



NOTES:

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 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.

NOTES:

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 COVENANTS OR RESTRICTIONS.
5. 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

STATE OF TEXAS }  
COUNTY OF HARRIS }  
WE, CHICK-FIL-A, INC., A GEORGIA CORPORATION; AND DCB REALTY, LLC, ACTING BY AND THROUGH (NAME AND TITLE OF OFFICER) BEING OFFICERS OF (NAME OF COMPANY OR CORPORATION), OWNER (OR OWNERS) IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.2463 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TOMBALL CENTER II, RESERVES C-3 AND C-4 REPLAT, 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT 2VE 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 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.

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.

IN TESTIMONY WHEREOF, CHICK-FIL-A, INC., A GEORGIA CORPORATION; AND DCB REALTY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY (NAME OF PRESIDENT), ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHICK-FIL-A, A GEORGIA CORPORATION,

BY: \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DCB REALTY, LLC,

BY: \_\_\_\_\_

STATE OF }  
COUNTY OF }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, 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 IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAD AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF }  
COUNTY OF }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, 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 IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAD AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS AND BEING ALL OF RESERVES C3 AND C4 OF TOMBALL CENTER II, AN ADDITION TO THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 556622 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND CONVEYED TO CHICK-FIL-A, INC., A GEORGIA CORPORATION BY DEED RECORDED IN FILM CODE NO. 590-53-2607 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DCB REALTY, LLC BY DEED RECORDED IN DOCUMENT NO. RP-2022-181711 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AS CORRECTED BY FILM CODE NO. 079-69-1295 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF WALLER-TOMBALL ROAD (STATE HIGHWAY FM 2920) (120' RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID RESERVE C4 AND THE SOUTHWEST CORNER OF RESERVE C5 OF SAID TOMBALL CENTER II;

THENCE SOUTH 87° 41' 20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WALLER-TOMBALL ROAD (STATE HIGHWAY FM 2920) AND THE SOUTH LINE OF SAID RESERVES C3 AND C4 FOR A DISTANCE OF 373.26 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID RESERVE C3 AND A COMMON SOUTHWEST CORNER OF SAID RESERVE C1 SAID TOMBALL CENTER II;

THENCE NORTH 02° 18' 40" WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID WALLER-TOMBALL ROAD (STATE HIGHWAY FM 2920) AND ALONG THE COMMON LINE OF SAID RESERVES C3 AND C1 FOR A DISTANCE OF 262.22 FEET TO A POINT FOR COMMON CORNER OF SAID RESERVES C3 AND C1;

THENCE NORTH 87° 42' 33" EAST ALONG THE COMMON LINE OF SAID RESERVES C3, C4, AND C1 FOR A DISTANCE OF 373.26 FEET TO A 5/8" IRON ROD SET FOR THE COMMON CORNER OF SAID RESERVES C4 AND C5;

THENCE SOUTH 02° 18' 40" EAST ALONG THE COMMON LINE OF SAID RESERVES C4 AND C5 FOR A DISTANCE OF 262.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.2463 ACRES OR 97,850 SQUARE FEET OF LAND, MORE OR LESS.

#### SURVEYOR'S CERTIFICATE

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 1890

#### CERTIFICATE FOR THE PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF TOMBALL CENTER II, RESERVES C-3 AND C-4 REPLAT, IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
NAME \_\_\_\_\_

#### CERTIFICATE FOR COUNTY CLERK:

I, \_\_\_\_\_, 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 \_\_\_\_\_, AT \_\_\_\_\_ AM/PM, AND DULY RECORDED ON \_\_\_\_\_, AT \_\_\_\_\_ AM/PM IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, NUMBER/FILM CODE NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

NAME \_\_\_\_\_

FINAL PLAT  
RESERVE C3-R AND RESERVE C4-R  
TOMBALL CENTER II  
BEING A REPLAT OF  
RESERVE C3 AND RESERVE C4,  
TOMBALL CENTER II  
FILM CODE NO. 562200  
MAP RECORDS OF HARRIS COUNTY CLERK, TEXAS  
BEING 2.2463 ACRES OF LAND OUT OF  
THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34  
HARRIS COUNTY, TEXAS  
APRIL 18, 2022

## STATE HIGHWAY FM 2920 WALLER-TOMBALL ROAD

120' RIGHT-OF-WAY

OWNER:  
DBC REALTY, LLC  
4200 PERIMETER CENTER DRIVE, SUITE 195  
OKLAHOMA CITY, OK 73112

OWNER:  
CHICK-FIL-A, INC.  
A GEORGIA CORPORATION  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

SURVEYOR:  
BLUE SKY SURVEYING AND MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS  
PHONE : (214) 358-4500  
FAX: (214) 358-4600