

STATE OF TEXAS
COUNTY OF HARRIS

We, VENI VIDI VICI, LLC, - Series S, acting by and through Michael Burns, Managing Member and Renee Burns, Managing Member, being officers of VENI VIDI VICI, LLC, - Series S, owners in this section after referred to as owners of the 2.6719 acre tract described in these above and foregoing plat of FINCAS FALKANE, 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 therein for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & 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 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 facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on 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 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.

IN TESTIMONY WHEREOF, the VENI VIDI VICI, LLC, - Series S, has caused these presents to be signed by Michael Burns, Managing Member and Renee Burns, Managing Member, thereunto authorized this _____ day of _____, 2023.

VENI VIDI VICI, LLC, - Series S

By: _____
Michael Burns
Managing Member

By: _____
Renee Burns
Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael Burns, 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 _____, 2023.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Renee Burns, 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 _____, 2023.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

I, Daniel W. Goodale, 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 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.



Daniel W. Goodale
Texas Registration No. 4919

This is to certify that the planning and zoning commission of the city has approved this plat and subdivision of FINCAS FALKANE in conformance with the laws of the state and the ordinances of the city as shown hereon an authorized recording of this plat this _____ day of _____, 2023.

By: _____
CRAIG MEYERS
DIRECTOR OF COMMUNITY DEVELOPMENT

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 _____, 20____, at _____ o'clock _____ M., and duly recorded on _____, 20____, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

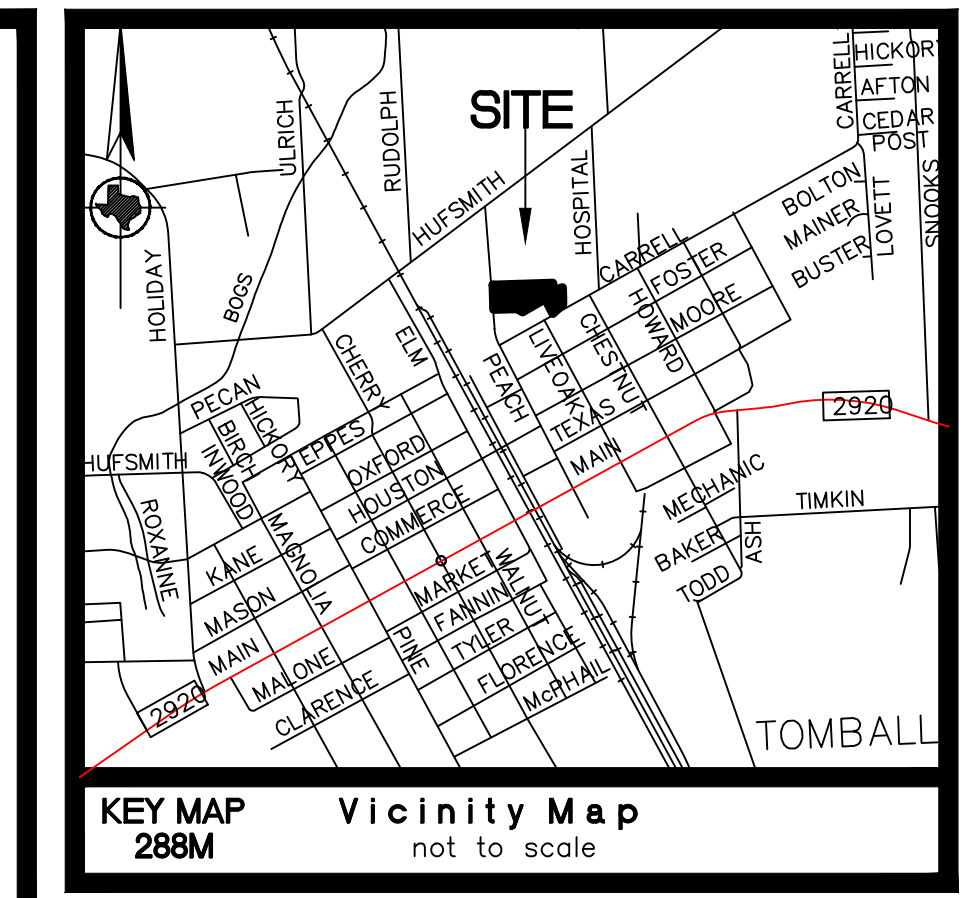
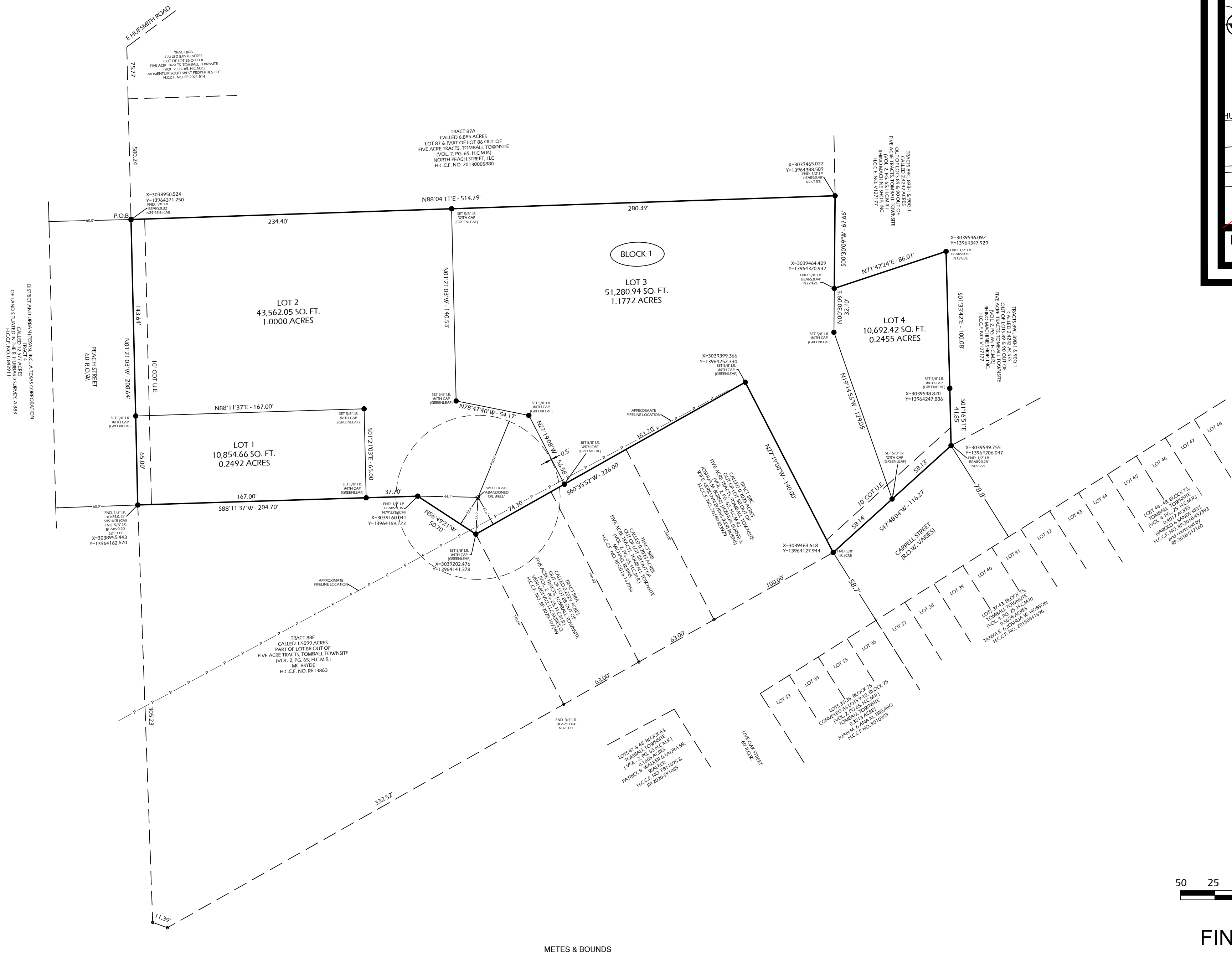
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

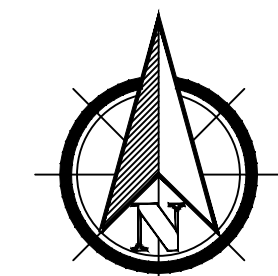
By: _____
Deputy

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 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 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 or 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. 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 of 0.99948627.
- 3. According to the FEMA Panel No. 48201C0230L (Effective Date 06-18-2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- 4. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 5. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6. 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.
- 7. This plat does not attempt to amend or remove any valid covenants or restrictions.
- 8. A ten foot wide 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.
- 9. Pipeline easement(s) affecting the subject property granted to Humble Oil & Refining Company, as set forth and defined by instrument(s) filed for record under Volume 1053, Page 263; Volume 1235, Page 544 and Volume 1452, Page 428, of the Deed Records of Harris County, Texas.



LEGEND:
P.O.B. - POINT OF BEGINNING
FND. - FOUND
I.R. - IRON ROD
C.M. - CONTROL MONUMENT
D.C.L. - DIRECTIONAL CONTROL LINE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F.NO. - HARRIS COUNTY CLERK FILE NUMBER
R.O.W. - RIGHT-OF-WAY
COT U.E. - CITY OF TOMBALL EASEMENT



SCALE:
1"=50'
0 25 0 50 100

FINCAS FALKANE

A SUBDIVISION OF 2.6719 ACRES OF LAND BEING A REPLAT OUT OF OUTLOTS 88 AND 89 TOMBALL OUTLOTS FIVE ACRES TOMBALL TOWNSITE ACCORDING TO THE PLAT OR MAP AS RECORDED IN VOLUME 2, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS RALPH HUBBARD SURVEY, ABSTRACT NO 383 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 4 LOTS
4 LOTS 1 BLOCK

OWNER:

VENI VIDI VICI, LLC-SERIES S
22739 TOMBALL CEMETERY ROAD
TOMBALL, TX 77377

DATE: NOVEMBER, 2023 SCALE: 1" = 50'

LAND PLANNER:

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333

GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY, STE 160
HOUSTON, TEXAS 77092ON, TEXAS 77079
832-668-5003
FIRM # 10193977
ORDERS@GLLSURVEYS.COM
WWW.GREENLEAFLANDSURVEYS.COM

Being a tract or parcel containing 2.6719 acres (116,390.06 square feet) of land out of outlots 88 and 89 of tomball townsite in the ralph hubbard survey, abstract no. 383, in harris county, texas, according to the map of plat thereof recorded in volume 2, page 65 of the map records of harris county, texas, and being that same certain tract of land conveyed to veni vidi vici, llc.-series s, by deed recorded in harris county clerk's file (h.c.c.f.) no. rp-2020-107356 of the official public records of real property in harris county texas (o.p.r.p.h.c.t.) and being more particularly described by metes and bounds as follows with all bearings and grid coordinates based on the texas state plane coordinate system (nad 83) south central zone no. 4204 derived from g.p.s. observation:

Beginning at a point in the east right of way line of peach street (platted as 30.0 feet wide, monumented 60.0 feet wide r.o.w.) at the northwest corner and point of beginning of the herein described 2.6719 acre tract of land, from where a found 5/8 inch iron rod bears n29°43'e-0.32 feet, same being the southwest corner of a called 6.885 acre tract (called tract 87a) conveyed by deed recorded in harris county clerk's file (h.c.c.f.) no. 20130005880, o.p.r.p.h.c.t. to north peach street, llc. and also being the southwest corner of a 20.0 feet wide right of way and easement recorded in h.c.c.f. no. d407881, harris county deed records (h.c.d.r.);

Thence, n88°04'11"e, with the north line of this described 2.6719 acre tract, same being the south line of said 6.885 acre north peach street, llc. tract and the 20.0 feet wide right of way and easement in h.c.c.f. no. d407881, h.c.d.r., a distance of 514.79 feet to a point for the northeast corner, from where a found 1/2 inch iron rod bears n26°13'e-0.48 feet;

Thence, s00°30'09"w, with an interior east line of the herein described 2.6719 acre tract of land, same being the west line of a called 2.4242 acre tract conveyed by deed to rhino machine shop, inc. recorded in h.c.c.f. no. v127177, h.c.d.r., a distance of 67.66 feet to a point for an angle point corner, from where a found 5/8 inch iron rod bears n22°42'e-0.44 feet;

Thence, n71°42'24"e, with the northwesterly line of this described 2.6719 acre tract, same being the southeasterly line of said rhino machine shop, inc. called 2.4242 acre tract, a distance of 86.01 feet to a point for the easterly most northeast corner, from where a found 1/2 inch iron rod bears n13°03'e-0.41 feet;

Thence, s01°33'42"e, with the east line of the herein described 2.6719 acre tract, same being the west line of said 2.4242 acre rhino machines shop, inc. tract, a distance of 100.08 feet to a set 5/8 inch iron rod with cap (stamped greenleaf) for an angle point for corner;

Thence, s01°16'51"e, continuing with the same said common line with this described 2.6719 acre tract and the 2.4242 acre rhino machine shop, inc. tract, a distance of 41.85 feet to a point for the southeast corner from where a found 1/2 inch iron bears n09°22'e- 0.28 feet;

Thence, s47°48'04"w, with the southerly most southeast line of the herein described 2.6719 acre tract, same being the northwesterly line of carrell street (platted as 30.0' feet wide- variable width r.o.w.), a distance of 116.27 feet to a found 5/8 inch iron rod for corner;

Thence, n27°19'08"w, with an interior southwest line of this described 2.6719 acre tract, same being the northeasterly line of a called 0.2023 acre tract 88c conveyed by deed to joshua m. and kerilyn burns recorded in h.c.c.f. no. 20140303929, o.p.r.p.h.c.t., a distance of 140.00 feet to a set 5/8 inch iron rod with cap (stamped greenleaf) for corner;

Thence, s60°35'52"w, with the southeasterly line of the herein described 2.6719 acre tract, same being the northwesterly line of said tract 88c, tract 88b being a called 0.2023 acre tract to michael burns recorded by deed in h.c.c.f. no. rp-2016-167056, o.p.r.p.h.c.t., and tract 88a, being a called 0.2023 acre tract to veni vidi vici, llc.- series q recorded by deed in h.c.c.f. no rp-2020-107349, o.p.r.p.h.c.t., a distance of 226.00 feet to a set 5/8 inch iron rod with cap (stamped greenleaf) for an angle point for corner;

Thence, n56°49'21"w, with the southwesterly line of this described 2.6719 acre tract of land, same being a northeasterly line of a called 1.5099 acre tract 88f conveyed by deed to mcbride recorded in h.c.c.f. no. r613863, h.c.d.r., a distance of 50.70 feet to a point for an angle point corner, from where a found 1/2 inch iron pipe bears n79°32' e-0.36 feet;

Thence, s88°11'37"w, with the south line of the herein described 2.6719 acre tract, same being the north line of said 1.5099 acre mcbride tract, a distance of 204.70 feet to a point for the southwest corner, from where a found 1/2 inch iron pipe bears s45°48' e-0.15 feet and a found 5/8 inch iron rod bears s21°33' e-0.20 feet;

Thence, n01°21'03"w, with the west line of this described 2.6719 acre tract of land, same being the east right of way line of peach street (platted as 30.00' wide- monumented at 60.0 feet wide), a distance of 208.64 feet to the place of beginning and containing 2.6719 acres (116,390.06 square feet) of land.