## STATE OF TEXAS WE, THE CITY OF TOMBALL, A MUNICIPAL CORPORATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) WE, THE CIT FOR TOWNSALL, A MUNICIPAL CONFORMION, OWNER, READING THE ABOVE AND FOREIGN THE ABOVE AND FOREIGN MAP OF MEDICAL COMPLEX AT HUFSMITH KOHRVILLE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, 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 FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS TO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET 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 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 FEET (15' 0") 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 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 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 REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR WITNESS OUR HANDS IN THE CITY OF TOMBALL, TEXAS, THIS \_\_\_\_\_ DAY OF\_\_\_ THE CITY OF TOMBALL, A MUNICIPAL CORPORATION DAVID ESQUIVEL CITY MANAGER STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ESQUIVEL CITY MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 \_ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: I, CRAIG A.LANEY, AM 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 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS 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. CRAIG A. LANEY 4507 THIS IS TO CERTIFT THAT THE CITY OF TOMBALL, TEXAS, IS APPROVED THIS PLAT AND MAP OF THE MEDICAL COMPLEX AT HUFSMITH KOHRVILLE IN CONFORMANCE WITH THE STATE OF TEXAS AND ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THE PLAT, THIS NATHAN DIETRICH COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON

. 2023. AT

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

O'CLOCK

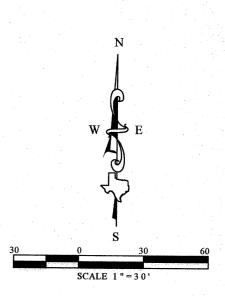
.M., AND DULY RECORDED ON

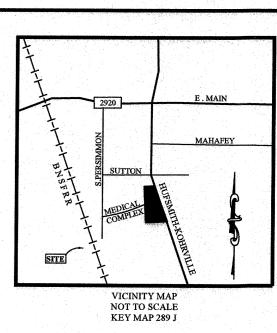
TENESHIA HUDSPETH COUNTY CLERK OF HARRIS COUNTY, TEXAS

DEPUTY

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS

WILLIAM HURD SURVEY A-371 JESSE PRUITT SURVEY A-629 RESERVE "B" FINAL CALVARY BAPTIST OF TOMBALL SUBDIVISION (Film Code # 520133 H.C.M.R.) N87°14'54"E~102.67' FND 5/8"LR: LOT 1 BLOCK 1 **BRANDT HOLDINGS** (Film Code # 679589 H.C.M.R.) 0.5211 AC.TRACT **22699.28 SQUARE FEET** BLOCK 2 RESERVE "A" BRANDT HOLDINGS (Film Code # 679589 H.C.M.R.) BLOCK 2 RABURN RESERVE SEC. 2 FILM CODE No. 698148 H.C.M.R. \$65°16'14"E 0.7040 AC.TRACT RESTRICTED RESERVE "B" **30666.76 SQUARE FEET** BLOCK 1 RABURN RESERVE SEC. 2 LM CODE No. 698148 H.C.M.R. FND 1/2"LR. 1' RESERVE SEE NOTE #7 S 87° 14' 54" W ~ 237.33' W/KUO Ca CALL 10.27 AC.TRACT AS DESCRIBED UNDER C.F.No. 20070023560 RESERVE "D" FINAL CALVARY BAPTIST OF TOMBALL SUBDIVISION REMAINDER OF OUTLOT 368 (Film Code # 520133 H.C.M.R.) CORRECTED MAP OF TOMBALL OUTLOTS VOL. 4, PG. 65 H.C.M.R.





INDICATES "UTILITY EASEMENT" INDICATES "AERIAL EASEMENT" 3. B.L. INDICATES "BUILDING LINE" 4. VOL. INDICATES "VOLUME" PG.
 I.R. INDICATES "PAGE" INDICATES "IRON ROD" INDICATES "FOUND"
INDICATES "RIGHT-OF-WAY" 7. FND 8. R.O.W. 9. ESMT. INDICATES "EASEMENT" 10. H.C.C.F. NO

INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER" 11. H.C.M.R. INDICATES "HARRIS COUNTY MAP RECORD"

INDICATES "HARRIS COUNTY DEED RECORD"

INDICATES "FOUND 5/8" IRON ROD WITH A CAP STAMPED EIC.SURVEYING CO."

## GENERAL NOTES

1. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHTS AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FORTHE 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 HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING. FENCES, TRESS, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S 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 .

2. ACCORDING TO THE FEMA FIRM PANEL NO. 4802870230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X" IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

3. ALL OIL / GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN

4. ALL OIL / GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND / OR ACTIVE) THROUGH THE

5. 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 SETBACK AT A MINIMUN SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINE.

6. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS 7. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR SIDE OR END OF STREETS WHERE SUCH STREETS ABOUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN

A RECORDED SUBDIVISION PLAT. THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

## MEDICAL COMPLEX AT HUFSMITH KOHRVILLE

A SUBDIVISION OF 1.8379 ACRE TRACT **80,060.00 SQUARE FEET** BEING A REPLAT OF RESERVE "C" OF CALVEARY BAPTIST OF TOMBALL SUBDIVISION AS RECORDED IN FILM CODE NO. 520133, HARRIS COUNTY MAP RECORDS. SITUATED IN THE JESSE PRUITT SURVEY, A-629

CITY OF TOMBALL, HARRIS COUNTY, TEXAS **CONTAINING** 

2 LOTS 1 BLOCK APRIL 2023

(REASON FOR REPLAT TO CREATE 2 COMMERCIAL LOTS)

THE CITY OF TOMBALL, 401 W MARKET STREET STE C TOMBALL TEXAS 77375 A MUNICIPAL CORPORATION (832) 948 - 2840

SURVEYOR

E.I.C. SURVEYING COMPANY

12345 JONES ROAD #270 HOUSTON, TEXAS 77070