

WATER PROPERTIES, LLC
CALLED 5.578 ACRES
CF NO. RP-2019-438774
R.P.R.H.C.T.

MACARIO C. VILLEDA
BLANCA A. VILLEDA
CALLED 2.07 ACRES
CF NO. RP-2018-113591
R.P.R.H.C.T.

HARRIS COUNTY TRACT

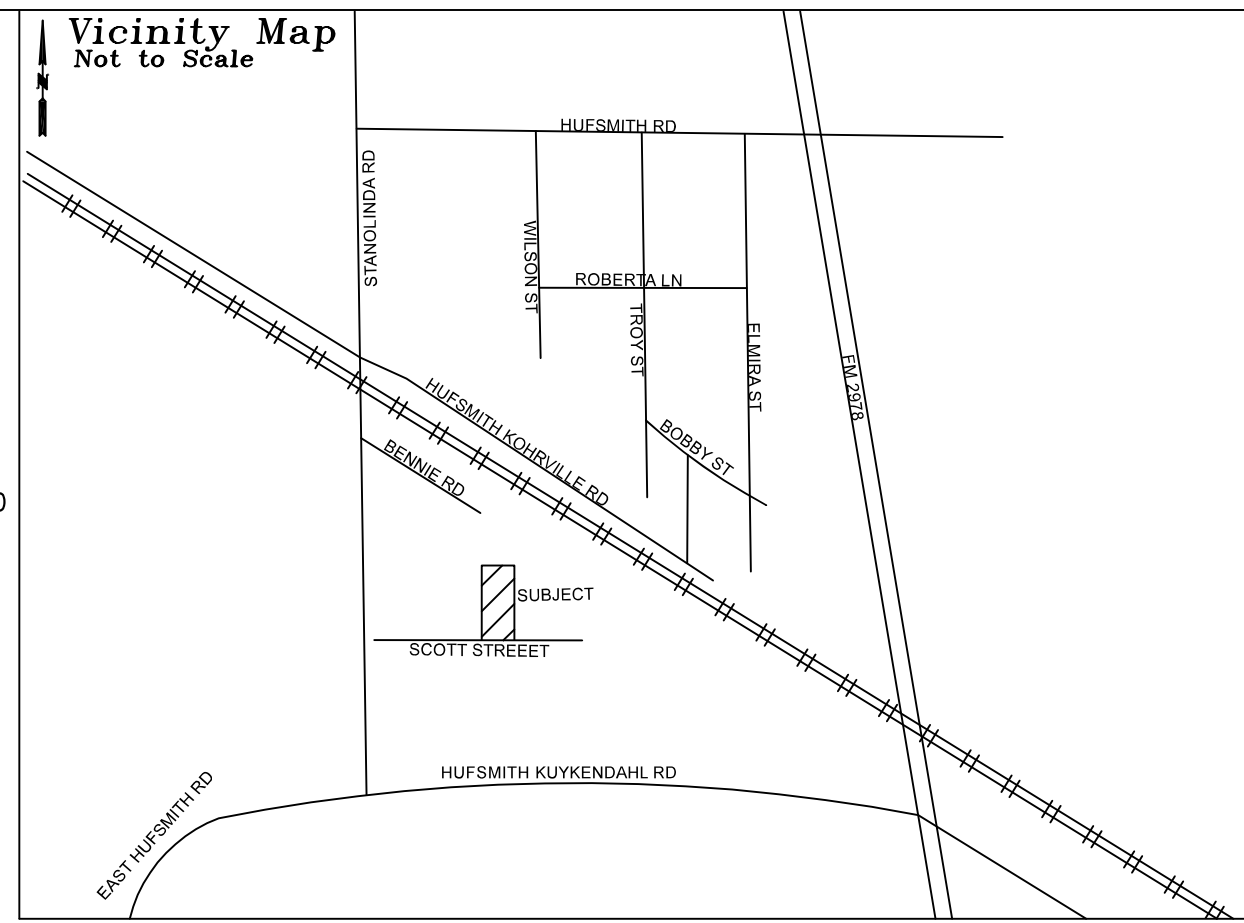
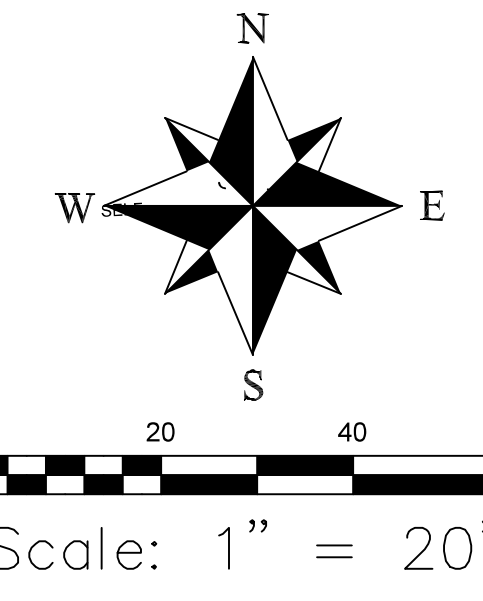
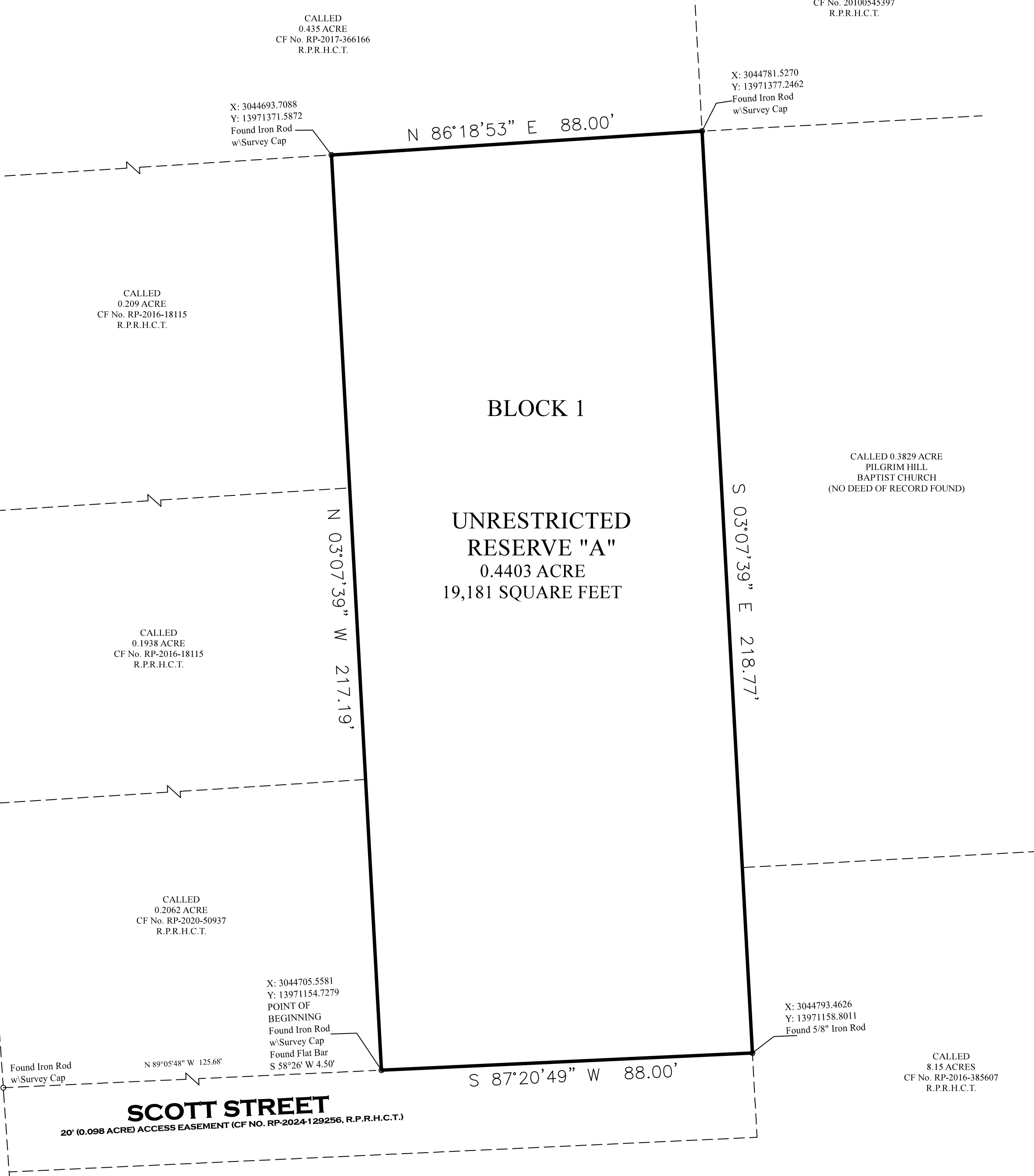
CITY OF TOMBALL
FIRE STATION

STANOLIND ROAD
WIDTH VARIES VOLUNTARILY FROM 80' TO 110' (C.M.A.R.)

HUFSMITH-KUYKENDAHL ROAD
WIDTH VARIES

SCOTT STREET
20' (0.098 ACRE) ACCESS EASEMENT (CF NO. RP-2024-129256, R.P.R.H.C.T.)

BLOCK 1
UNRESTRICTED RESERVE "A"
0.4403 ACRE
19,181 SQUARE FEET



1. Basis of Bearings: Texas State Plane Coordinates, South Central 4204, (NAD83), GEOID 03
2. M.R.H.C.T. indicates Map Records of Harris County, Texas.
3. D.R.H.C.T. indicates Deed Records of Harris County, Texas.
4. R.P.R.H.C.T. indicates Real Property Records of Harris County, Texas.
5. FC NO. indicates Film Code Number.
6. CF NO. indicates Clerk's File Number.
7. O.P.R.O.P. indicates Official Property Records of Real Property
8. P.A.E. indicates private access easement

Notes:
Basis of Bearings:
 The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale 0.99995313336.
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.

DANIELS ACRES

A Subdivision of a 0.4403 acre (19,181 square foot) tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas. (Tomball ETJ).

1 UNRESTRICTED RESERVE, 1 BLOCK

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

Owners:
 Michael Daniels
 Valerie Daniels
 225 Foster Street
 Tomball, Texas 77375
 Mike Daniels Building, LLC
 31302 Bearing Star Lane
 Tomball, Texas 77375

STATE OF TEXAS

COUNTY OF HARRIS

We, Michael Daniels, Valerie Daniels and Mike Daniels Building, LLC, owners hereinafter referred to as Owners of the 0.4403 acre tract described in the above and foregoing map of DANIELS ACRES, 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 dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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 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 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.

WITNESS our hands in the City of _____, Texas, this ____ day of _____, 202__.

Michael Daniels Valerie Daniels

IN TESTIMONY WHEREOF, Mike Daniels Building, LLC, has caused these presents to be signed by Michael Daniels, its managing member, thereunto authorized, this ____ day of _____, 20__.

Mike Daniels Building, LLC

By: Michael Daniels, managing member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael Daniels, 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 _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Valerie Daniels, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael Daniels, managing member of Mike Daniels Building, 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 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: _____

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 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.

Steven L. Crews Texas Registration No. 4141

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E. County Engineer

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 202__ by an order entered into the minutes of the court.

Teneshia Hudspeth County Clerk Of Harris County, Texas

By: Deputy

I, Teneshia Hudspeth, County Clerk of Harris County, 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.

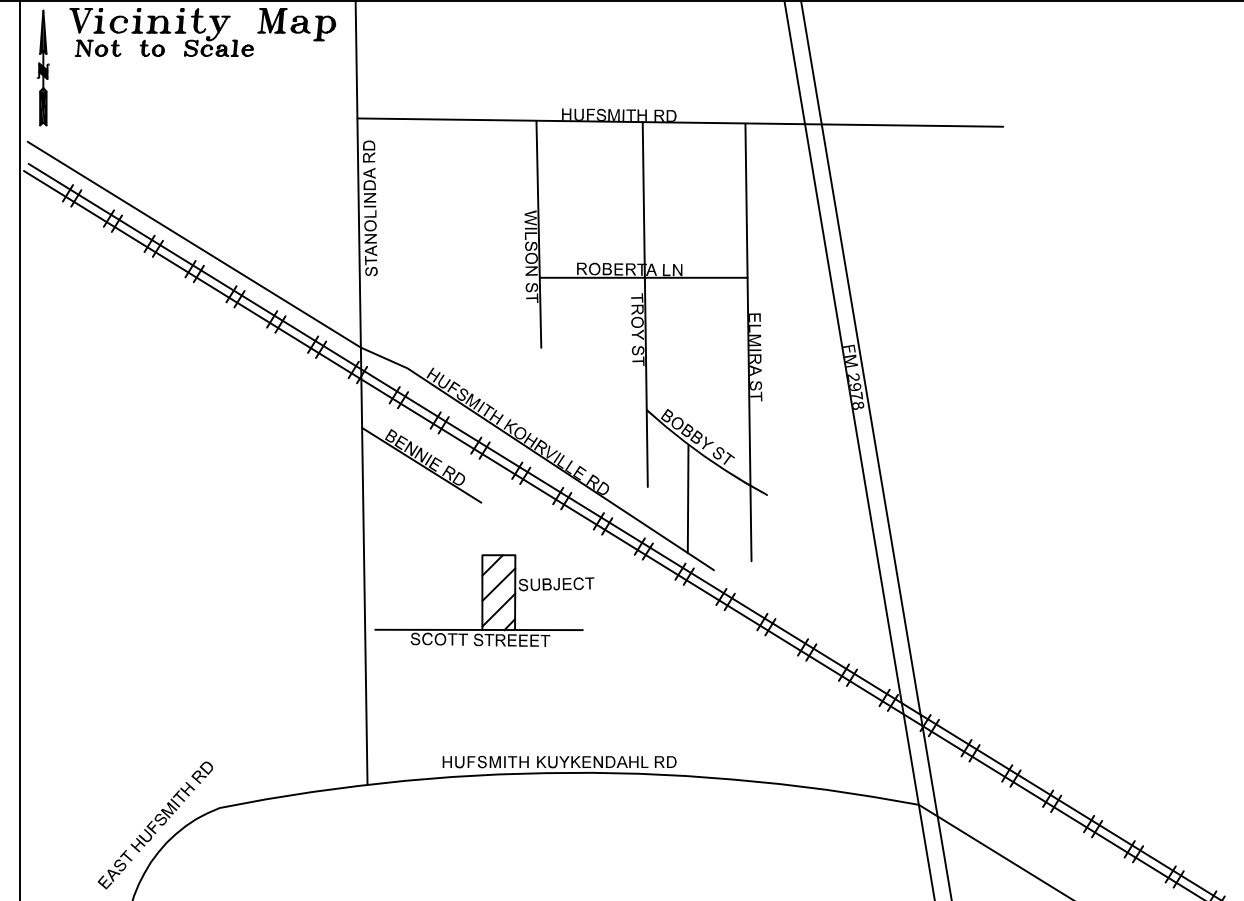
Teneshia Hudspeth County Clerk Of Harris County, Texas

By: Deputy

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of HOLDERRIETH OFFICE 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: Craig Meyers Community Development Director



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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

Owners: Michael Daniels Valerie Daniels 225 Foster Street Tomball, Texas 77375 Mike Daniels Building, LLC 31302 Bearing Star Lane Tomball, Texas 77375