

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Holderrieth Campus Property Management, LLC, acting by and through Ahmad Adhan Aslam, managing member of Holderrieth Campus Property Management, LLC, owners hereinafter referred to as owner of the 1.3313 acre, the 0.3214 acre and the 0.1722 acre tracts described in the above and foregoing plat of NORTHWEST HOUSTON HEART CENTER REPLAT NO. 1, 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, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner does hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line 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 Tomball, 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, owner does 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 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.

IN TESTIMONY WHEREOF, the Holderrieth Campus Property Management, LLC, has caused these presents to be signed by Ahmad Adhan Aslam, managing member, thereunto authorized this ____ day of _____, 202__.

Holderrieth Campus Property Management, LLC

By: _____
Ahmad Adhan Aslam, managing member

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Ahmad Adhan Aslam, managing member of Holderrieth Campus Property Management, LLC, 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, and in the capacity therein and herein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of NORTHWEST HOUSTON HEART CENTER REPLAT NO. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this ____ day of _____, 202__.

By: _____
Nathan Dietrich
Community Development Director

Harris County Clerk Certificate of Filing:

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 _____, 202__, at _____ o'clock __M., and duly recorded on _____, 202__, at _____ o'clock __M., and at Film Code Number _____ of the Map Records of Harris County for said County.

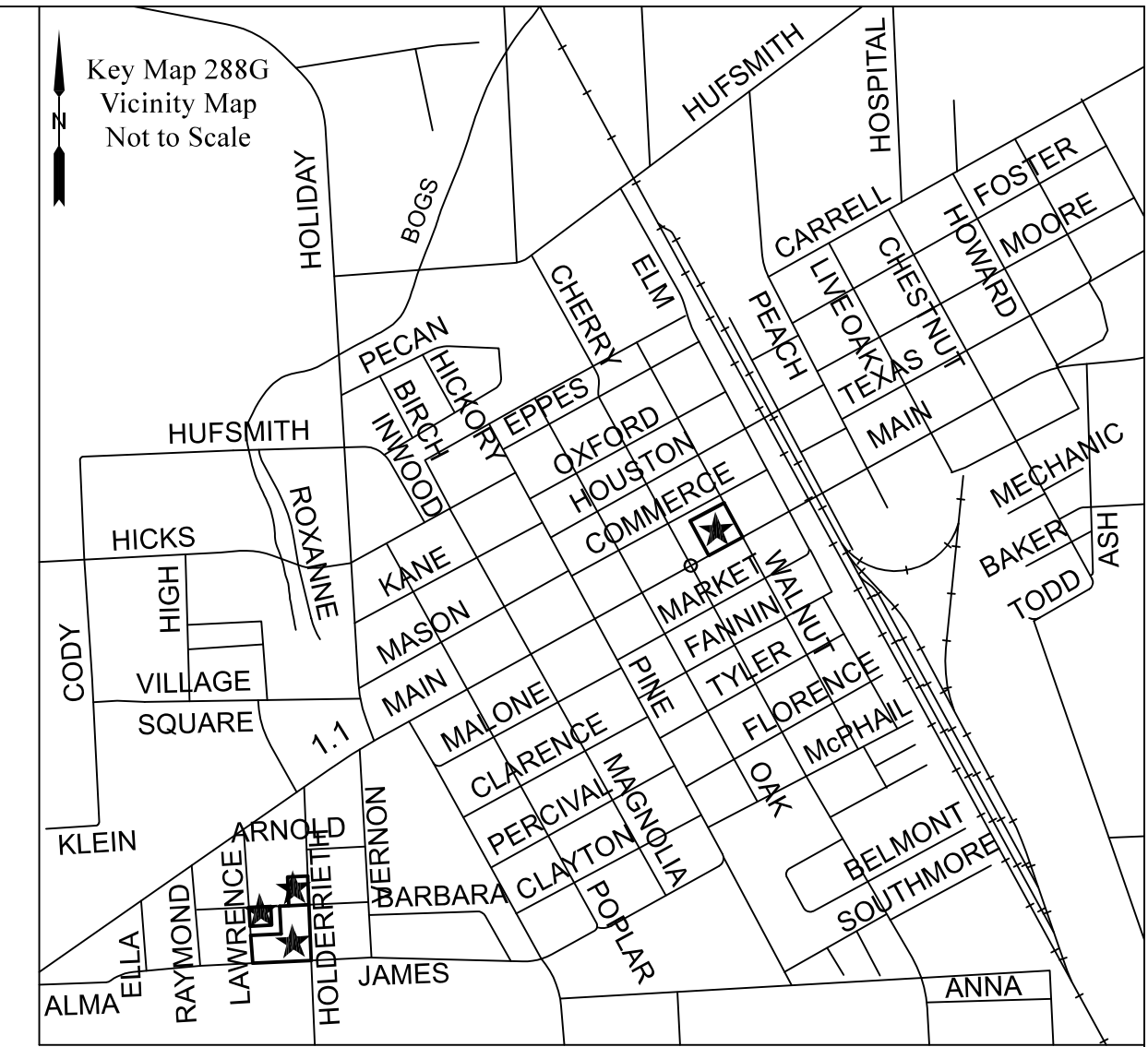
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Steven L. Crews, 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 not found have been marked with iron 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.

Steven L. Crews
Texas Registration Number 4141



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and 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 systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83).
8. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

NORTHWEST HOUSTON HEART CENTER REPLAT NO. 1

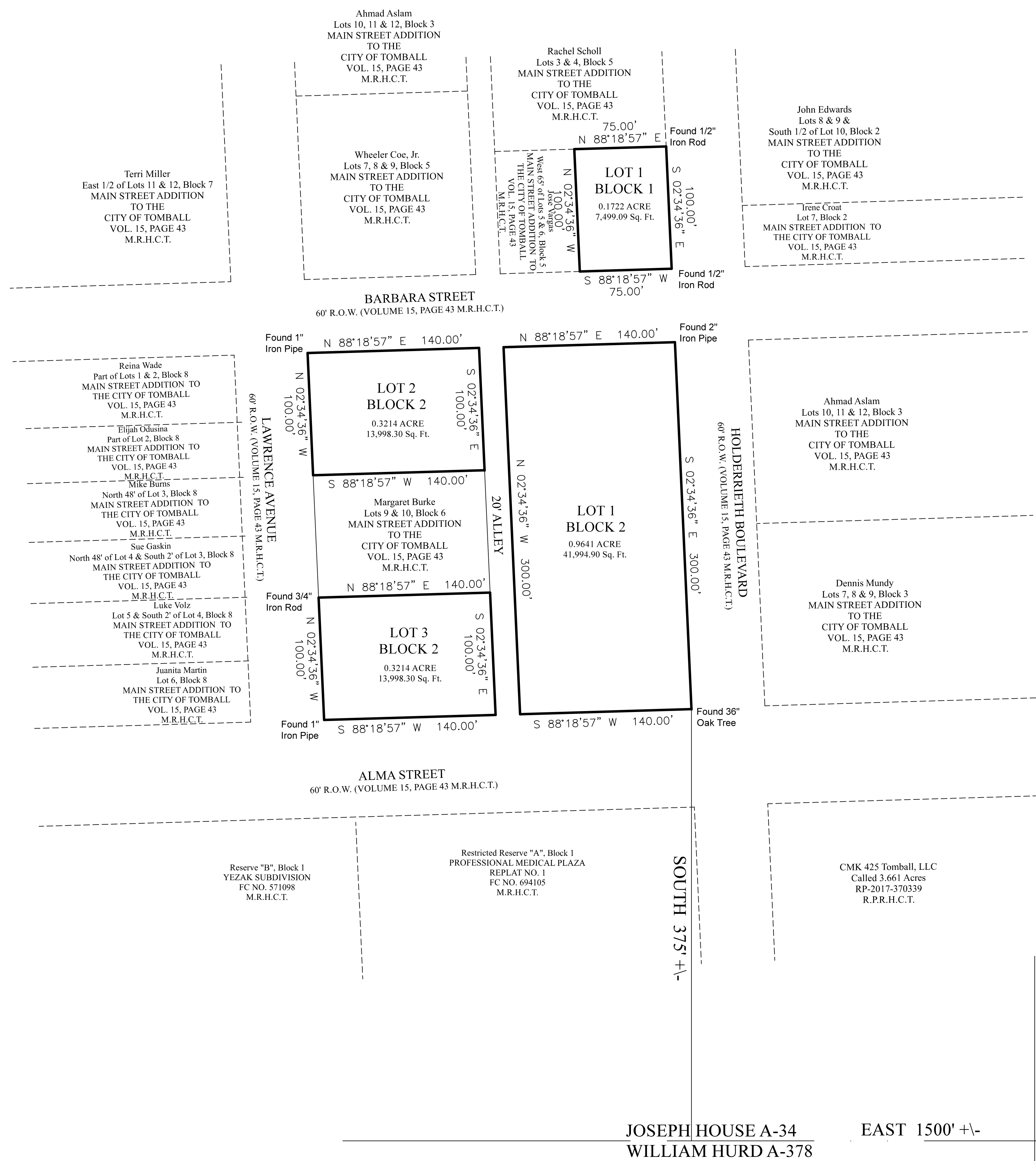
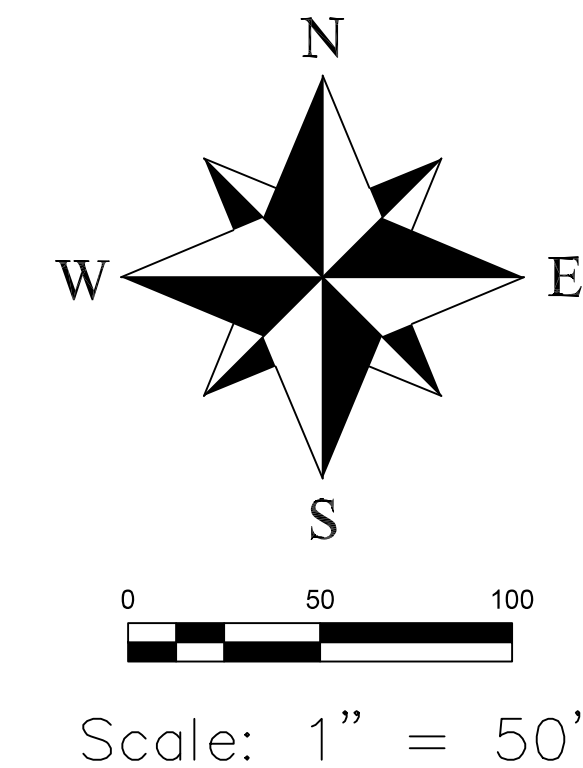
Being a 0.9641 acre, a 0.3214 acre, a 0.3214 acre, and a 0.1722 acre tract of land all situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 1 in Block 1 of NORTHWEST HEART CENTER, a subdivision as recorded in Film Code Number 621269, of the Map Records of Harris County, Texas, together with a replat of Lots 1, 2, 11 and 12, in Block 6, and a replat of the East 75 feet of Lots 5 and 6, in Block 5, all of MAIN STREET ADDITION TO THE CITY OF TOMBALL, a subdivision as recorded in Volume 15, Page 43, of said Map Records.

4 Lots, 2 Blocks

Owner:
Holderrieth Campus Property Management, LLC
10402 Creekbend Drive
Cypress, Texas 77433

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

September 2023
Sheet 1 of 2
23-0229



Notes:

Flood Information:
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- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
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Office: 281-356-5172
survey@ccsurveying.com
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WILLIAM HURD A-371
JESSE PRUITT A-629

JOSEPH HOUSE A-34
WILLIAM HURD A-378

EAST 1500' +/-