STATE OF TEXAS **COUNTY OF HARRIS** LINE TABLE **LEGEND:** We, CEMEX CONSTRUCTION MATERIALS SOUTH, LLC acting by and through Rick Rackley, SQ. FT. - SQUARE FEET Director of Fleet and Plant Maintenance & Rondal Bingham, Maintenance Manager, I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within NO. BEARING LENGTH B.L. - BUILDING LINE being officers of CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, owners in this section instrument with its certificate of authentication was filed for registration in my office U.E. - UTILITY EASEMENT after referred to as owners of the 8.6233 acre tract described in the above and on \_\_\_\_\_\_ o'clock \_\_\_\_.M., and L1 N 72°05'27" W 51.51' R.O.W. - RIGHT OF WAY foregoing plat of CEMEX TOMBALL PLAT, do hereby make and establish said subdivision duly recorded on \_\_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_\_ o'clock .M., and at Film Code Number\_\_\_\_\_\_ of the Map Records H.C.C.F. - HARRIS COUNTY CLERKS FILE 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, H.C.M.R. - HARRIS COUNTY MAP RECORDS of Harris County for said county. watercourses, drains, easements, and public places shown thereon for the purposes VOL. – VOLUME HUFSMITH KUYKENDAHL ROAD and considerations therein expressed; and do hereby bind ourselves, our heirs, PG. – PAGE Witness my hand and seal of office, at Houston, the day and date last above written. successors and assigns to warrant and forever defend the title to the land so FND - FOUND IP - IRON PIPE IR — IRON ROD CIR - CAPPED IRON ROD FURTHER, owners have dedicated and by these presents do dedicate to the use of "STS" - STAMPED SOUTH TEXAS SURVEYING 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 Teneshia Hudspeth public utility easements shown hereon. County Clerk Of Harris County, Texas 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 culverts or bridges to be provided for all private driveways or walkways crossing such drainage FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on KEY MAP NO. 249X 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 Tomball, Harris County, or any **VICINITY MAP** 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 NOT TO SCALE GRAPHIC SCALE 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 CALLED 3.563 ACRES operation and maintenance of the drainage facility and that such abutting property SUBURBAN RANCHERS RDG CLU shall not be permitted to drain directly into this easement, except by means of an H.C.C.F. NO. C687507 ( IN FEET ) approved drainage structure. 1 inch = 60 ft.IN TESTIMONY WHEREOF, the CEMEX CONSTRUCTION MATERIALS SOUTH, LLC has caused these presents to be signed by Rick Rackley, its Director of Fleet and Plant 1. Unless otherwise indicated, the building lines [b.l.], whether one 4. To the best knowledge and belief of the surveyor, all Maintenance, thereunto authorized, attested by its Maintenance Manager, Rondal or more, shown on this subdivision plat are established to oil/gas pipelines or pipeline easements with ownership Bingham, and its common seal hereunto affixed this \_\_\_\_ day of evidence compliance with the applicable provisions of Chapter 42, through the subdivision have been shown. Code of Ordinances, City of Tomball, Texas, in effect at the time this plat was approved, which may be amended from time to 5. To the best knowledge and belief of the surveyor, all N 87°23'18" E 739.22' CEMEX CONSTRUCTION MATERIALS SOUTH, LLC oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown. 2. The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought

6. No building or structure shall be constructed across any to surface by applying the following combined scale 0.99995154444570. Rick Rackley pipelines, building lines, and/or easements. Building setback 3. Absent written authorization by the affected utilities, all lines will be required adjacent to oil/gas pipelines. The Director of Fleet and Plant Maintenance utility and aerial easements must be kept unobstructed setbacks at a minimum should be 15 feet off centerline of from any non-utility improvements or obstructions by the low pressure gas lines, and 30 feet off centerline of high property owner. Any unauthorized improvements or pressure gas lines. obstructions may be removed by any public utility at the 7. This plat does not attempt to amend or remove any property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back Rondal Bingham Maintenance Manager easements and alongside rear lots lines are permitted, they 8. Public easements denoted on this plat are hereby  $\bigcirc$ too may be removed by public utilities at the property dedicated to the public forever. Any public utility, including owner's expense should they be an obstruction. Public the City of Tomball, shall have the right at all times, of STATE OF TEXAS Utilities may put said wooden posts and paneled wooden ingress and egress to and from and upon said easements **COUNTY OF HARRIS** fences back up, but generally will not replace with new for the purpose of construction, reconstruction, inspection, BEFORE ME, the undersigned authority, on this day personally appeared Rick Rackley, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time known to me to be the person whose name is subscribed to the foregoing instrument of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the and acknowledged to me that they executed the same for the purposes and considerations therein expressed. 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, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this\_\_\_\_\_ day of maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of **BLOCK** 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. 8.6233 ACRES Notary Public in and for the State of Texas (375,630 SQ. FT.) My Commission expires: \_\_\_\_\_ STATE OF TEXAS **COUNTY OF HARRIS** BEFORE ME, the undersigned authority, on this day personally appeared Rondal Bingham, 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. FND 1/2" CIR N:13968552.07 S 87°23'44" W 170.39' GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_\_ **CEMEX TOMBALL** CALLED 0.610 ACRES H.C.C.F. NO. RP-2016-361314 1 BLOCK, 1 LOT Notary Public in and for the State of Texas Print Name: A SUBDIVISION OF 8.6233 ACRES (375,630 SQ.FT.) OF LAND My Commission expires: \_\_\_\_\_\_ SITUATED IN THE JOHN S. SMITH SURVEY, ABSTRACT 730, CITY OF TOMBALL, AS TRACT IS WITHIN CITY LIMITS, HARRIS COUNTY, I, Fred W. Lawton, am registered under the laws of the State of Texas to practice S 87°19'08" W 518.75' the profession of surveying and hereby certify that the above subdivision is true and TEXAS; BEING THE REMAINDER OF A CALLED 9.233 ACRE TRACT 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, CONVEYED TO TXI OPERATIONS BY GENERAL WARRANTY DEED 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 CALLED 2.959 ACRES RECORDED UNDER CLERK'S FILE NO. TO15795 OF THE HARRIS not less than five eighths (5/8) inch and a length of not less than three (3) feet; H.C.C.F. NO. RP-2016-364102 and that the plat boundary corners have been tied to the Texas Coordinate System COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; SAID of 1983, south central zone. 8.6232 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARS BASED ON A CALL OF SOUTH OO DEGREES 40 MINUTES OO SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY RED W. LAWTON LINE OF HUFSMITH-KHORVILLE ROAD (FM 2978) AS DESCRIBED IN DEED RECORDED IN CLERK'S FILE NO. N473534 OF THE HARRIS Fred W. Lawton Texas Registration No. 2321 COUNTY PUBLIC RECORDS OF REAL PROPERTY. This is to certify that the planning and zoning commission of the City of Tomball has REASON FOR PLAT: CALLED 2.9515 ACRES approved this plat and subdivision of Cemex Tomball Plat in conformance with the H.C.C.F. NO. RP-2015-0044067 laws of the state and the ordinances of the city as shown hereon and authorized the TO CREATE 1 LOT recording of this plat this \_\_\_\_ day of \_\_\_ SCALE: 1"= 60' DATE: 7/2024 OWNER: CEMEX CONSTRUCTION MATERIALS SOUTH LLC Barbara Tague Chairman ADDRESS: P.O. BOX 2883 WEST PALM BEACH FL 33402-2883

STSA :

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  $281-556-6918 \quad FAX \quad 281-556-9331 \\ Firm \quad Number: \quad 10045400$ Convright 2024 South Texas Surveying Associates, Inc. K:\COMRES 2024\PLATS\24-0008-001.DWG (KT)