



The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at [tfullen@cityofhunterscreek.com](mailto:tfullen@cityofhunterscreek.com). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://cityofhunterscreek.com>.



**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
**October 2, 2023**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on October 2, 2023, at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

A. **The meeting was called to order at 6:00 p.m. by Chairman Bill Dalton. In attendance were Commissioners Bill Dalton, David Childers, Charles Martin, John Abercrombie, Brent Fredricks. Also, in attendance were John Hightower, City Attorney, and Tom Fullen, City Administrator.**

B. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the June 5, 2023 meeting.

**Commissioner Fredricks made a motion to approve the minutes of the June 5, 2023 meeting. Commissioner Abercrombie seconded the motion and the motion carried unanimously.**

2. Discussion and possible action application filed on behalf of Emily and Vernon Reaser for the approval of a final replat which moves the shared property line located between **728 Kuhlman Rd & 736 Kuhlman Rd** (Lots 6 & 7, Block D, Kuhlman Estates at Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Vol. 704, Page 460 of the map records of Harris County, Texas).

**Commissioner Abercrombie made a motion to approve the preliminary and final replat for 728 Kuhlman Rd & 736 Kuhlman Rd. Commissioner Martin seconded the motion and the motion carried unanimously.**

3. Discussion and possible action to consider approval an application filed on behalf of Voss BBG LLC for the approval of a preliminary replat which divides the tract located at **210 Voss Road** (Being a 3.80-acre parcel of land situated in the J.D. Taylor Survey, Harris County, Texas, and being the same called 3.80 acres as described in Harris County Clerk's File RP-2022-134506) into 4 lots.

**It was noted by the Commission that the preliminary plat submitted with the application provides for the division of the tract into three lots rather than four as stated on the agenda. With that note in mind, Commissioner Fredricks made a motion to approve the preliminary replat of 210 Voss Road which divided the property into 3 lots. Commissioner Martin seconded the motion and the motion carried unanimously.**

4. Discussion and possible action to consider any future agenda items.

**No action was taken on this item.**

C. ADJOURN OPEN MEETING

**Commissioner Fredricks made a motion to adjourn. Commissioner Martin seconded the motion and the motion carried unanimously.**

**The meeting adjourned at 6:30 pm.**

Respectfully Submitted,

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Tom Fullen, City Administrator  
Acting City Secretary

These minutes were approved on the \_\_\_\_ day of November, 2023.



City of Hunters Creek Village, Texas  
 #1 Hunters Creek Place  
 Hunters Creek Village, Texas 77024  
 713-465-2150

PLAT APPLICATION

       REPLAT   X   AMENDING PLAT (For lot joinder only)  
 PRELIMINARY  
 FINAL

APPLICANT/PROPERTY OWNER:

Name: South Texas Surveying Associates, Inc. - Brianna Hamilton  
 Address: 11281 Richmond Ave. Ste. J-101, Houston, TX 77082  
 Telephone: 281-556-6918  
 Email: Brianna@stsurvey.com

PROPERTY INFORMATION OF LOTS/TRACTS:

Name of Subdivision: Massumi Estate

Legal Description (address, general location, acreage, lot(s) no.(s), block no. for each lot):  
10930 Long Shadow Ln Houston, TX 77024  
Lot 16 and part of lot 17 of Long Shadows, an unrecorded  
subdivision out of the J.D. Taylor Survey, Abst No 72

LICENSED ENGINEER OR SURVEYOR PREPARING PLAT:

Name: Fred W Lawton - South Texas Surveying Associates, Inc.  
 Address: 11281 Richmond Ave, Ste J-101, Houston, TX 77082  
 Telephone: 281-556-6918  
 Email: FNLawton@stsurvey.com

List any easements or other restrictions on property (any public right-of-ways; public easements; other public improvements):

10' HL + P Esmt w/ 5' Aerial Esmt per Volume 2716, Page 186, and Volume 2766, Page 659 of Harris County Deed Records

Requested variances (attach list of exceptions with the reason): N/A

A COMPLETE APPLICATION MUST INCLUDE ALL OF THE FOLLOWING:

- Amended Plat (2 copies for recording)
- Current Title Report or Letter dated within 30 days of application from title company
- 

The undersigned hereby requests review by the Planning and Zoning Commission of the above identified subdivision plat.

Brianna Hamilton  
 Signature

8/7/2023  
 Date

This will acknowledge receipt of the \$650.00 application fee.

Date: 10/11/2023

Received by: Jessica Pierce

**CITY PLANNING LETTER**

October 11, 2023  
Effective Date: October 2, 2023

Job No. 2341297A Update  
Ref: 10930 Long Shadow Lane

STATE OF TEXAS:  
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Two tracts of land being Lot Sixteen (16) and part of Lot Seventeen (17), of Long Shadows, an unrecorded subdivision out of the J. D. Taylor Survey, Abstract No. 72, Harris County, Texas.

**We find the record title to be apparently in:**

**Mehran Massumi and Mahsa Massumi, husband and wife**

By virtue of that certain General Warranty Deed dated January 13, 2022, from Hubert Tai-Lap Wen to Mehran Massumi and Mahsa Massumi, husband and wife, and recorded under Harris County Clerk's File No. RP-2022-28265 of the Official Public Records of Harris County, Texas.

**Subject to the following liens:**

Deed of Trust dated January 14, 2022, and payable to Prosperity Bank, and recorded under Harris County Clerk's File No. RP-2022-28266 of the Official Public Records of Harris County, Texas.

Deed of Trust dated March 24, 2023, and payable to Prosperity Bank, and recorded under Harris County Clerk's File No. RP-2023-104285 of the Official Public Records of Harris County, Texas.

Satisfaction of Deed of Trust dated April 10, 2023, and recorded under Harris County Clerk's File No. RP-2023-125821 of the Official Public Records of Harris County, Texas.

**Subject to the following easements and encumbrances:**

Easement Agreement dated January 12, 1954, and recorded under Harris County Clerk's

*P.O. Box 70558, Houston, TX 77270-0558 • 9800 Northwest Freeway, Suite 400, Houston 77092  
Phone: 713-683-8030 • Fax: 713-683-0493 • email: orders@IntegrityTitle.com*

File Volume 2716, Page 186, of the Deed Records of Harris County, Texas.

**Subject to the following restrictions:**

Restrictions as set forth in Deed dated March 30, 1954, recorded in Volume 2766, Page 659, of the Deed Records of Harris County, Texas.

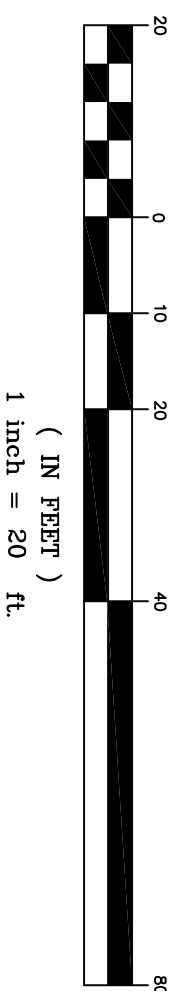
We have made no examination as to special assessments or conflicts.

COURTHOUSE SPECIALIST

A handwritten signature in black ink, appearing to read 'Nick Moore', is centered on a light gray rectangular background.

Nick Moore  
Abstractor

**LIMITATION OF LIABILITY:** THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. COURTHOUSE SPECIALISTS (SELLER) MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD. IF THE TRANSACTION IN QUESTION IS ARISING FROM OR RELATED TO AN AUCTION OR FORECLOSURE, INCLUDING WITHOUT LIMITATION A TAX AUCTION, HOA AUCTION OR SIMILAR AUCTION PROCEEDING, THE BUYER TAKES THE PROPERTY SUBJECT TO ALL LIENS, ENCUMBRANCES AND OTHER MATTERS OF RECORD WHETHER OR NOT REFLECTED ON THE CERTIFICATE.



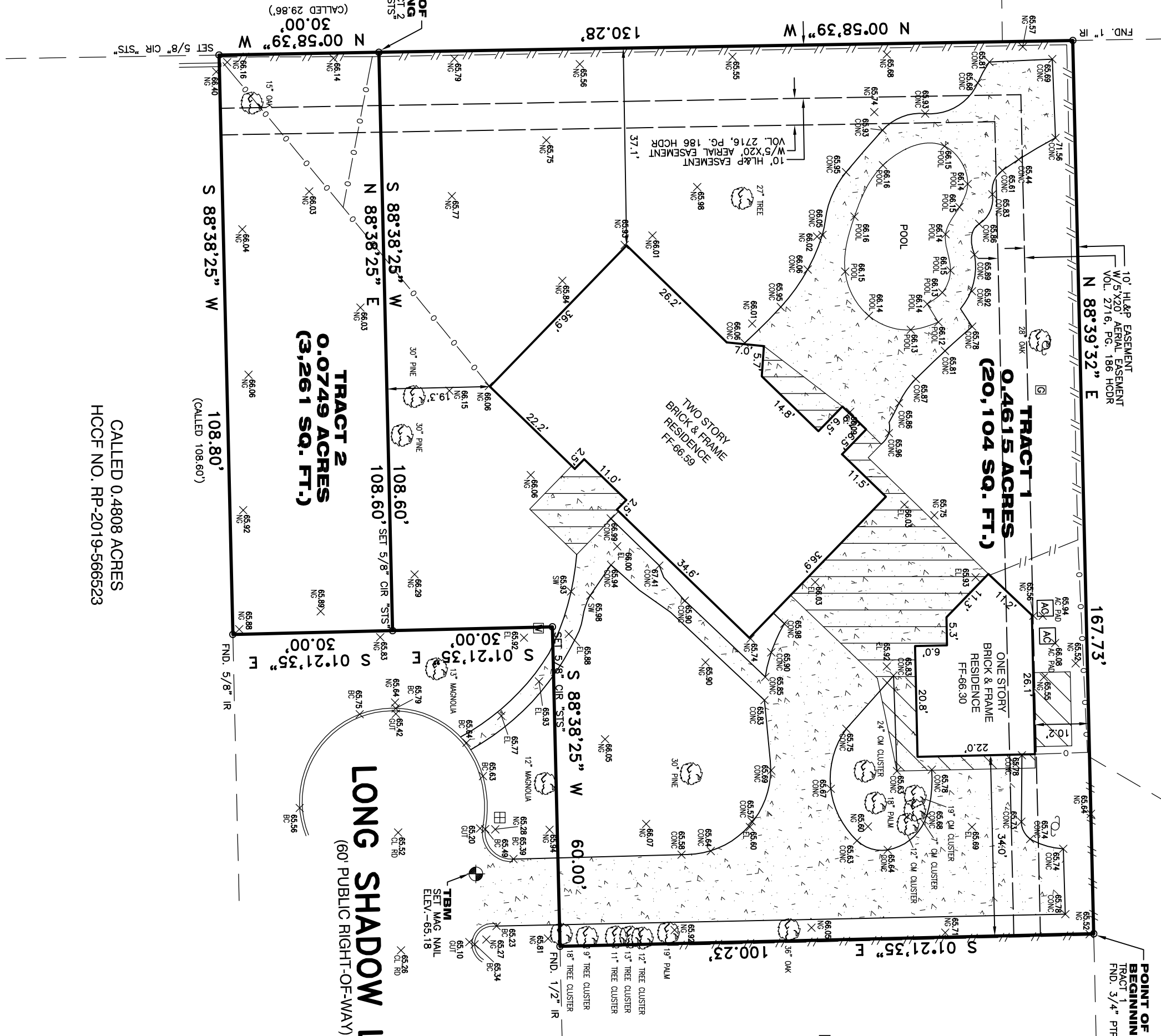
LOT 5  
HEDWIG SHADOWS  
VOL. 99, PG. 45 HCMR

LOT 6  
BRIDGEWOOD  
VOL. 83, PG. 11 HCMR

LOT 15

LOT 5

LOT 5  
HEDWIG GREEN  
VOL. 60, PG. 41 HCMR



VOSS ROAD  
(PUBLIC RIGHT-OF-WAY)

**LEGEND:**

- AE — AERIAL EASEMENT
- BL — BUILDING LINE
- BLDG — BUILDING
- ESMT — EASEMENT
- FND — FOUND
- HL&P — HOUSTON LIGHTING & POWER
- IP — IRON PIPE
- IR — IRON ROD
- OR — OVERTOPPED IRON ROD
- SR — STAMPED SOUTH TEXAS SURVEYING
- STIS — HARRIS COUNTY CLERKS FILE
- HCMR — HARRIS COUNTY DEED RECORDS
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCING
- PS — PARKING SPACES
- ROW — RIGHT OF WAY
- SQ. FT. — SQUARE FEET
- UE — UTILITY EASEMENT
- XB — BARBED WIRE FENCE
- XC — CHAIN LINK FENCE
- CONCRETE
- ▬ COVERED CONCRETE
- ▬ OVERTOPPED ELECTRIC LINES
- ▬ WOOD FENCE
- ▬ WROUGHT IRON FENCE
- GUY WIRE
- ▬ CATCH BASIN
- ▬ CABLE BOX
- Ⓢ — ELECTRIC BOX
- Ⓢ — ELECTRIC MH
- Ⓢ — FIRE HYDRANT
- Ⓢ — FIBER OPTIC MARKER
- Ⓢ — FLAG POLE
- Ⓢ — GAS METER
- Ⓢ — GAS VALVE
- Ⓢ — CURB INLET
- Ⓢ — LIGHT POLE
- Ⓢ — MANHOLE
- Ⓢ — MONITORING WELL
- Ⓢ — PIPELINE MARKER
- Ⓢ — SERVICE POLE
- Ⓢ — SANITARY MANHOLE
- Ⓢ — STORM MANHOLE
- Ⓢ — TELEPHONE PEDestal
- Ⓢ — TRANSFORMER
- Ⓢ — TRAFFIC SIGNAL BOX
- Ⓢ — TRAFFIC SIGNAL POLE
- Ⓢ — UNDERGROUND CABLE MARKER
- Ⓢ — WATER WELL
- Ⓢ — WATER METER
- Ⓢ — WATER VALVE
- Ⓢ — TEMPORARY BENCHMARK

**NOTES:**

1. BASIS OF BEARING IS THE NORTH R.O.W. LINE OF LONG SHADOW LANE BEING S 88°38'25" W.
2. SURVEY ON THE NORTH ABSTRACT PROPERTY SURVEY BASED ON LEGAL DESCRIPTIONS SUBMITTED BY THE COMPANY SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GP NO. ATCH-09-ATICH2115033ML OF ALAMO TITLE INSURANCE.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL, AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF THIS RELIANCE OR REPRODUCTION OF SAME IN THIS SURVEYING ASSOCIATES, INC. WITHOUT THE WRITTEN AND SIGNED PERMISSION OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

— BPR:65

PROPERTY LIES WITHIN FLOOD ZONE X, SHADDED & A\*, ACCORDING TO F.I.R.M. MAP NO. 4820LC 06451. DATE 06-18-2007 BY GRAPPHING PLOTTING ONLY. DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

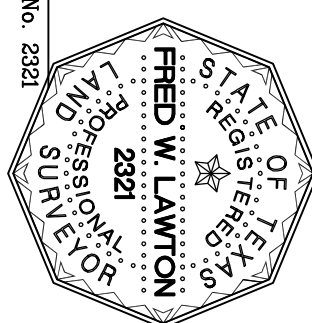
**BENCHMARK**

RM NO. 210125  
A HCFCD BRASS DISK STAMPED W/100 BW21 FROM THE INTERSECTION OF MEMORIAL DRIVE AND VOSS ROAD. TURN RIGHT ONTO VOSS ROAD TRAVEL APPROXIMATELY 0.3 MILE TO BRIDGE CROSSING AT BUFFALO BAYOU MONUMENT IS LOCATED ON NORTHBOUND SIDE CENTERLINE DOWNSTREAM IN KEYMAP 490M IN THE BUFFALO BAYOU WATERSHED NEAR STREAM W/100-00-00. ELEV. = 58.80 FEET  
NAVD 88, 2001 ADJUSTMENT  
ELEVATIONS SHOW ARE 2001 ADJUSTMENT.

**SURVEYORS CERTIFICATION**

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:  
GP ATCH-09-ATICH2115033ML of ALAMO TITLE INSURANCE

*Fred W. Lawton*  
Registered Professional Land Surveyor No. 2321



**TOPOGRAPHIC, TREE & BOUNDARY SURVEY OF**

A TRACT OF LAND SITUATED IN SAID J. D. TAYLOR SURVEY, BEING OUT OF LOT 6 OF THE PARTITION OF THE C. J. VOSS 72 ACRES, AS SHOWN IN THE PARTITION DEED DATED AUGUST 13, 1932, RECORDED IN VOLUME 853, PAGES 513 AND 516 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (DRHC), SAID TRACT ONE CONTAINING 0.4615 ACRE (20,104 SQUARE FEET) OF LAND.

A TRACT OF LAND SITUATED IN SAID J. D. TAYLOR SURVEY, BEING OUT OF LOT 6 OF THE PARTITION OF THE C. J. VOSS 72 ACRES, AS SHOWN IN THE PARTITION DEED DATED AUGUST 13, 1932, RECORDED IN VOLUME 853, PAGES 513 AND 516, DRHC, SAID TRACT TWO CONTAINING 0.0749 ACRE (3,261 SQUARE FEET) OF LAND.

ADDRESS: 10930 LONG SHADOW LANE  
HOUSTON, TEXAS 77024

JOB NO.: 2407-21 SCALE: 1" = 20' DATE: 12-17-21



SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
11281 Richmond Ave, Bldg J, Suite 101, Houston, Texas 77082  
TEL. 281-566-6918 FAX 281-566-9331  
Firm Number: 10043400



STATE OF TEXAS

County of Harris
Further, Owners do hereby covenant and agree that all of the property within the boundaries...

Further, Owners do hereby covenant and agree that all of the property within the boundaries...
WITNESS, our hands in the City of Hunters Creek, Texas, this 20th day of...

Notary Public in and for the State of Texas
Print Name
My Commission expires:...

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared...

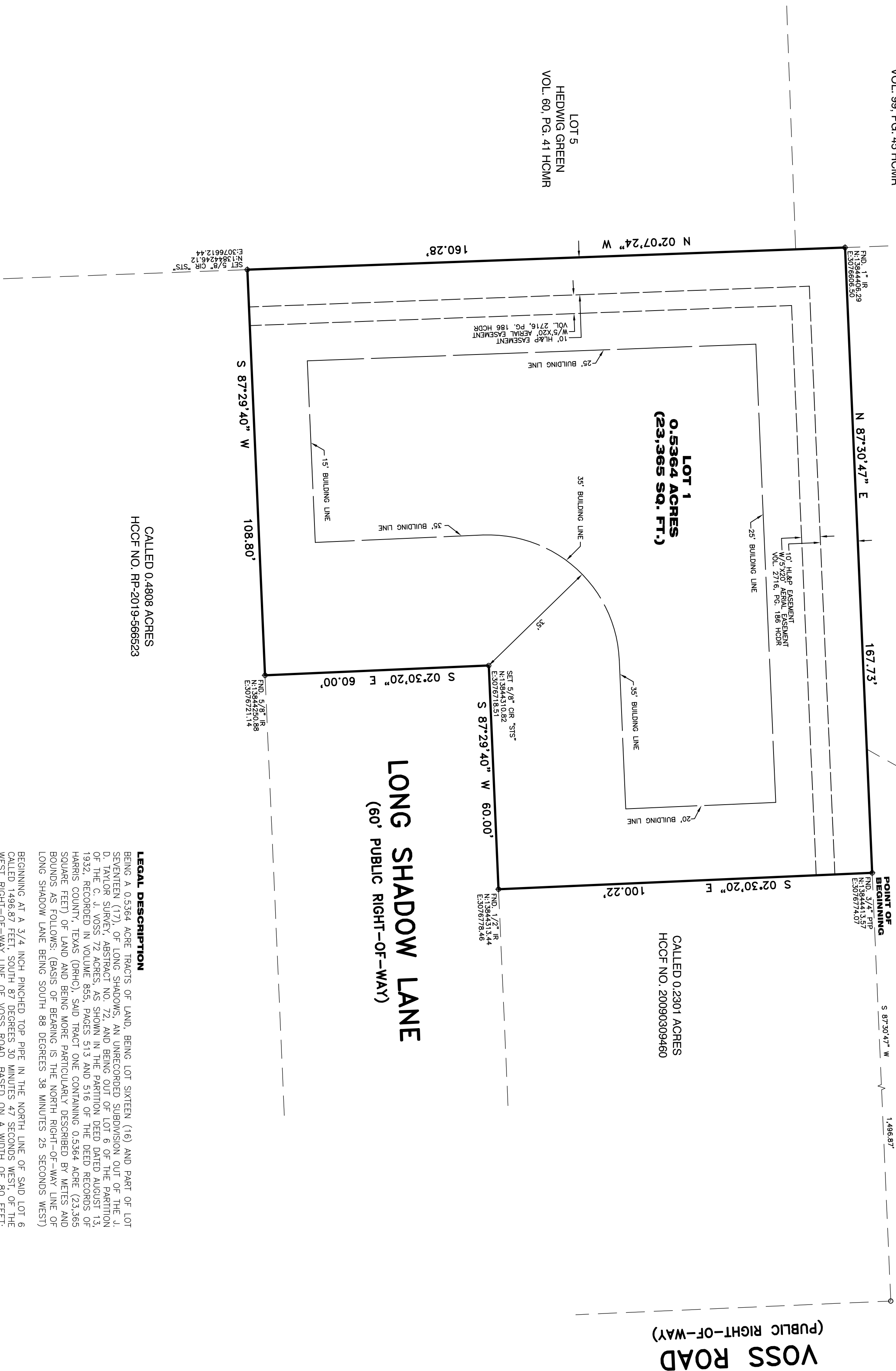
My Commission expires:
Notary Public in and for the State of Texas
Print Name
My Commission expires:...

1. Fred W. Lawton, am authorized (or registered) under the laws of the State of Texas
to practice the profession of surveying and hereby certify that the above subdivision...



This is to certify that the Planning and Zoning Commission of the City of Hunters Creek
Willa, Texas, has approved this plat and submission of Massumi Estate in conformance with...

By: Tom Fullen, City Administrator
By: Tammy Hudspeth, Deputy



LOT 5
HEDWIG SHADOWS
VOL. 98, PG. 45 HC&M

LOT 6
BRIDGEWOOD PARTIAL REPLAT
FILM CODE NO. 646296 HC&M

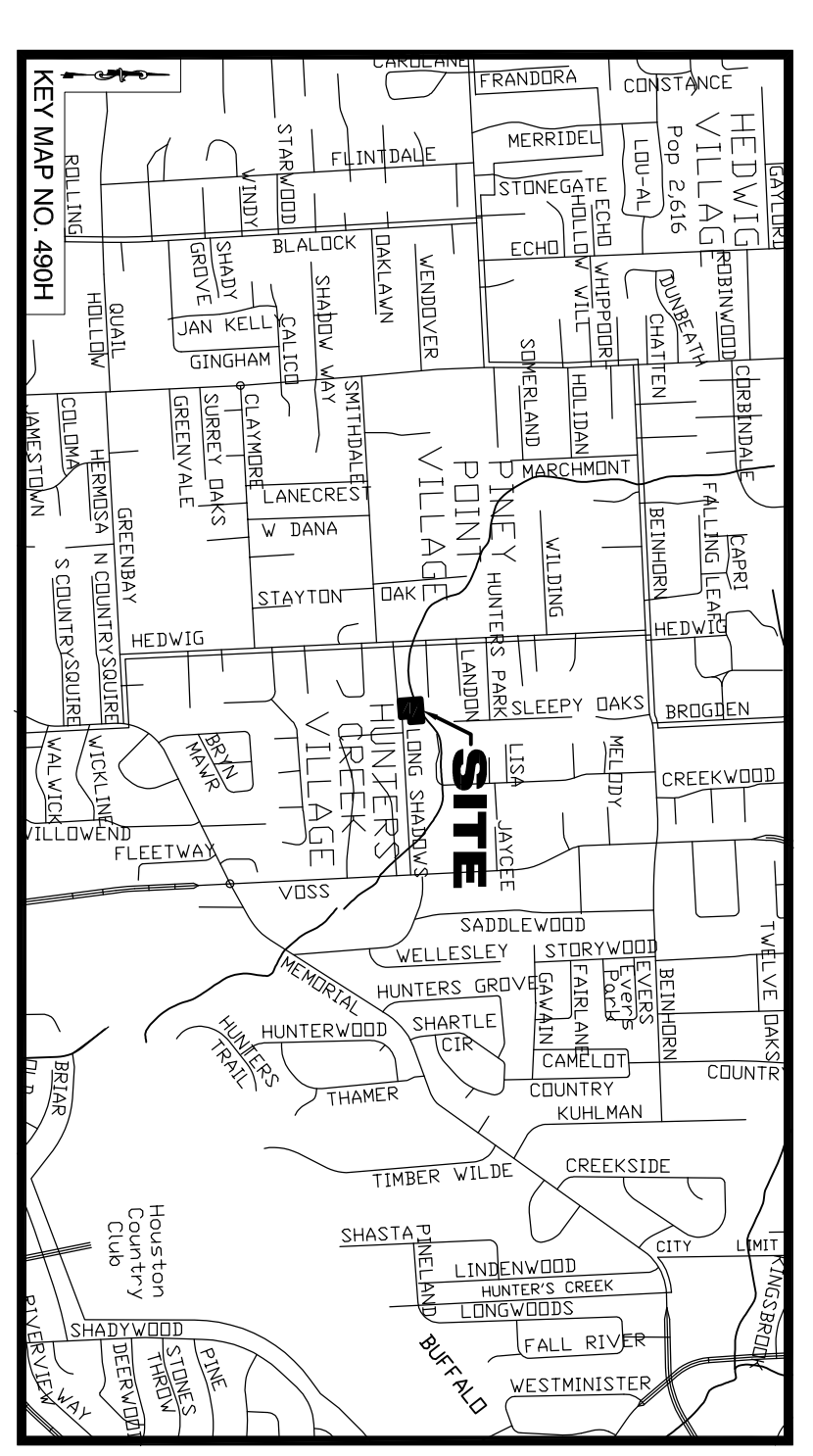
LOT 5
BRIDGEWOOD
VOL. 83, PG. 11 HC&M

POINT OF BEGINNING
S 02°30'20" E 100.22'

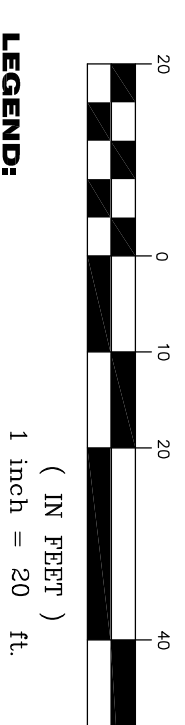
VOSS ROAD
(PUBLIC RIGHT-OF-WAY)

LEGAL DESCRIPTION

BEING A 0.5364 ACRE TRACT OF LAND, BEING LOT SIXTEEN (16) AND PART OF LOT SEVENTEEN (17), OF LONG SHADOWS, AN UNRECORDED SUBDIVISION OUT OF THE J. D. TAYLOR SURVEY...



GRAPHIC SCALE



- LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
R.O.W. - RIGHT OF WAY
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
VOL. - VOLUME
FND - FOUND
RP - IRON PIPE
RP - IRON ROD
S.S. - STAMPED SOUTH TEXAS SURVEYING

NOTES:
1. Measurements shown herein are Texas South Central Zone, no 42nd State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.999983204848123.

MASSUMI ESTATE

A SUBDIVISION OF 0.5364 ACRES (23,365 SQ. FT.) OF LAND SITUATED IN SAID J. D. TAYLOR SURVEY, BEING LOT SIXTEEN (16) AND PART OF LOT SEVENTEEN (17), OF LONG SHADOWS, AN UNRECORDED SUBDIVISION AND BEING OUT OF LOT 6 OF THE PARTITION OF THE G. J. VOSS 72 ACRES, AS SHOWN IN THE PARTITION DEED DATED AUGUST 13, 1932, RECORDED IN VOLUME 855, PAGES 513 AND 516 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 20' DATE: 08/2023

OWNER: MEHRAN MASSUMI & MAHSA MASSUMI
ADDRESS: 2217 POTOMAC DR #B
HOUSTON, TEXAS 77057

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 77082
11281 Richardson Ave Bldg A, Suite 101, Houston, Texas
281-556-6918, FAX 281-556-9331