Works of the City of Jersey Village, Texas, certify that the plat conforms to the city comprehensive plan, and all applicable design criteria and standards of the City of Jersey Village, Texas.

Dated this _____ day of _____, 2012.

By: Mike Castro, City Manager
By: Danny Segundo, Director of Public Works

STATE OF TEXAS:
COUNTY OF HARRIS:

I, the undersigned, an engineer registered in the State of Texas, hereby certify that the plat conforms to all applicable engineering standards and design criteria of the City of Jersey Village, Texas.

Dated this _____ day of _____, 2012.

By: _____
(City Engineer)

This plat has been submitted to and considered by the City of Jersey Village, Texas with respect to the platting of the land and is hereby approved.

Dated this _____ day of _____, 2012.

By: Russell Hamley, Mayor, City of Jersey Village

I, Brian Nawara, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above 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-fourths (3/4) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nawara, R.P.L.S.
Texas Registration No. 6060



I, Arthur L. Storey, Jr., 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.

Arthur L. Storey, Jr., P.E.
County Engineer

I, Stan Stanart, 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 _____, 2012 by an order entered into the minutes of the court.

Stan Stanart
County Clerk of Harris County, Texas

By: _____
Deputy

I, Stan Stanart, 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 _____, 2012, at _____ o'clock _____ M., and duly recorded on _____, 2012, 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.

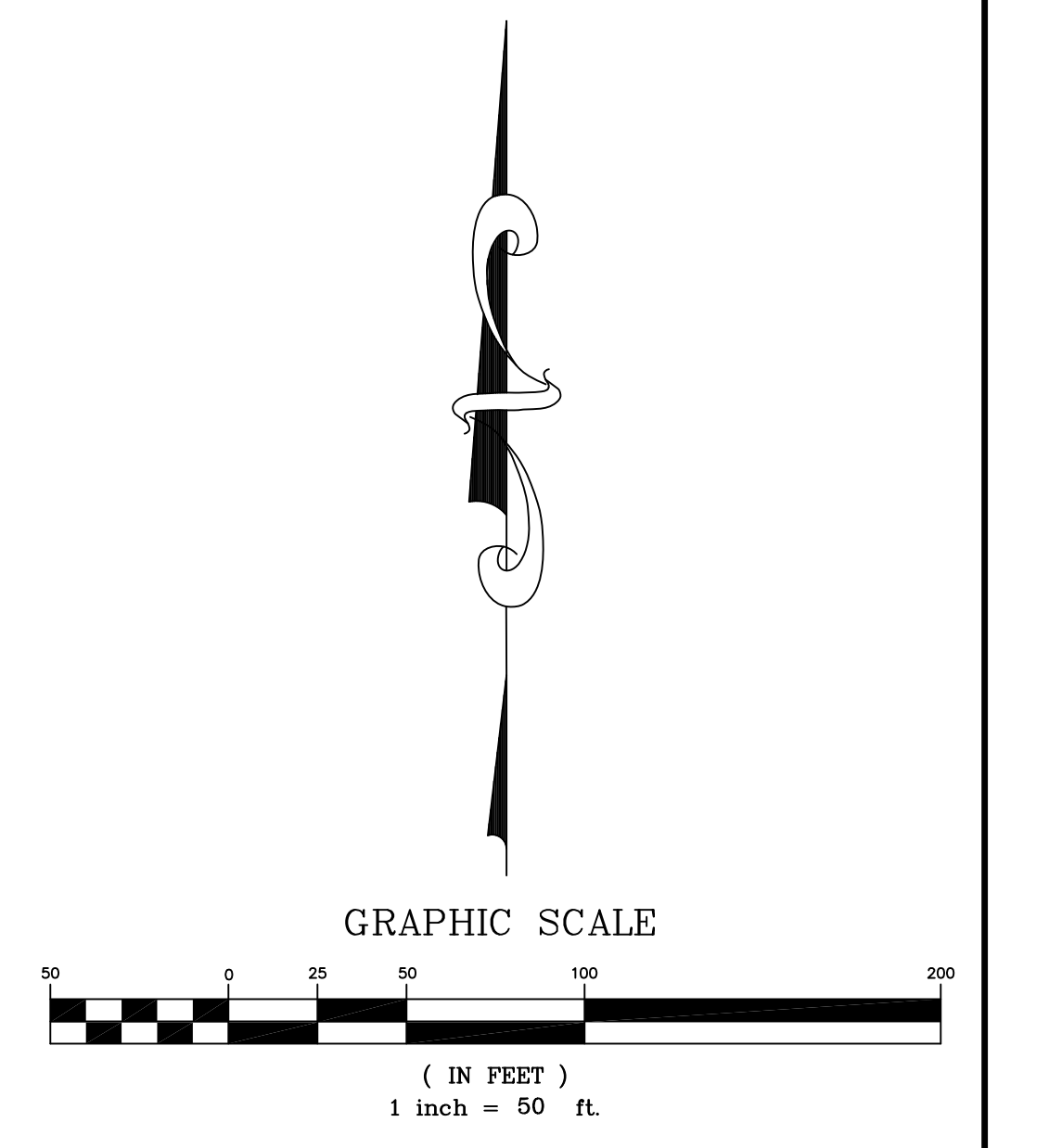
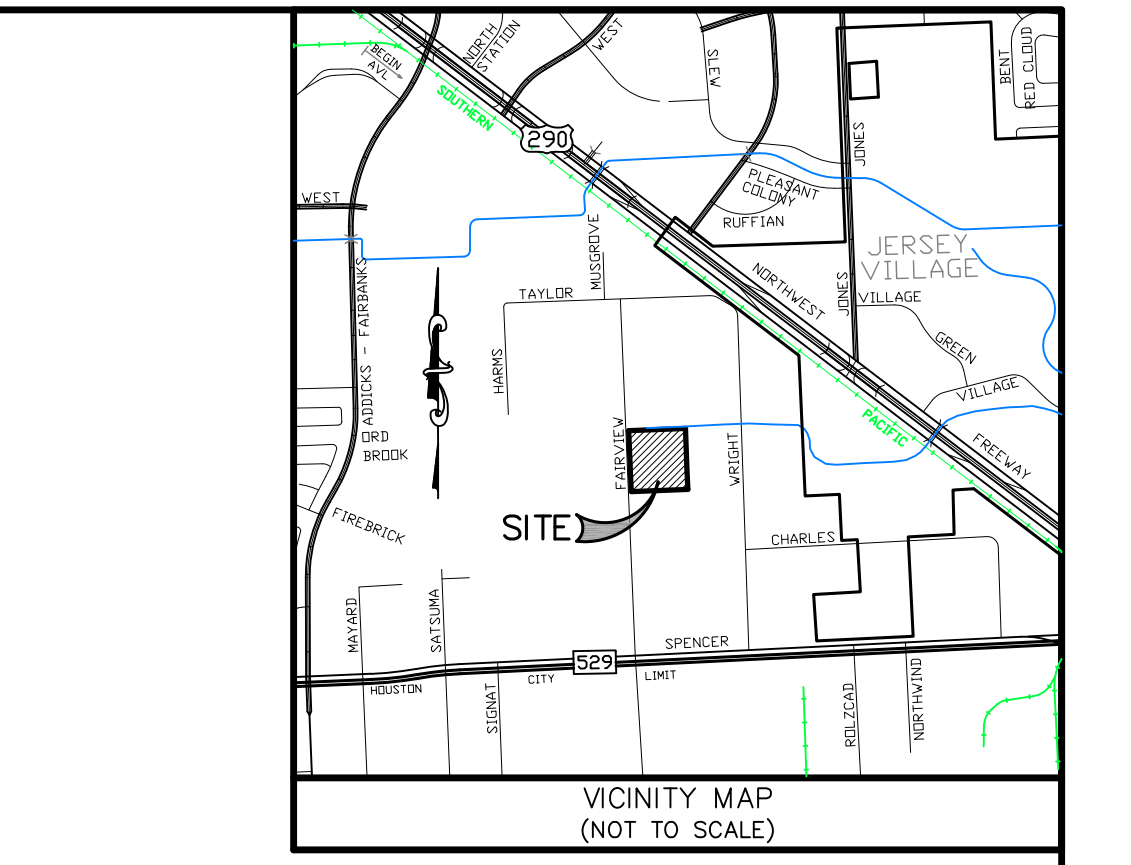
Stan Stanart
County Clerk of Harris County, Texas

By: _____
Deputy

By: _____
Deputy

By: _____
Deputy

By: _____
Deputy



LEGEND

- B.L. - BUILDING LINE
- FND - FOUNDATION
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- H.C.D.P. - HARRIS COUNTY DEED RECORDS
- H.C.E.R. - HARRIS COUNTY OFFICIAL RECORDS
- H.C.N.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- PVT - PRIVATE
- P.A.E. - PERMANENT ACCESS EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- R.D.W. - RIGHT OF WAY
- 40' - 40 FEET
- U.E. - UTILITY EASEMENT
- W/ - WITH

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990855098.
 - 2.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
 - 3.) THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE".
 - 4.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND ENGINEERING DIVISION OF HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT.
 - 5.) THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF JERSEY VILLAGE OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF JERSEY VILLAGE HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

FAIRVIEW INDUSTRIAL PARK

1 BLOCK - 7 RESERVES
A 14,953 ACRE TRACT OF LAND BEING LOTS 78, 79 & 80, FAIRVIEW GARDENS (VOL. 10, PG. 46; H.C.M.R.) IN THE J. TAYLOR LEAGUE, ABSTRACT NO. 776, AND IN THE D.E. SMITH SURVEY, ABSTRACT NO. 716, CITY OF JERSEY VILLAGE ETJ, HARRIS COUNTY, TEXAS

~ OWNER ~
FAIRVIEW EQUITY HOLDINGS, LLC
21 Waterway Ave., Suite 300
Woodlands, Texas 77380
PHONE: 432.828.0366

~ SURVEYOR ~
TEXAS ENGINEERING AND MAPPING CO.
12810 Century Drive
Stafford, Texas 77477
Brian Nawara, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
Job No. 1041-1
SEPTEMBER 13, 2012

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	25.00'	39.27'	S 42°43'10" W - 35.36'
C2	42°50'00"	25.00'	18.69'	N 70°15'00" W - 18.26'
C3	26°40'00"	50.00'	231.84'	N 02°16'50" W - 73.33'
C4	42°50'00"	25.00'	18.69'	N 66°18'10" E - 18.26'
C5	90°00'00"	25.00'	39.27'	S 47°18'50" E - 35.36'



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
ZONING CLASSIFICATION CHANGE**

The Planning and Zoning Commission has met in order to review the request of KB Home Lone Star, LP, 11320 Richmond Avenue, Houston, Texas 77082 (Applicant) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan - Manager) to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

After review and discussion, the Commissioners preliminarily recommend that Council grant the applicant's request to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

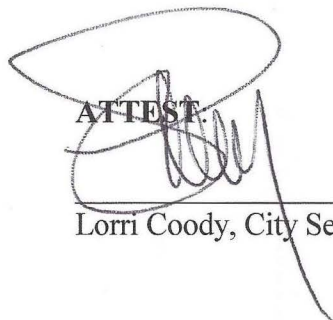
This preliminary recommendation is more specifically detailed in the proposed ordinance attached as Exhibit "A."

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

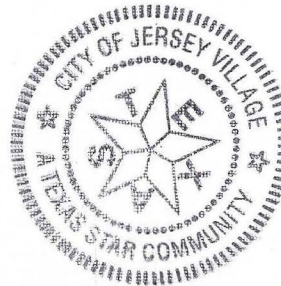
Respectfully submitted, this 10th day of October 2012.



Debra Mergel, Chairman



Lorri Coody, City Secretary



ORDNANCE NO. 2012-xx

AN ORDNANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, CHANGING THE CLASSIFICATION OF A 22.371 ACRE TRACT OF LAND DESCRIBED HEREIN PRESENTLY CLASSIFIED IN ZONING DISTRICT C2 TO ZONING DISTRICT C TOWNHOUSE/PATIO HOME DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR REPEAL.

WHEREAS, following notice and hearing as required by law, the Planning and Zoning Commission recommended in writing that the zoning classifications of a 22.371 acre tract of land be changed; and

WHEREAS, the City Council concurs with the Commission's recommendation; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS THAT:

Section 1. That certain tract containing approximately 22.371 acres of land, and described as Lots 1-58 in Block 1, Lots 1-44 in Block 3, Lots 1-24 in Block 3, Lots 1-28 in Block 4, and all Landscape / Open Areas A – K as more fully described in the Final Plat of the Enclave at Castlebridge attached hereto and made a part hereof as Exhibit A, and presently located in zoning district C2 shall be classified in zoning district C, and all regulations applicable in zoning district C shall apply to said tract.

Section 2. The Official Zoning Map of the City of Jersey Village, Texas, is amended to reflect the changes in classification made by this ordinance.

Section 3. **Severability.** In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

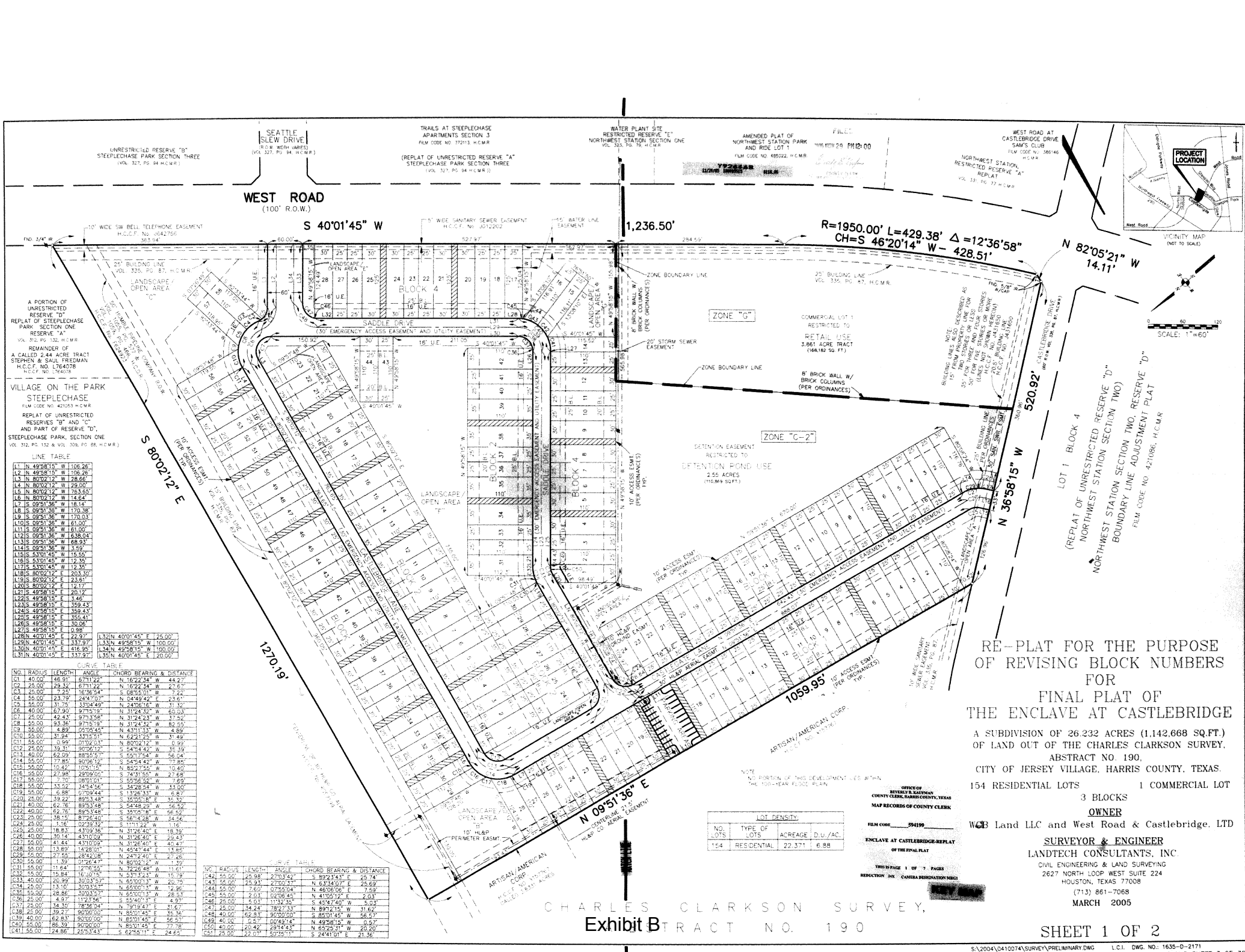
Section 4. **Repeal.** All ordinances or parts or ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ **2012.**

Russell Hamley, Mayor

ATTEST:

Lorri Coody, City Secretary



UNRESTRICTED RESERVE "B"
STEEPLECHASE PARK SECTION THREE
VOL. 327, PG. 84 H.C.M.R.

SEATTLE SLEW DRIVE
R.O.W. WITH WARF
VOL. 327, PG. 84 H.C.M.R.

TRAILS AT STEEPLECHASE
APARTMENTS SECTION 3
P.A.M. CODE NO. 372113 H.C.M.R.

WATER PLANT SITE
RESTRICTED RESERVE "E"
NORTHWEST STATION SECTION ONE
VOL. 325, PG. 76 H.C.M.R.

WEST ROAD AT
CASTLEBRIDGE DRIVE
SAMS CLUB
FILM CODE NO. 286146
H.C.M.R.

WEST ROAD
(100' R.O.W.)

S 40°01'45" W

1,236.50'

R=1950.00' L=429.38' Δ=12°36'58"
CH=S 46°20'14" W - 428.51'

N 82°05'21" W
14.11' W

520.92'

N 36°58'15" W

1059.95'

120.19'

S 80°2'12" E

N 09°51'36" E

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

109.95'

LINE TABLE

L1	N 49°58'15" W	106.26
L2	N 49°58'15" W	116.26
L3	N 80°02'12" W	128.64
L4	N 80°02'12" W	79.09
L5	N 80°02'12" W	763.65
L6	N 80°02'12" W	118.84
L7	S 09°51'36" W	18.14
L8	S 09°51'36" W	170.03
L9	S 09°51'36" W	170.03
L10	S 09°51'36" W	61.00
L11	S 09°51'36" W	101.38
L12	S 09°51'36" W	638.04
L13	S 09°51'36" W	668.97
L14	S 09°51'36" W	118.84
L15	S 33°01'45" W	15.55
L16	S 33°01'45" W	12.36
L17	S 33°01'45" W	13.97
L18	S 33°01'45" W	203.30
L19	S 33°01'45" W	23.67
L20	S 33°01'45" W	203.30
L21	S 49°58'15" E	20.12
L22	S 49°58'15" E	3.46
L23	S 49°58'15" E	159.43
L24	S 49°58'15" E	359.43
L25	S 49°58'15" E	359.43
L26	S 49°58'15" E	359.43
L27	S 49°58'15" E	0.98
L28	S 49°58'15" E	72.97
L29	S 49°58'15" E	137.97
L30	S 49°58'15" E	416.93
L31	S 49°58'15" E	137.97

CHORD BEARING & DISTANCE TABLE

NO.	RADIUS	LENGTH	ANGLE	CHORD BEARING & DISTANCE
G1	40.00	46.91	67°11'22"	N 16°22'34" W 44.27'
G2	25.00	29.32	67°11'22"	N 16°22'34" W 27.67'
G3	25.00	7.47	10°38'54"	S 08°55'07" W 7.29'
G4	55.00	23.79	24°47'07"	N 04°49'47" E 23.41'
G5	35.00	31.25	33°04'49"	N 24°06'16" W 31.32'
G6	40.00	67.80	67°11'22"	N 16°22'34" W 65.03'
G7	25.00	42.43	97°13'58"	N 31°24'23" W 37.92'
G8	55.00	93.36	97°13'58"	N 31°24'23" W 82.25'
G9	35.00	4.89	107°05'45"	N 8°51'55" W 4.69'
G10	55.00	31.84	33°15'51"	N 6°21'25" W 31.49'
G11	55.00	1.94	01°02'03"	N 80°04'12" W 0.39'
G12	25.00	39.31	80°02'12"	S 54°24'42" W 36.99'
G13	40.00	62.09	88°55'57"	S 55°17'54" W 56.04'
G14	55.00	10.42	109°15'24"	S 54°24'42" W 10.80'
G15	55.00	27.98	25°09'06"	S 74°31'55" W 27.68'
G16	55.00	6.58	07°09'44"	S 11°26'33" W 6.87'
G17	25.00	19.27	89°51'48"	S 14°02'16" W 19.79'
G18	40.00	62.76	89°51'48"	S 14°02'16" W 60.57'
G19	25.00	18.75	89°51'48"	S 14°02'16" W 18.59'
G20	25.00	1.16	02°49'12"	S 11°11'26" W 1.16'
G21	25.00	16.83	02°49'36"	N 31°26'48" E 16.39'
G22	40.00	30.61	43°10'02"	N 31°26'48" E 29.57'
G23	55.00	41.44	43°10'02"	N 31°26'48" E 40.57'
G24	55.00	13.69	14°26'01"	N 45°47'44" E 13.69'
G25	55.00	27.45	28°52'08"	N 45°47'44" E 27.45'
G26	55.00	1.39	01°26'47"	N 80°02'12" W 1.39'
G27	55.00	11.64	17°06'58"	N 72°26'48" E 11.61'
G28	45.00	15.64	07°01'15"	N 53°17'24" E 15.39'
G29	45.00	20.99	30°03'27"	N 65°00'13" W 20.79'
G30	45.00	13.10	30°03'27"	N 65°00'13" W 12.96'
G31	45.00	48.86	07°01'15"	N 53°17'24" E 47.69'
G32	25.00	4.57	11°21'56"	S 55°40'17" E 4.93'
G33	25.00	34.30	78°36'04"	N 79°12'47" E 31.67'
G34	25.00	39.94	90°00'00"	N 85°00'45" E 38.34'
G35	40.00	62.83	90°00'00"	N 85°00'45" E 56.53'
G36	40.00	26.42	28°14'43"	N 49°58'15" W 0.47'
G37	40.00	20.42	28°14'43"	N 65°29'31" W 20.20'
G38	25.00	22.71	50°25'03"	S 24°41'01" E 21.36'

LOT DENSITY

NO. OF LOTS	TYPE OF LOTS	ACREAGE	D.U./AC.
154	RESIDENTIAL	22.371	6.88

RE-PLAT FOR THE PURPOSE
OF REVISING BLOCK NUMBERS
FOR
FINAL PLAT OF
THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ.FT.)
OF LAND OUT OF THE CHARLES CLARKSON SURVEY,
ABSTRACT NO. 190,
CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS.

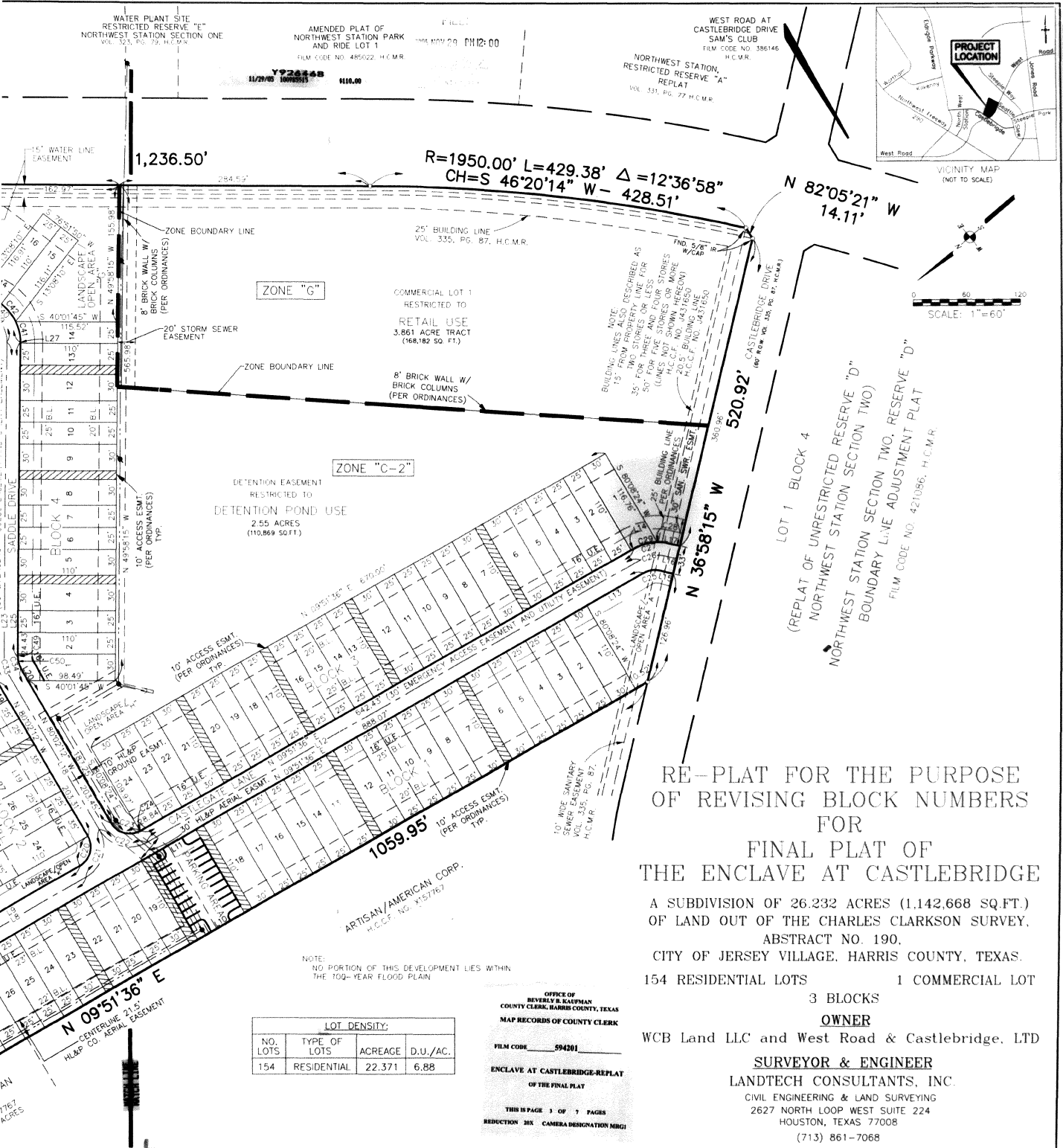
154 RESIDENTIAL LOTS 1 COMMERCIAL LOT

3 BLOCKS

OWNER
WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER
LANDTECH CONSULTANTS, INC.
CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008
(713) 861-7068
MARCH 2005

CHARLES CLARKSON SURVEY,
EXHIBIT B ABSTRACT NO. 190



RE-PLAT FOR THE PURPOSE OF REVISING BLOCK NUMBERS FOR FINAL PLAT OF THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ.FT.) OF LAND OUT OF THE CHARLES CLARKSON SURVEY, ABSTRACT NO. 190, CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS.

154 RESIDENTIAL LOTS 1 COMMERCIAL LOT
3 BLOCKS

OWNER
WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER
LANDTECH CONSULTANTS, INC.
CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008
(713) 861-7068
MARCH 2005

LOT DENSITY:

NO. LOTS	TYPE OF LOTS	ACREAGE	D.U./AC.
154	RESIDENTIAL	22.371	6.88

OFFICE OF REBECCA B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 594201
ENCLAVE AT CASTLEBRIDGE-REPLAT OF THE FINAL PLAT
THIS IS PAGE 3 OF 7 PAGES
REDUCTION 3X CAMERA DESIGNATION 8801

CHARLES CLARKSON SURVEY, ABSTRACT NO. 190

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF HARRIS

We, WCB Land LLC and West Road & Castlebridge, LTD, acting by and through Estogh Malekan and Cathy Tran, owner hereinafter referred to as Owners of the 26.232 acre tract described the above and foregoing map of THE ENCLAVE AT CASTLEBRIDGE, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and relations notations on said map 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 to the land so dedicated.

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

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

PUBLIC EASEMENTS

All public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Jersey Village, 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 parts of its respective system without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Jersey Village shall have the right to move or 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 system. Any of the easements shown on this plat, neither the City of Jersey Village or any public utility shall be responsible for repairing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

FURTHER, we do hereby covenant and agree that those private streets located within the boundaries of this plat are hereby dedicated and establish as emergency access easements for the benefit and use of the Owners of the lots created hereon, their heirs and assigns and to the public for use by fire-fighters, firefighting equipment, police and other emergency vehicles of whatever nature and for access by representatives of the public utilities contained herein for repair, maintenance and oversight of their respective utility facilities.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend or remove any covenants or restrictions, we further certify that no portion of the proposed area to be replatted is limited by deed restriction to residential use for not more than two (2) residential units per lot.

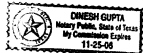
IN TESTIMONY WHEREOF, plat to be signed by Estogh Malekan
and Cathy Tran thereunto authorized, this 14 day of November, 2005.

WCB Land LLC West Road & Castlebridge, LTD
By: Estogh Malekan By: Cathy Tran
Estogh Malekan Cathy Tran

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ESBAGH MALEKAN CATHY TRAN known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of Nov, 2005



Dinesh Kumar
Notary Public in and for the State of Texas
My Commission Expires: 11-25-08

I, Douglas W. Turner 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 have been marked with iron rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3') feet and that the plat boundary corners have been tied to the nearest survey corner.



Douglas W. Turner
Reg. Prof. Land Surveyor No. 3988

I, Kimberly Olsen, Director of Public Works for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Kimberly Olsen
Director of Public Works for
The City of Jersey Village

RECORDED MEMORANDUM
As the final recording, the instrument was found to be inadequate for the same photostatic reproduction because of illegibility, color, photo copy, oversized paper, etc. All documents, additions and changes were present at the time the instrument was filed and recorded.

We, International Bank of Commerce, owner and holder of liens against the property described in the plat known as THE ENCLAVE AT CASTLEBRIDGE, said liens being evidenced by instruments of record in the Clerk's File No. 114188 of the Official Public Records of Real Property of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

International Bank of Commerce

Patricia C. Smyth
By: Patricia C. Smyth

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Patricia C. Smyth 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of October, 2005.

Natalie Michelle Schmidt
Notary Public in and for the State of Texas

My Commission Expires: 11-19-07



I, Narciso Lira III, P.E., Engineer No. 93822 hereby certify that proper engineering consideration has been given this plat in regard to design, construction and layout of public improvements.

Narciso Lira III
Narciso Lira III, P.E.
Engineer Registered in the State of Texas

I, Frank Brooks, City Engineer for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Frank Brooks
Frank Brooks, P.E.
City Engineer
The City of Jersey Village

I, Mike Castro, City Manager for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Mike Castro
Mike Castro
City Manager for
The City of Jersey Village

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 NOV 29, 2005, at 12:00 o'clock (A.M. or P.M.), and duly recorded on NOV 30, 2005, at 1:00 o'clock (A.M. or P.M.), and in Film Code Number 544199

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.

BEVERLY B. KAUFMAN

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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

By: Angela Brown
Deputy



This plat has been submitted to and considered by the City of Jersey Village, Texas, with respect to the platting of the land and is hereby approved.

Dated this 18 day of November, 2005

Ed Shestak
Mayor
City of Jersey Village

Dale Pal
Chairman
Planning and Zoning Commission

RE-PLAT FOR THE PURPOSE
OF REVISING BLOCK NUMBERS
FOR
FINAL PLAT
THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ.FT.)
OF LAND OUT OF THE CHARLES CLARKSON SURVEY,
ABSTRACT NO. 190,
CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS.
154 RESIDENTIAL LOTS 1 COMMERCIAL LOT
3 BLOCKS
OWNER

WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER
LANDTECH CONSULTANTS, INC.
CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008
(713) 861-7068
MARCH 2005

STATE OF TEXAS
COUNTY OF HARRIS

We, WCB Land LLC and West Road & Castlebridge, LTD, acting by and through Eshagh Malekan and Cathy Tran, owner hereinafter referred to as Owners of the 26.232 acre tract described the above and foregoing map of THE ENCLAVE AT CASTLEBRIDGE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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 to the land so dedicated.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15' 0") feet 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 Jersey Village, 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.

PUBLIC EASEMENTS

All public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Jersey Village, 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 parts of its respective system without the necessity at any time or procuring the permission of the property owner. Any public utility, including the City of Jersey Village shall have the right to move or 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 system on any of the easements shown on this plat. Neither the City of Jersey Village or any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

FURTHER, we do hereby covenant and agree that those private streets located within the boundaries of this plat are hereby dedicated and establish as emergency access easements for the benefit and use of the owners of the lots created hereon, their heirs and assigns and to the public for use by firefighters, firefighting equipment, police and other emergency vehicles of whatever nature and for access by representatives of the public utilities contained herein for repair, maintenance and oversight of their respective utility facilities.

FURTHER, Owners hereby certify that this plat does not attempt to alter, amend or remove any covenants or restrictions, we further certify that no portion of the proposed area to be replatted is limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, plat to be signed by Eshagh Malekan

and Cathy Tran thereunto authorized, this 14 day of November, 2005.

WCB Land LLC West Road & Castlebridge, LTD

By: Eshagh Malekan By: Cathy Tran
Eshagh Malekan Cathy MuiHung Tran

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ESHAGH MALEKAN CATHY MUIHUNG TRAN known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of Nov, 2005.



Dhiren Gupta
Notary Public in and for the State of Texas
My Commission Expires: 11-25-2006

I, Douglas W. Turner 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 have been marked with iron rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3' 0") feet and that the plat boundary corners have been tied to the nearest survey corner.



Douglas W. Turner
Douglas W. Turner
Reg. Prof. Land Surveyor No. 3988

I, Kimberly Olsen, Director of Public Works for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Kimberly Olsen
Kimberly Olsen
Director of Public Works for
The City of Jersey Village

We, International Bank of Commerce in the plat known as THE ENCLAVE AT COUNTY, Texas, do hereby in all things st effects of said plat and the dedications we hereby confirm that we are the pres any part thereof.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned auth known to me to be the person whose r acknowledged to me that he executed t expressed.

GIVEN UNDER MY HAND AND SEAL

Notary
My C

I, Narciso Lira III, P.E., Engineer engineering consideration has been given public improvements

I, Frank Brooks, City Engineer for subdivision plat conforms to all requirer my approval is required.

N
E

F
C
T

OFFICE OF
SHERYL B. EASTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 594283
ENCLAVE AT CASTLEBRIDGE-REPLAT
OF THE FINAL PLAT
THIS IS PAGE 5 OF 7 PAGES
REDUCTION 2X CAMERA DESIGNATION MRC1

RECORDING'S REMARKS:
At the time of recording, this instrument was found to be in compliance with the provisions of the Act, and the same is being recorded as such. All instruments, whether or not recorded, are subject to the provisions of the Act and the rules of the State Bar of Texas.

We, International Bank of Commerce, owner and holder of liens against the property described in the plat known as THE ENCLAVE AT CASTLEBRIDGE, said liens being evidenced by instruments of record in the Clerk's File No. 121122 of the Official Public Records of Real Property of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

International Bank of Commerce

By: Patricia C. Smith

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Patricia C. Smith 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of October, 2005.

Natalie Michelle Schreiber
Notary Public in and for the State of Texas

My Commission Expires: 11-19-07



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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

I, Narciso Lira III, P.E., Engineer No. 93622 hereby certify that proper engineering consideration has been given this plat in regard to design, construction and layout of public improvements

Narciso Lira III

Narciso Lira III, P.E.
Engineer Registered in the State of Texas

I, Frank Brooks, City Engineer for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Frank Brooks

Frank Brooks, P.E.
City Engineer
The City of Jersey Village

I, Mike Castro, City Manager for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Mike Castro

Mike Castro
City Manager for
The City of Jersey Village

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 NOV 29, 2005, at 12:00 o'clock (A.M. or P.M.), and duly recorded on

NOV 30, 2005, at 1:00 o'clock (A.M. or P.M.), and in Film Code Number

544199

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.

BEVERLY B. KAUFMAN

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: Greg J. Jones
Deputy



This plat has been submitted to and considered by the City of Jersey Village, Texas, with respect to the platting of the land and is hereby approved.

Dated this 18th day of November, 2005

Ed Heitheit

Mayor
City of Jersey Village

John E. Paul

Chairman
Planning and Zoning Commission

RE-PLAT FOR THE PURPOSE
OF REVISING BLOCK NUMBERS
FOR
FINAL PLAT
THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ.FT.)
OF LAND OUT OF THE CHARLES CLARKSON SURVEY.

ABSTRACT NO. 190.
CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS.

154 RESIDENTIAL LOTS 1 COMMERCIAL LOT
3 BLOCKS

OWNER

WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER

LANDTECH CONSULTANTS, INC.

CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008

(713) 861-7068

MARCH 2005

SHEET 2 OF 2

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 594204
ENCLAVE AT CASTLEBRIDGE-REPLAT
OF THE FINAL PLAT
THIS IS PAGE 6 OF 7 PAGES
REDUCTION 30% CAMERA DESIGNATION MRC1

TAX CERTIFICATE



DAVID SANDERS
 CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
 18494 JONES RD
 HOUSTON, TEXAS 77065
 (281) 897-4014

TAX CERTIFICATE FOR ACCOUNT : 116-576-005-0001
 AD NUMBER: 116-576-005-0001
 GF NUMBER:
 CERTIFICATE NO : 128210
COLLECTING AGENCY
 CITY OF JERSEY VILLAGE
 16501 JERSEY DRIVE
 JERSEY VILLAGE TX 77040-1999

DATE : 11/22/2005
 FEE : \$10.00
PROPERTY DESCRIPTION
 RES E BLK 5
 NORTHWEST STATION SEC 2

PAGE 1 OF 1

Issued To:
 COURT RECORDS RESEARCH
 PO BOX 3796
 HOUSTON , TX 77253-0000

Legal Description:
 RES E BLK 5

NORTHWEST STATION SEC 2

Parcel Address: WEST RD

Legal Acre: 26.2320

Print Date : 11/14/2005

Paid Date: 11/14/2005

Issue Date: 11/14/2005

Operator ID: DSHU

REQUESTED BY
 COURT RECORD RESEARCH
 405 MAIN STREET, SUITE 650
 HOUSTON TX 77002

PROPERTY OWNER
 WCB LAND LLC &
 WEST ROAD CASTLEBRIDGE LTD
 21330 PARK YORK DR
 KATY, TX 774504725

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE CITY OF JERSEY VILLAGE TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

Account Number: 116-576-005-0001
 Certificate No: 19494412
 Certificate Fee: \$10.00
 Parent No.

THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO CYPRESS-FAIRBANKS ISD UP TO AND INCLUDING THE YEAR 2004.

TAXES HAVE NOT BEEN CALCULATED FOR YEAR 2005

Exemptions:

Certified Owner:
 WCB LAND LLC &
 WEST ROAD & CASTLEBRIDGE
 LTD
 21330 PARK YORK DR
 KATY , TX 77450-4725

Certified Tax Unit(s):
 1 CYPRESS ISD

2004 Value: \$1,314,060.00
 2004 Levy: \$23,521.67
 2004 Levy Balance: \$0.00
 Delinquent Levy Balance: \$0.00
 Total Levy Due: \$0.00
 P&I + Attorney Fee: \$0.00
 Total Amount Due: \$0.00

CURRENT VALUES			
LAND MKT VALUE:	1,314,060	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	1,314,060	LIMITED VALUE:	0
EXEMPTIONS: LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2004	CITY OF JERSEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2004 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2005 : \$ 0.00
 ISSUED TO: COURT RECORD RESEARCH
 ACCOUNT NUMBER: 116-576-005-0001

CERTIFIED BY: City of Jersey Village

Reference (GF) No: N/A
 Authorized By:
 DAVID SANDERS
 CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR

TAX CERTIFICATE FOR ACCOUNT : 116-576-005-0001
 AD NUMBER: 116-576-005-0001
 GF NUMBER:
 CERTIFICATE NO : 128145
COLLECTING AGENCY
 CITY OF JERSEY VILLAGE
 16501 JERSEY DRIVE
 JERSEY VILLAGE TX 77040-1999

DATE : 11/15/2005
 FEE : \$10.00
PROPERTY DESCRIPTION
 RES E BLK 5
 NORTHWEST STATION SEC 2

000000 WEST RD
 0 ACRES

REQUESTED BY
 WCB LAND LLC &
 WEST ROAD CASTLEBRIDGE LTD
 21330 PARK YORK DR
 KATY, TX 774504725

PROPERTY OWNER
 WCB LAND LLC &
 WEST ROAD CASTLEBRIDGE LTD
 21330 PARK YORK DR
 KATY, TX 774504725

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OFFICE OF
 BEVERLY B. KAUFMAN
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK

FILM CODE 594205
 ENCLAVE AT CASTLEBRIDGE-REPLAT
 OF THE FINAL PLAT

THIS IS PAGE 7 OF 7 PAGES
 REDUCTION 16X CAMERA DESIGNATION MRGI

CURRENT VALUES			
LAND MKT VALUE:	1,841,510	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	1,841,510	LIMITED VALUE:	0
EXEMPTIONS: LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2005	CITY OF JERSEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2005 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2005 : \$ 0.00
 ISSUED TO: WCB LAND LLC &
 ACCOUNT NUMBER: 116-576-005-0001

CERTIFIED BY: City of Jersey Village