

STATE OF TEXAS
COUNTY OF HARRIS

I, Ramon Umanzor, owner of the 1.5968 acre tract described in the above and foregoing plat of Umanzor Development, 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.

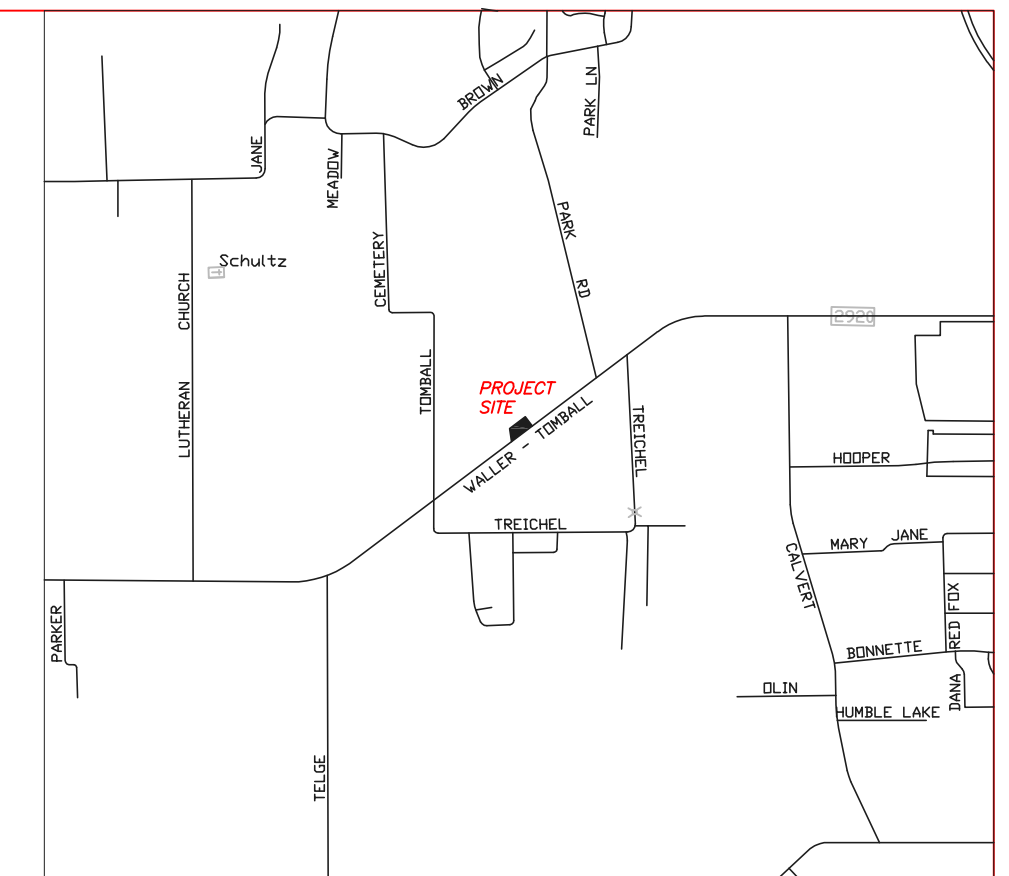
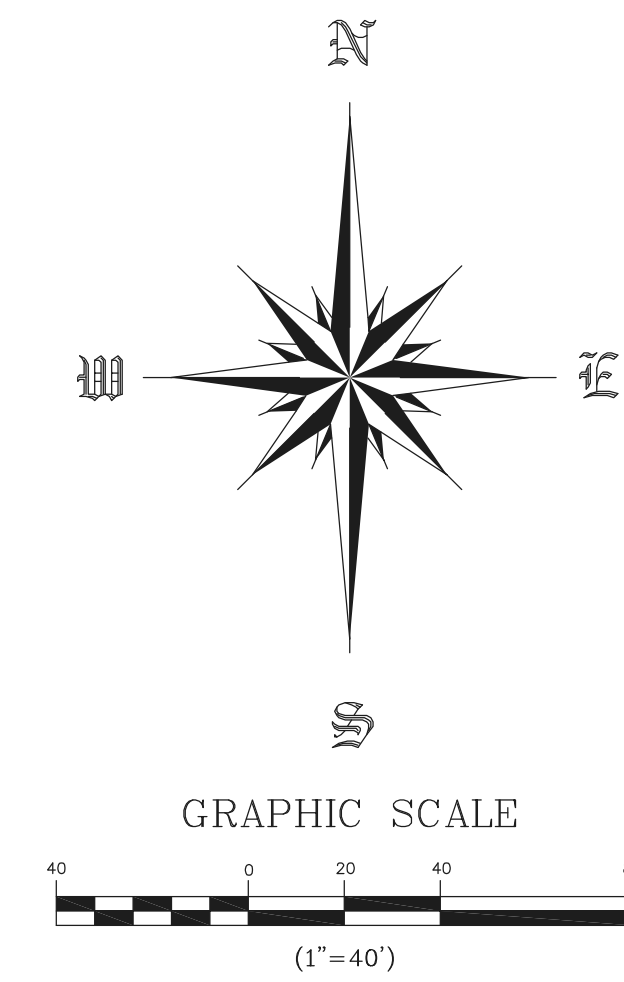
Further, owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

Further, owner do 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 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 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.

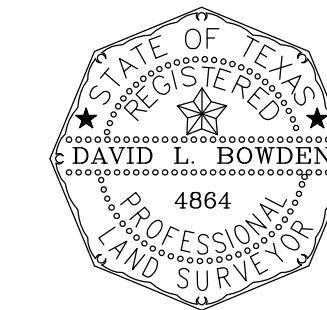
WITNESS my hand in the City of Tomball, Texas, this _____ day of _____, 2023.

Ramon Umanzor, Owner



VICINITY MAP (N.T.S.) KEY MAP # 288J

I, David L. Bowden, 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 is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



DAVID L. BOWDEN, R.P.L.S.
Texas Registration No. 4864

Date

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 _____, 2023, at _____ o'clock _____ M., and at _____ o'clock _____ M., 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

Deputy

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Umanzor Development 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 _____, 2023.

By: _____
Barbara Tague
Chairman

Or: _____
Susan Harris
Vice Chairman

Umanzor Development

A subdivision of 1.5968 acres of land,
Being a 1.5968 acre tract of land situated in the C. Goodrich Survey, Abstract No. 311, Harris County, Texas.

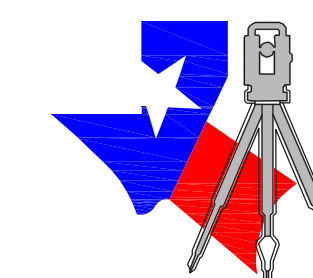
OWNER: Ramon Umanzor
11035 Stone Legend Drive
Tomball, Texas 77377

Applicant PLS Construction Layout, Inc.
2010 N. Loop W. # 100, Ste. 280 Houston, Texas 77018
Phone: 713-480-4078 Email: pslsall@yahoo.com

SURVEYOR:

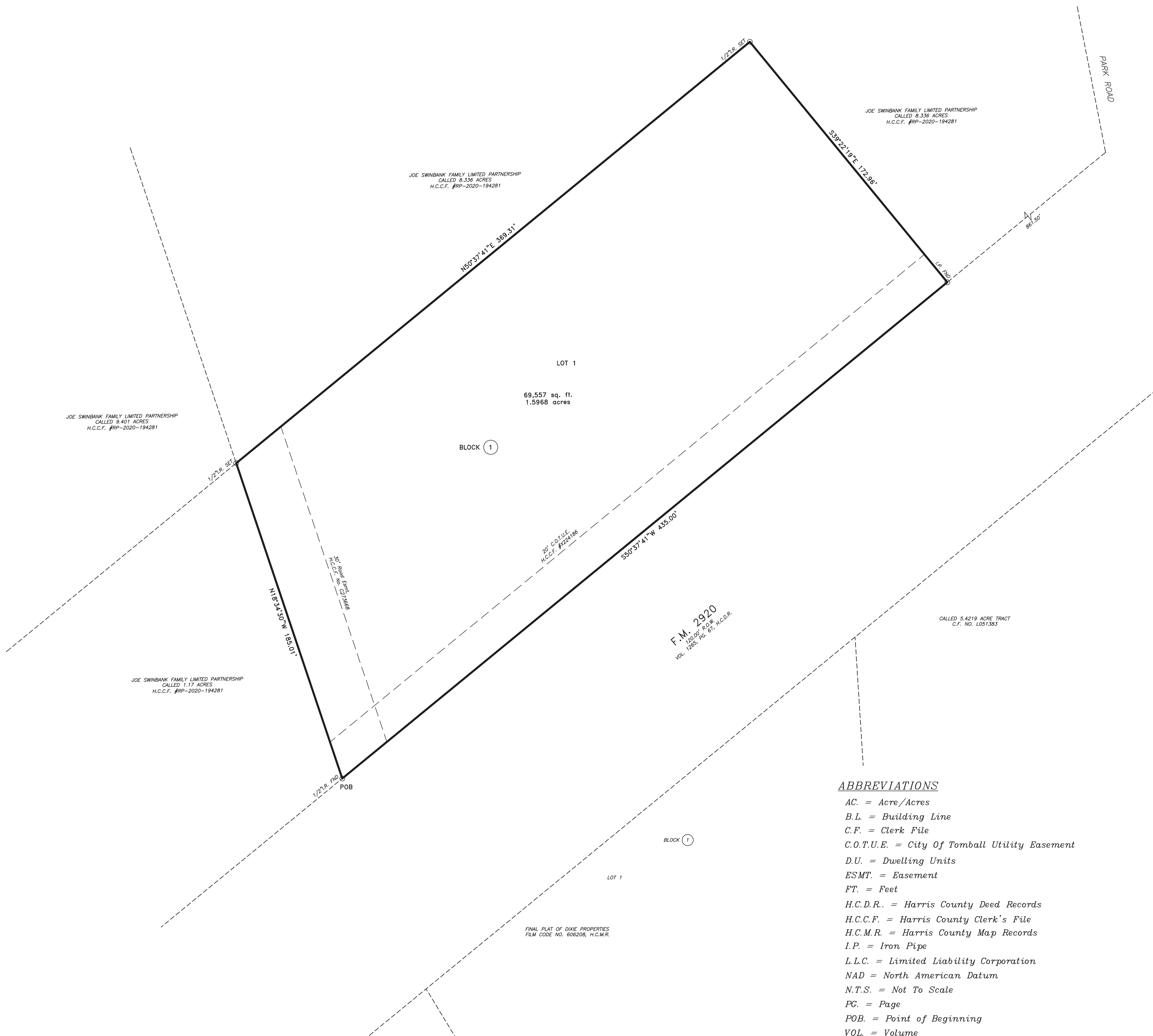
Bowden Survey

Professional Surveying Services
12000 Westheimer Road, STE. 106
Houston, Texas 77077
Phone: (281) 531-1900 Fax: (281) 531-4900



September 05, 2023

SCALE: 1" = 40'



- ABBREVIATIONS**
- AC. = Acre/Acres
 - B.L. = Building Line
 - C.F. = Clerk File
 - C.O.T.U.E. = City Of Tomball Utility Easement
 - D.U. = Dwelling Units
 - ESMT. = Easement
 - FT. = Feet
 - H.C.D.R. = Harris County Deed Records
 - H.C.C.F. = Harris County Clerk's File
 - H.C.M.R. = Harris County Map Records
 - I.P. = Iron Pipe
 - L.L.C. = Limited Liability Corporation
 - NAD = North American Datum
 - N.T.S. = Not To Scale
 - PG. = Page
 - POB. = Point of Beginning
 - VOL. = Volume
 - R.D. = Road
 - R.P.L.S. = Registered Professional Land Surveyor
 - R.O.W. = Right-of-Way
 - S.F. = Square Feet
 - U.E. = UTILITY EASEMENT

- Plat Notes:**
- Flood Information:**
According to FEMA Firm Panel No 48201C 0210 L (Effective Date 6-18-2007), this property is located in Zone X Unshaded.
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, and 30 feet off centerline of high pressure gas lines.
 4. This plat (or replat) does not attempt to amend or remove any valid covenants or restrictions.
 5. The building lines shown on this plat shall be in addition to, and shall not limit or replace, building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
 6. All bearings shown hereon are based on grid north of the U.S. State Plane Coordinate System, Texas South Central Zone, NAD 1983 Datum
 7. Floodplain Reference Mark Number 120205 is a brass disk stamped 120205 with and elevation of 173.56 NAVD 1988, 2001 Adjustment.

8. 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 easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in anyway 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.
9. A ten foot City of Tomball Utility Easement is hereby dedicated to 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.

PROPERTY DESCRIPTION:
BEING A 1.5968 ACRE TRACT OF LAND SITUATED IN THE C. GOODRICH SURVEY, ABSTRACT 311, HARRIS COUNTY, TEXAS, AND BEING THE SAME CALLED 1.597 ACRES AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2021-243627, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHWESTERN RIGHT OF WAY OF F.M. 2920 (R.O.W. VARIES) FOR THE EAST CORNER OF THE CALLED 1.17 ACRES, RECORDED IN H.C.C.F. NO. C273668;
THENCE, NORTH 18°34'30" WEST, ALONG THE NORTHEAST PROPERTY LINE OF SAID CALLED 1.17 ACRE TRACT OF LAND, A DISTANCE OF 185.01 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, NORTH 50°37'41" EAST, ALONG THE SOUTH PROPERTY LINE OF A CALLED 8.336 ACRE TRACT OF LAND, RECORDED IN HARRIS COUNTY CLERK FILE NO. C273668, A DISTANCE OF 369.31 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 39°22'19" EAST, ALONG THE SOUTH PROPERTY LINE OF A CALLED 8.336 ACRE TRACT OF LAND, RECORDED IN HARRIS COUNTY CLERK FILE NO. C273668, A DISTANCE OF 172.96 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 50°37'41" WEST, ALONG THE NORTHWEST RIGHT OF WAY LINE OF F.M. 2920 (120.00' R.O.W.), A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5968 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared Ramon Umanzor, known to me to be the person (s) whose name (s) 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 _____, 2023

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