

**MAYOR**  
*Jim Pappas*

# CITY OF HUNTERS CREEK VILLAGE

**CITY COUNCIL**  
*Stuart Marks*  
*Fidel Sapien*  
*Linda Knox*  
*Chip Cowell*  
*Jay Carlton*



**CITY ADMINISTRATOR**  
*Tom Fullen, MPA, CPM*

## **PLANNING AND ZONING COMMISSION MEETING AGENDA**

Notice is hereby given of a regular meeting of the Planning and Zoning Commission of Hunters Creek Village, Texas, to be held on **Monday, September 8, 2025, at 6:00 p.m.** in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas 77024 for the purpose of considering the following agenda items.

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- A. Call the meeting to order and the roll of appointed officers will be taken.
- B. PUBLIC COMMENTS Public comments are limited to three (3) minutes.
- C. AGENDA ITEMS
  1. Discussion and possible action to make a Preliminary Report to amend the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.
- D. PUBLIC HEARING Public hearings will be held before the Planning and Zoning Commission for the purpose of receiving testimony for or against the following:
  - a. Amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.
- E. AGENDA ITEMS
  2. Discuss and possible action to forward a Final Report to City Council amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.
  3. Discussion and possible action to consider approval of the minutes of the regular meeting on August 4, 2025.
  4. Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for the joinder of 325 Ripple Creek Drive with the West half of the right-of-way of the former Ripple Creek Drive.
  5. Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for the joinder of 322 and 326 Ripple Creek Drive with the East half of the right-of-way of the former Ripple Creek Drive, combining 322 and 326 Ripple Creek Drive into 1 lot, and removing a southerly portion of 322 Ripple Creek Drive to 311 Hunters Trail Street.

6. Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for 311 Hunters Trail Street to add the southern portion of 322 Ripple Creek Drive.
  7. Discussion and possible action to consider any future agenda items.
- F. Adjourn Open Meeting.
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### CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: September 2, 2025 at 3:30 pm, and remained so posted continuously for at least three business days before said meeting was convened.

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Tom Fullen, City Administrator  
Acting City Secretary

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  
AGENDA DISCUSSION FORM**

**AGENDA DATE:**

**September 8, 2025**

**AGENDA SUBJECT:**

**Discussion and possible action to make a Preliminary Report to amend the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.**

**EXHIBITS:**

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MAYOR  
Jim Pappas

# CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL  
Stuart Marks  
Fidel Sapien  
Linda Knox  
Chip Cowell  
Jay Carlton

CITY ADMINISTRATOR  
Tom Fullen, MPA, CPM



## NOTICE OF PUBLIC HEARING CITY OF HUNTERS CREEK VILLAGE, TEXAS

Notice is hereby given that a Public Hearing will be held before the Hunters Creek Village Planning & Zoning Commission on September 8, 2025, at 6:00 p.m., in City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas, 77024, for the purpose of receiving testimony for or against the following proposed amendments to the zoning chapter:

- A. Amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.

Written comments may be submitted during normal business hours in the office of the City Secretary at #1 Hunters Creek Place, Hunters Creek Village, Texas 77024, or at the public hearing. For more information you may call (713) 465-2150 during normal business hours.

Tom Fullen, City Administrator  
Acting City Secretary

(4) ~~Special rules for fences and walls on rear or side property lines facing Voss or Memorial. A fence or wall of a minimum of seven feet in height shall be required along the rear or side property line where the rear or side line of the property involved is adjacent to Voss Road or Memorial Drive. Such fence or wall along Voss Road or Memorial Drive shall be not less than seven feet nor more than nine feet from the top of the natural grade of the property. Piers, pillars or columns used for such fence or wall supports or architectural enhancement shall be allowed to exceed the nine feet allowable height, but shall not be used to violate the nine-foot maximum allowable height specified in this chapter. Where a curb-and-guttered street is adjacent to the fence or wall or property line, the height restriction shall, however, be measured for the purposes of this chapter from the top of natural grade or the top of the abutting curb, whichever is higher. Any rear or side property line fence or wall along Voss Road or Memorial Drive shall be of brick or masonry construction. For purposes of this subsection and subsections (5), (9), (10) and (11) below, masonry shall mean (i) clay brick, stone, rock, concrete block with decorative finish, or other materials of equal characteristics, which in each case in this clause (a) is laid up unit by unit set in mortar or installed in a manner to resemble such look and (b) is at least three and five-eighths inch thick; or (ii) precast concrete wall panels set between precast concrete or masonry columns if the precast concrete wall panels have a decorative finish that resembles masonry and are at least three and five-eighths inch thick.~~



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:**

**September 8, 2025**

**AGENDA SUBJECT:**

**Discuss and possible action to forward a Final Report to City Council amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.**

**EXHIBITS:**

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**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** September 8, 2025  
**AGENDA SUBJECT:** Discussion and possible action to consider approval of the minutes of the regular meeting on August 4, 2025.  
**EXHIBITS:** August 4<sup>th</sup> Minutes

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**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
**August 4, 2025**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on August 4, 2025, 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 6:04 p.m. by Acting Chairman, David Childers. In attendance were Commissioners David Childers, John Abercrombie, and Brent Fredricks and Alternate Commissioner Rob Adams. Also, in attendance were Tim Kirwin, City Attorney, and Tom Fullen, City Administrator.**

B. PUBLIC COMMENTS Public comments are limited to three (3) minutes

**No Comments.**

C. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the special meeting on June 2, 2025.

**Commissioner Fredricks made a motion to approve of the minutes of the June 2, 2025, meeting. Commissioner Abercrombie seconded the motion, and the motion was carried unanimously.**

2. Discussion and possible action to consider a potential amendment to the City's Zoning Ordinance regarding rules and regulations for walls and fences and defining "masonry".

**Commissioner Abercrombie made a motion to approve the potential amendment to the City's Zoning Ordinance regarding rules and regulations for walls and fences and defining "masonry" with the amended comments to change two and one quarter inch to three and five-eighths inch and add decorative finish after concrete block and change x and y to a and b. Commissioner Fredricks seconded the motion, and the motion was carried unanimously.**

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

**No Action.**

4. ADJOURN OPEN MEETING

**The meeting adjourned at 6:23 p.m.**

Respectfully Submitted,

\_\_\_\_\_  
Tom Fullen, City Administrator  
Acting City Secretary

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_ 2025.

DRAFT



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** September 8, 2025  
**AGENDA SUBJECT:** Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for the joinder of 325 Ripple Creek Drive with the West half of the right-of-way of the former Ripple Creek Drive.

**EXHIBITS:** Preliminary Plat

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THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **STEPHEN J. SHAPER, SUE Z. SHAPER, CLARENCE PENN SHAPER, AND LAUREL CRABTREE SHAPER** hereinafter referred to as owners of the 1.9360 acre tract described in the above and foregoing plat of **RIPPLE CREEK PARTIAL REPLAT NO 1 AND EXTENSION**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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.

LINE	BEARING	DISTANCE
L1	S 00°14'08" W	59.18'
L2	N 45°14'08" E	10.17'
L3	S 89°57'52" E	4.72'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.36'	90°12'00"	S 45°03'52" E	35.42'

**FURTHER**, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

**FURTHER**, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

**FURTHER**, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Hunters Creek 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 drainageway shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting and other obstructions to the operation 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 do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

**WITNESS** our hand in the City of Hunters Creek Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
STEPHEN J. SHAPER  
OWNER

\_\_\_\_\_  
SUE Z. SHAPER  
OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **STEPHEN J. SHAPER AND SUE Z. SHAPER**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**WITNESS** our hand in the City of Hunters Creek Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
CLARENCE PENN SHAPER  
OWNER

\_\_\_\_\_  
LAUREL CRABTREE SHAPER  
OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **CLARENCE PENN SHAPER, AND LAUREL CRABTREE SHAPER**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

I, **MATHEW J. PROBSTFELD** am registered under the laws of the State of Texas to practice the profession of land 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 (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



\_\_\_\_\_  
**MATHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas No. 4985

This is to certify that the Planning and Zoning Commission of the City of Hunters Creek Village, Texas, has approved this plat and subdivision of **RIPPLE CREEK PARTIAL REPLAT NO 1 AND EXTENSION** in conformance with the laws of the State of Texas and the ordinances of the City of Hunters Creek Village as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
**BILL DALTON**, Chairman

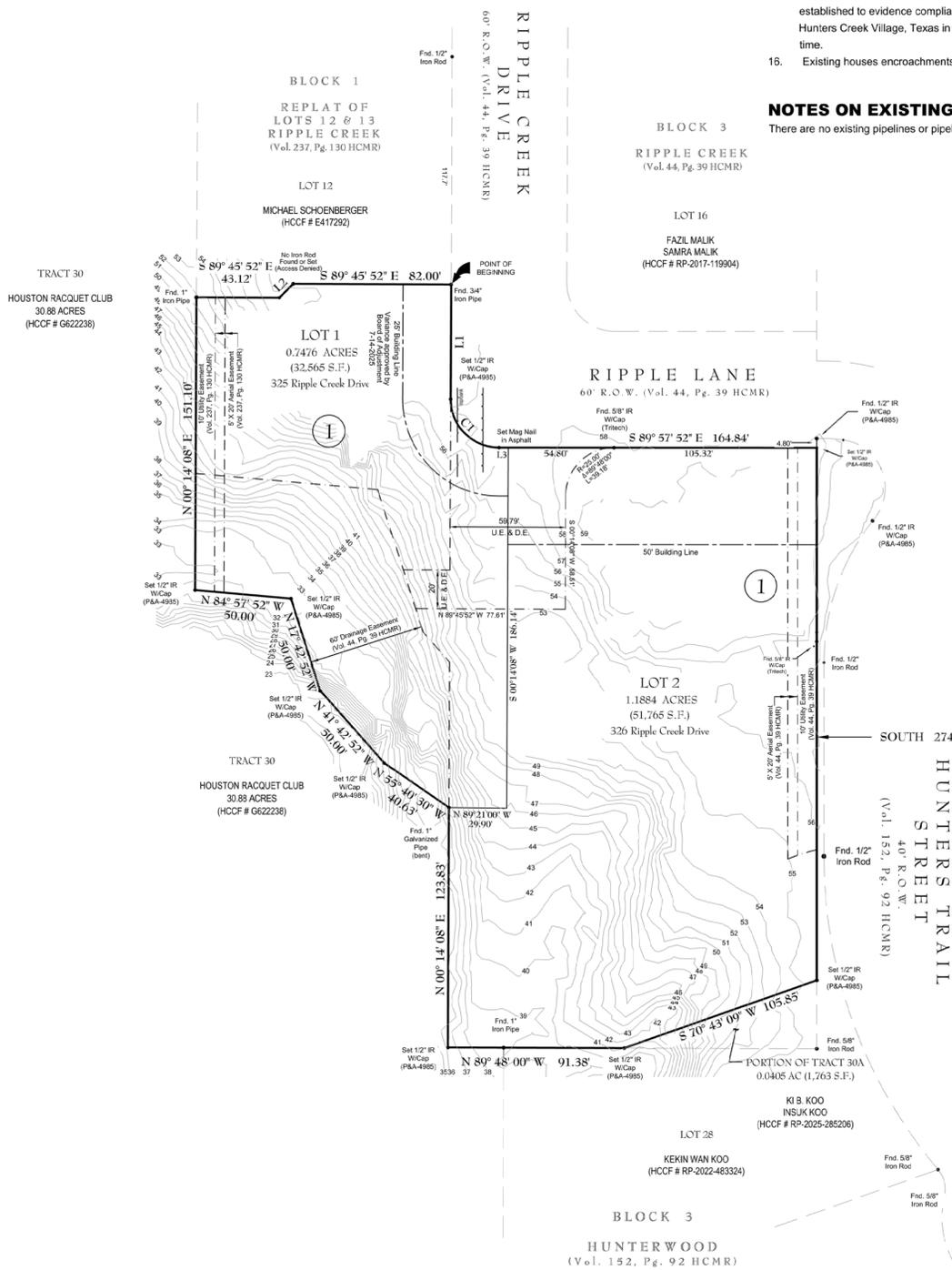
By: \_\_\_\_\_  
**TOM FULLEN**, City Administrator  
Acting City Secretary

I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and at Film Code Number No. \_\_\_\_\_ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: \_\_\_\_\_  
**TENESHIA HUDSPETH**  
Clerk of the County Court  
Harris County, Texas

By: \_\_\_\_\_  
Deputy



### GENERAL NOTES & LEGEND (CONT'D)

- Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 44, Code of Ordinances, City of Hunters Creek Village, Texas in effect at the time this plat was approved, which may be amended from time to time.
- Existing houses encroachments granted prior non-conforming status.

### NOTES ON EXISTING PIPELINES

There are no existing pipelines or pipeline easements within this subdivision.

A tract or parcel of land containing 1.9360 acre (84,330 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Lot 13, in Block 1, of the Replat of Lots 12 & 13, Ripple Creek, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 237, Page 130 of the Map Records of Harris County, Texas, together with that certain portion (11,397 square feet) of the right of way of Ripple Creek Drive, together with all of Lot 15, Lot 14 and a portion of Tract 30A, in Block 2 of Ripple Creek, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 44, Page 39 of the Map Records of Harris County, Texas, said found 1.9360 acre tract being more particularly described by metes and bounds as follows with bearings based on the East line of Block 2 of said Ripple Creek:

**BEGINNING** at a found 3/4 inch iron pipe lying in the West right of way line of Ripple Creek Drive, (60 feet in width as recorded in Volume 44, Page 39 of the Map Records of Harris County, Texas), said found 3/4 inch iron pipe marking the Northeast corner of Lot 13, of the Replat of Lots 12 & 13, conveyed to Stephen J. Shaper and Sue Z. Shaper as recorded under Harris County Clerk's File No. C008594, said found 3/4 inch iron pipe marking the Southeast corner of Lot 12 of the Replat of Lots 12 & 13, said found 3/4 inch iron pipe also marking the **POINT OF BEGINNING** and the most Northerly corner of the herein described tract;

**THENCE** South 00 degrees 14 minutes 08 seconds West, along the said West right of way line of Ripple Creek Drive, a distance of 59.18 feet to a set 1/2 inch iron rod with cap (P&A-4985), marking the beginning of a curve to the left;

**THENCE** in a Southerly direction, over and across the right of way of Ripple Creek Drive with said curve to the left having a radius of 25.00 feet, a central angle of 90 degrees 12 minutes 00 seconds, an arc length of 39.36 feet, a chord that bears South 45 degrees 03 minutes 52 seconds East, a distance of 35.42 feet to a set mag nail in asphalt marking the end of curvature;

**THENCE** South 89 degrees 57 minutes 52 seconds East, over and across the right of way of Ripple Creek Drive, passing at 59.52 feet a found 5/8 inch iron rod with cap (Tritsch) lying in the South right of way line of Ripple Lane, (60 feet in width as recorded in Volume 44, Page 39 of the Map Records of Harris County, Texas), and marking the North end of a curve in the North line of Lot 15 in Block 2 of Ripple Creek, conveyed to Clarence P. Shaper and Laurel C. Shaper as recorded under Harris County Clerk's File No. 20130102468, continuing for a total distance of 164.84 feet to a set 1/2 inch iron rod with cap (P&A-4985) lying in a West line of Lot 28, in Block 3 of Hunterwood, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 152, Page 92 of the Map Records of Harris County, Texas, said found 1/2 inch iron rod with cap marking the Northeast corner of said Lot 15, and also the Northeast corner of the herein described tract;

**THENCE** South along the East line of said Lot 15, and with a West line of said Lot 26, passing at 100.00 feet a point for corner being the Southeast corner of said Lot 15, same being the Northeast corner of Lot 14, conveyed to Clarence P. Shaper and Laurel C. Shaper as recorded under Harris County Clerk's File No. RP-2024-378573, passing at 207.47 feet a point for corner being the Southeast corner of said Lot 14, same being the most Northeastly corner of Tract 30A, conveyed to Clarence P. Shaper and Laurel C. Shaper as recorded under Harris County Clerk's File No. RP-2024-378573, continuing for a total distance of 274.90 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking the Southeast corner of the herein described tract, a found 5/8 inch iron rod marking the Southeast corner of said Tract 30A, and also a point for angle in a North line of said Lot 28 bears South, a distance of 35.30 feet;

**THENCE** South 70 degrees 43 minutes 09 seconds West, over and across said Tract 30A, a distance of 105.85 feet to a set 1/2 inch iron rod with cap (P&A-4985), lying in the said South line of Tract 30A, same being a North line of said Lot 28, said set 1/2 inch iron rod with cap also marking a point for angle of the herein described tract;

**THENCE** North 89 degrees 48 minutes 00 seconds West, along the said South line of said Tract 30A, and with a North line of said Lot 28, passing at 62.59 feet a found 1 inch iron pipe marking the Northwest corner of said Lot 28, same being a point for angle in the Southeastly line of that certain 30.88 acre tract of land conveyed to the Houston Racquet Club as recorded under Harris County Clerk's File No. G622236, continuing for a total distance of 91.38 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking the Southwest corner of said Tract 30A, said set 1/2 inch iron rod with cap also marking the most Southerly Southwest corner of the herein described tract;

**THENCE** North 00 degrees 14 minutes 06 seconds East, along the West line of said Tract 30A, and with a Southeastly line of said Houston Racquet Club 30.88 acre tract, a distance of 123.83 feet to a found 1 inch galvanized pipe (bent), marking the Southwest corner of the said right of way line of Ripple Creek Drive, same being the Southeast corner of said Lot 13 of the Replat of Lots 12 & 13, said found 1 inch galvanized pipe marking a point for angle in the Southeastly line of said Houston Racquet Club 30.88 acre tract, said found 1 inch galvanized iron pipe also marking a point for angle of the herein described tract;

**THENCE** in a Northwesterly direction along the Southeastly line of said Houston Racquet Club 30.88 acre tract the following course and distance;

North 55 degrees 40 minutes 30 seconds West, a distance of 40.63 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

North 41 degrees 42 minutes 52 seconds West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

North 17 degrees 42 minutes 52 seconds West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

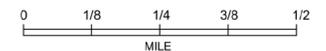
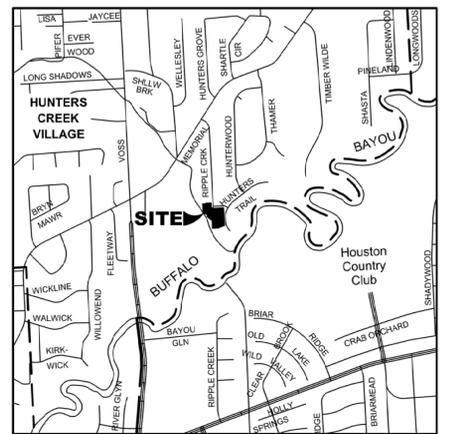
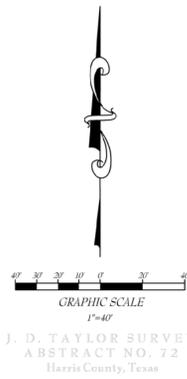
North 84 degrees 57 minutes 52 seconds West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking the most Westerly Southwest corner of the herein described tract;

**THENCE** North 00 degrees 14 minutes 06 seconds East, continuing along an Easterly line of said Houston Racquet Club 30.88 acre tract, and with the West line of said Lot 13, a distance of 151.10 feet to a found 1 inch iron pipe marking the Northwest corner of said Lot 13, same being the Southwest corner of said Lot 12, said found 1 inch pipe also marking the Northwest corner of the herein described tract;

**THENCE** South 89 degrees 45 minutes 52 seconds East, along the common line of said Lot 12 and Lot 13, a distance of 43.12 feet to a point for corner being a point for angle of the herein described tract;

**THENCE** North 45 degrees 14 minutes 06 seconds east, continuing along the common lot line of said Lot 12 and Lot 13, a distance of 10.17 feet to a point for corner being a point for angle of the herein described tract;

**THENCE** South 89 degrees 45 minutes 52 seconds East, continuing along the common lot line of said Lot 12 and Lot 13, a distance of 82.00 feet to the **POINT OF BEGINNING** and containing 1.9360 acres, (84,330 square feet), of land.



**VICINITY MAP  
KEY MAP 491J**

### GENERAL NOTES & LEGEND

- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- BLDG. LINE OR B.L. denotes BUILDING LINE.
- W.L.E. denotes WATER LINE EASEMENT.
- S.S.E. denotes SANITARY SEWER EASEMENT.
- O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- D.E. denotes DRAINAGE EASMENT.
- A.E. denotes AERIAL EASEMENT.
- ① denotes BLOCK NUMBER.
- Subject Tract **DOES LIE** within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map **48201C 0665 M, Dated 6/9/2014. (ZONE X, SHADED X, AE & FLOODWAY) (Shown by graphic plotting only)**
- Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-25-XXXX with an effective date of September xx, 2025.
- Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 Adjustment).

## PRELIMINARY PLAT OF RIPPLE CREEK PARTIAL REPLAT NO 1 AND EXTENSION

**A SUBDIVISION BEING OUT AND PART OF CERTAIN TRACTS OF LAND KNOWN AS LOT 13, BLOCK 1 OF THE REPLAT OF LOT 12 & 13 RIPPLE CREEK, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 237, PAGE 130, LOT 14, AND LOT 15 BLOCK 2 OF RIPPLE CREEK, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 44, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH A CERTAIN TRACT OF LAND ADJOINING THE SOUTH LINE OF LOT 14 KNOWN AS TRACT 30A SAVE & EXCEPT SOUTHEASTERLY CORNER AND ABANDONED RIPPLE CREEK RIGHT OF WAY AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. RP-2025-XXXXXX & RP-2025-XXXXXX.**

**BEING A PLAT OF 1.9360 ACRES (84,330 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72 CITY OF HUNTERS CREEK VILLAGE HARRIS COUNTY, TEXAS**

**2 LOTS 1 BLOCK 0 RESERVE**

**REASON FOR REPLAT:**  
TO CREATE 2 SINGLE FAMILY RESIDENTIAL LOTS

**OWNERS:**

STEPHEN J. SHAPER AND SUE Z. SHAPER  
325 RIPPLE CREEK DRIVE • HOUSTON TX 77024  
CLARENCE PENN SHAPER AND LAUREL CRABTREE SHAPER  
326 RIPPLE CREEK DRIVE • HOUSTON TX 77024

CITY OF HUNTERS CREEK VILLAGE, TEXAS  
JULY 31, 2025

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** September 8, 2025  
**AGENDA SUBJECT:** Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for the joinder of 322 and 326 Ripple Creek Drive with the East half of the right-of-way of the former Ripple Creek Drive, combining 322 and 326 Ripple Creek Drive into 1 lot, and removing a southerly portion of 322 Ripple Creek Drive to 311 Hunters Trail Street.

**EXHIBITS:** Preliminary Plat

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**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** September 8, 2025  
**AGENDA SUBJECT:** Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for 311 Hunters Trail Street to add the southern portion of 322 Ripple Creek Drive.

**EXHIBITS:** Preliminary Plat

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THE STATE OF TEXAS  
COUNTY OF HARRIS

I, **KEVIN WAN KOO** hereinafter referred to as owners of the 0.6207 acre tract described in the above and foregoing plat of **HUNTERWOOD PARTIAL REPLAT NO 1 AND EXTENSION**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

**FURTHER**, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

**FURTHER**, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the centerline of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Hunters Creek 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 drainageway shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting and other obstructions to the operation 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 do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

**WITNESS** my hand in the City of Hunters Creek Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**KEVIN WAN KOO**

**STATE OF TEXAS  
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared **KEVIN WAN KOO**, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

I, **MATHEW J. PROBSTFELD** am registered under the laws of the State of Texas to practice the profession of land 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 (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



**MATHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas No. 4985

This is to certify that the Planning and Zoning Commission of the City of Hunters Creek Village, Texas, has approved this plat and subdivision of **HUNTERWOOD PARTIAL REPLAT NO 1 AND EXTENSION** in conformance with the laws of the State of Texas and the ordinances of the City of Hunters Creek Village as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: **BILL DALTON**, Chairman

By: **TOM FULLEN**, City Administrator  
Acting City Secretary

I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and at Film Code Number No. \_\_\_\_\_ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: **TENESHIA HUDSPETH**  
Clerk of the County Court  
Harris County, Texas

By: \_\_\_\_\_  
Deputy

A tract or parcel of land containing 0.6207 acres (27,038 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as all of Lot 28, in Block 3, of Hunterwood, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 152, Page 82 of the Map Records of Harris County, Texas, conveyed to Kevin Wan Koo as recorded under Harris County Clerk's File No. RP-2022-483324, together with an adjoining southeasterly portion of Tract 30A, containing 1,763 square feet, conveyed to Kevin Wan Koo as recorded under Harris County Clerk's File No. RP-2025-307695, said 0.6207 acre tract being more particularly described by metes and bounds as follows with bearings based on the West right of way line of Hunters Trail Street

**BEGINNING** at a found 1/2 inch iron rod with cap (P&A-4985) marking a point for angle in the South right of way line of Ripple Lane, (60 feet in width as recorded in Volume 44, Page 39 of the Map Records of Harris County, Texas), said found 1/2 inch iron rod with cap also marking the beginning of a curve to the right in the South right of way line of Hunters Trail Street, (60 feet in width as recorded in Volume 152, Page 92 of the Map Records of Harris County, Texas), said found 1/2 inch iron rod with cap marking the North corner of Lot 28, in Block 3 of Hunterwood, said found 1/2 inch iron rod with cap also marking the **POINT OF BEGINNING** and the North corner of the herein described tract;

**THENCE** in an Easterly direction along the said South right of way line of Hunters Trail Street with said curve to the right having a radius of 77.20 feet, a central angle of 10 degrees 10 minutes 40 seconds, an arc length of 13.71 feet, (call 12.98 feet), a chord that bears South 86 degrees 46 minutes 49 seconds East, a distance of 13.70 feet to a found 1/2 inch iron rod marking a point of compound curvature;

**THENCE** in a Southerly direction with a curve to the right along the West right of way line of Hunters Trail Street, said curve to the right having a radius of 25.00 feet, a central angle of 125 degrees 33 minutes 42 seconds, an arc length of 54.73 feet, (call 51.76 feet), a chord that bears South 20 degrees 09 minutes 09 seconds East, a distance of 44.46 feet to a found 1/2 inch iron rod with cap (P&A-4985) marking a point of reverse curvature;

**THENCE** in a Southerly direction with a curve to the left, continuing along the said West right of way line of Hunters Trail Street, said curve to the left having a radius of 118.15 feet, a central angle of 38 degrees 15 minutes 00 seconds, an arc length of 78.88 feet, a chord that bears South 19 degrees 07 minutes 30 seconds West, a distance of 77.42 feet to a found 1/2 inch iron rod marking a point of tangency;

**THENCE** South, continuing along the said West right of way line of Hunters Trail Drive, a distance of 100.00 feet to found 1/2 inch iron rod marking the beginning of a curve to the left;

**THENCE** in a Southerly direction with a curve to the left, continuing along the said West right of way line of Hunters Trail Drive, said curve to the left having a radius of 250.00 feet, a central angle of 40 degrees 18 minutes 30 seconds, an arc length of 175.88 feet, (call 176.71 feet), a chord that bears South 20 degrees 09 minutes 15 seconds East, a distance of 172.27 feet to a found 5/8 inch iron rod marking the Southeast corner of said Lot 28, same being the Northeast corner of Lot 27, said found 5/8 inch iron rod also marking the Southeast corner of the herein described tract;

**THENCE** South 70 degrees 43 minutes 10 seconds West, (call South 70 degrees 35 minutes 00 seconds West), along the common lot line of said Lot 28 and Lot 27, a distance of 239.41 feet, (call 239.45 feet), to a set 1/2 inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 27, same being the Southwest corner of said Lot 28, said set 1/2 inch iron rod with cap lying in a Southeasterly line of that certain 30.88 acre tract of land called Tract 30, conveyed to the Houston Racquet Club as recorded under Harris County Clerk's File No. G622238 also marking the Southwest corner of the herein described tract;

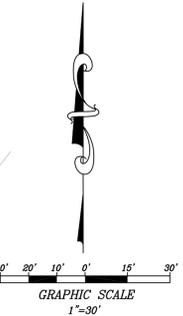
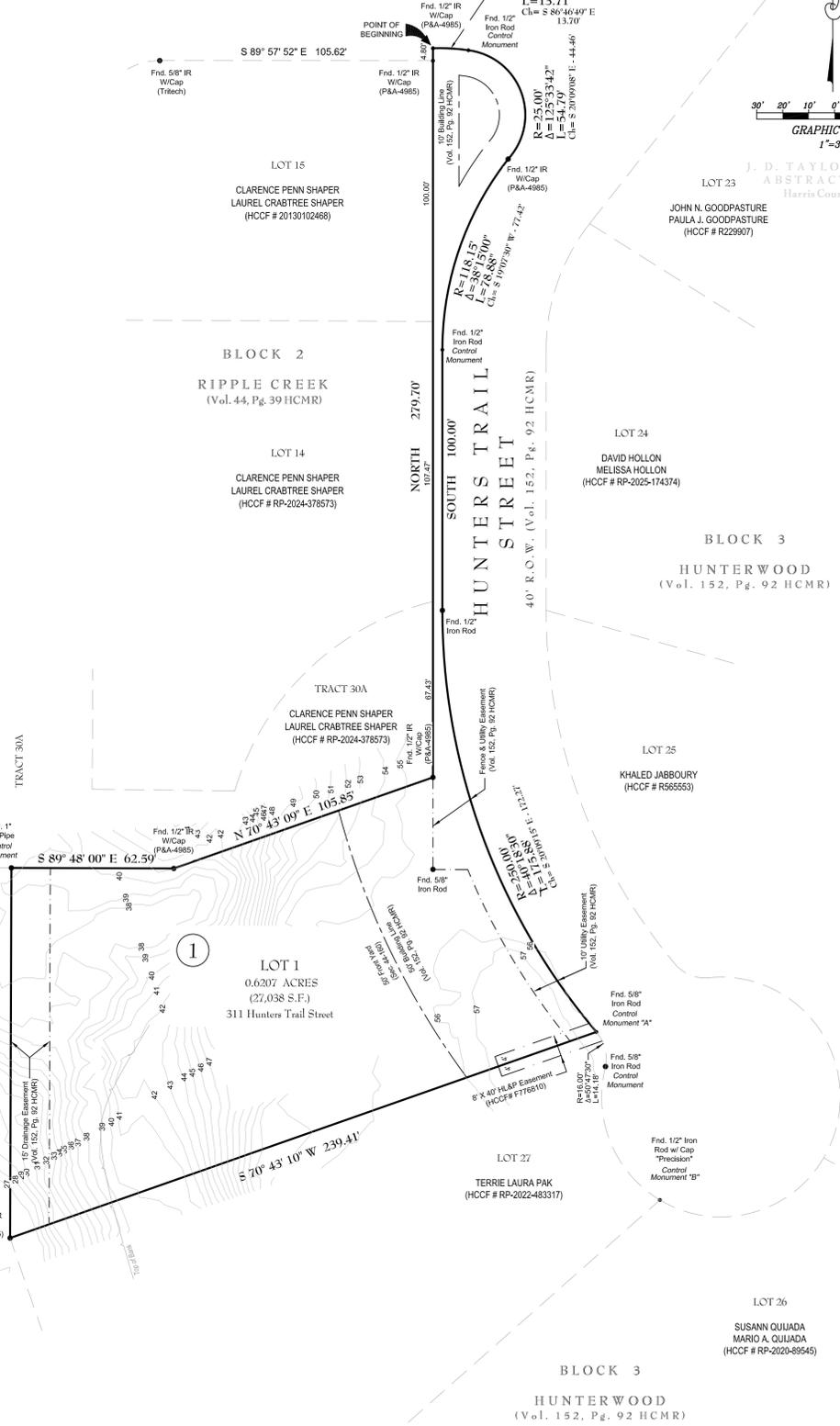
**THENCE** North 00 degrees 12 minutes 00 seconds East, along a West line of said Lot 28, and with a Southeasterly line of said Houston Racquet Club 30.88 acre tract of land, a distance of 142.00 feet to a found 1 inch iron pipe lying in the South line of Tract 30A, conveyed to Clarence P. Shaper and Laurel C. Shaper as recorded under Harris County Clerk's File No. RP-2024-378573, said found 1 inch iron pipe marking the most Westerly Southwest corner of said Lot 28 and also the most Westerly Southwest corner of the herein described tract;

**THENCE** North 00 degrees 12 minutes 00 seconds East, along a West line of said Lot 28, and with the South line of said Tract 30A, a distance of 62.59 feet to a found 1/2 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

**THENCE** North 70 degrees 43 minutes 09 seconds East, over and across a Southeasterly portion of said Tract 30A, a distance of 105.85 feet to a found 1/2 inch iron rod with cap (P&A-4985) lying in a West line of said Lot 28, same being an East line of said Tract 30A, said found 1/2 inch iron rod with cap also marking a point for angle of the herein described tract;

**THENCE** North, along a West line of said Lot 28, and with the East line of Tract 30A, passing at 67.43 feet a point for corner being the most Northerly Northeast corner of said Tract 30A, same being the Southeast corner of Lot 14, in Block 2 of Ripple Creek, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 44, Page 39 of the Map Records of Harris County, Texas, passing at 174.90 feet a point for corner being the Northeast corner of said Lot 14, same being the Southeast corner of Lot 15, in Block 2 of Ripple Creek, passing at 274.90 feet a found 1/2 inch iron rod with cap (P&A-4985) marking the Northeast corner of said Lot 15, and also a point for angle in the said South right of way line of Ripple Lane, continuing for a total distance of 279.70 feet to the **POINT OF BEGINNING** and containing 0.6207 acres, (27,038 square feet), of land.

**RIPPLE LANE**  
60' R.O.W. (Vol. 44, Pg. 39 HCMR)



- ### GENERAL NOTES & LEGEND
- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
  - H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
  - H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
  - UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
  - BLDG. LINE OR B.L. denotes BUILDING LINE.
  - W.L.E. denotes WATER LINE EASEMENT.
  - S.S.E. denotes SANITARY SEWER EASEMENT.
  - O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
  - A.E. denotes AERIAL EASEMENT.
  - ① denotes BLOCK NUMBER.
  - Subject Tract **DOES LIE** within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map **48201C 0665 M, Dated 6/9/2014, (ZONE X, SHADED X, AE & FLOODWAY)** (Shown by graphic plotting only)
  - Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-25-3924 with an effective date of July 30, 2025.
  - Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 Adjustment).
  - Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 44, Code of Ordinances, City of Hunters Creek Village, Texas in effect at the time this plat was approved, which may be amended from time to time.
  - The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 3092, Page 674, Volume 3092, Page 676, Volume 3095, Page 434 & Volume 3095, Page 438 of the Deed Records; in Clerk's File Nos. C688787, C688788, C656325, C696475, C802523, C815899, M519784, N603074, RP-2025-123817 and Volume 152, Page 92 of the Map Records, all in Harris County.

**NOTES ON EXISTING PIPELINES**  
There are no existing pipelines or pipeline easements within this subdivision.

## PRELIMINARY PLAT OF HUNTERWOOD PARTIAL REPLAT NO 1 AND EXTENSION

**A SUBDIVISION BEING OUT AND PART OF CERTAIN TRACT OF LAND KNOWN AS LOT 28, BLOCK 3 OF HUNTERWOOD, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 152, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN ADJOINING SOUTHEASTERLY PORTION OF TRACT 30A AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2025-307695**

**BEING A PLAT OF 0.6207 ACRES (27,038 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72 CITY OF HUNTERS CREEK VILLAGE HARRIS COUNTY, TEXAS**

**1 LOT 1 BLOCK 0 RESERVE**

REASON FOR REPLAT:  
TO CREATE 1 SINGLE FAMILY RESIDENTIAL LOT

**OWNERS:**

KEVIN WAN KOO  
2044 LOU ELLEN LANE, UNIT C, HOUSTON TEXAS 77018

CITY OF HUNTERS CREEK VILLAGE, TEXAS  
AUGUST 19, 2025

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** September 8, 2025  
**AGENDA SUBJECT:** Discussion and possible action to consider any future agenda items.

**EXHIBITS:**

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