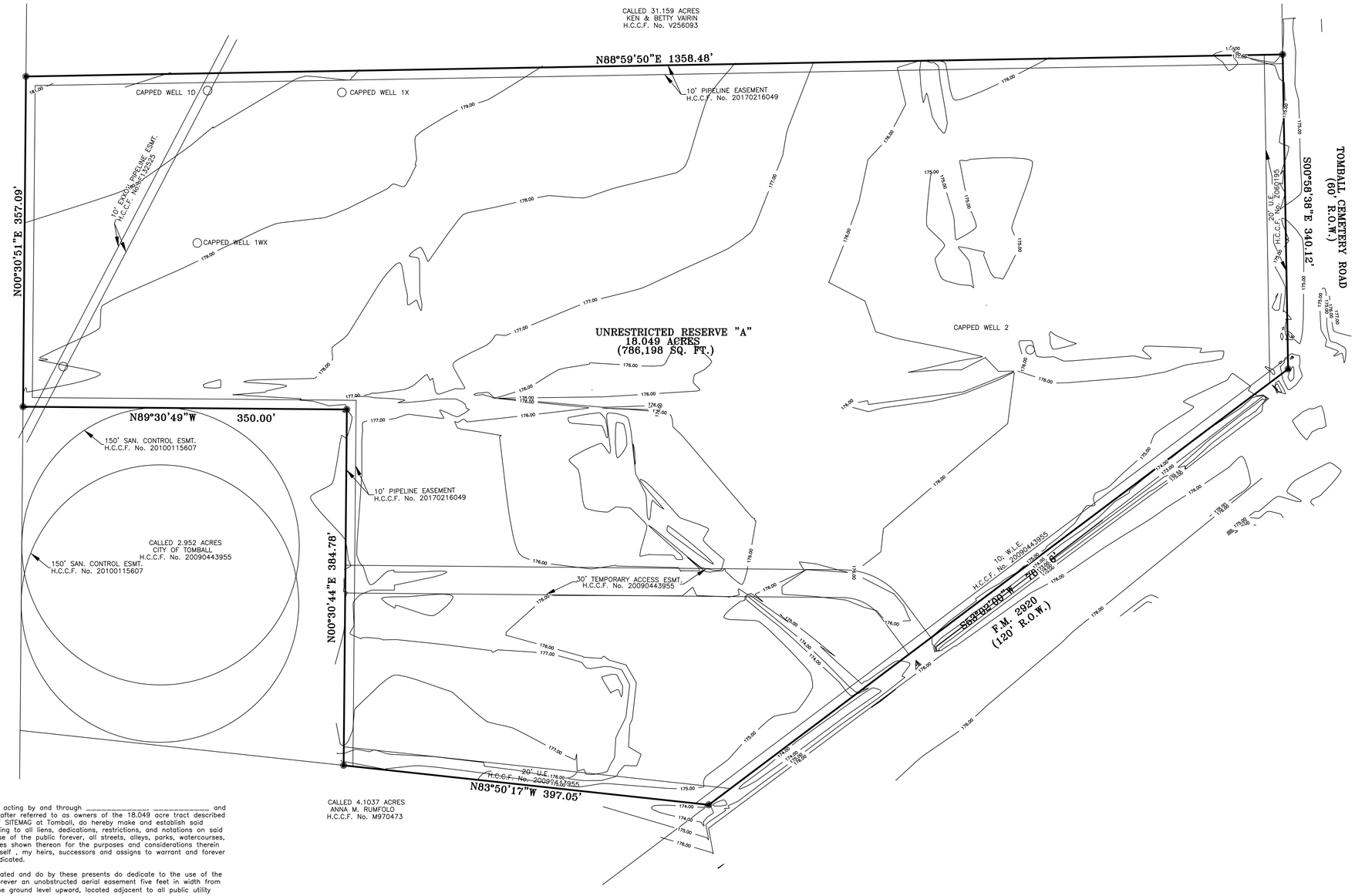

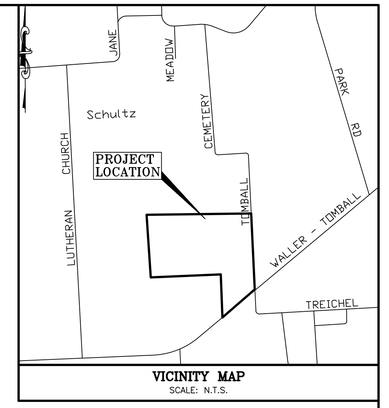

VICINITY MAP
SCALE: N.T.S.

60 30 0 60 120 180
SCALE: 1" = 60'
● SET 3/4" IRON ROD UNLESS OTHERWISE NOTED

NOTES:

1. This survey was created with the benefit of a title commitment prepared by Title Resources Guaranty Company, GF No. NCS-1017662-A-HOU1, effective Date: December 21, 2021.

2. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone (NAD83).

3. By graphic plotting only, the subject property lies in Zone "X", areas determine to be outside of the 0.2% annual chance flood as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0210L, dated 06-18-2007.

4. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

5. State Plane Coordinates shown hereon are grid Texas South Central (NAD 83). To convert the bearing shown hereon rotate counterclockwise 04 Degrees 53 Minutes 27 Seconds about the northwest corner.

6. 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 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.

7. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

8. 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.

9. This plat does not attempt to amend or remove any valid covenants or restrictions.

THE STATE OF TEXAS)

COUNTY OF HARRIS)

We, FM 2920 TC Road, LLC, acting by and through _____, _____ and Arthur Jacinto, Agent, owner hereinafter referred to as owners of the 18.049 acre tract described in the above and foregoing plat of SITEMAG at Tomball, 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 myself , my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and do by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

In TESTIMONY WHEREOF, the FM 2920 TC Road, LLC, has caused these presents to be signed by _____, _____, attested by _____, _____, and its common seal hereunto affixed by this _____ day of January, 2022.

FM 2920 TC Road, LLC

By:_____

ATTEST:_____

STATE OF TEXAS)

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ and _____, _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they 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 HAND AND SEAL OF OFFICE, this ___ day of January, 2022.

_____
Notary Public in and for the State of Texas

Printed Name: Christopher Garcia

My Commission Expires: 04-23-2022

I, Teneshia Hudspeth, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was

filed for registration in my office on _____, 2022, at _____

o'clock __m and in Volume _____, Page _____ 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.

By:_____
Teneshia Hudspeth
Clerk of the County Court
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 SITEMAG at Tomball 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 _____, 2022.

By:_____ By:_____
Barbara Tague, Chairman
Darrell Roquemore, Vice Chairman

I, Kenneth A. Gruller, R.P.L.S., 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 other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter (3/4") inch and a length of not less than three (3') feet; and that the plat boundary corners have been tied to the Texas State Plane Coordinate System South Central Zone (NAD 83).

_____
Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

STATE OF TEXAS
REGISTERED
KENNETH A. GRULLER
5476
PROFESSIONAL
LAND SURVEYOR

SITEMAG AT TOMBALL

BEING A SUBDIVISION OF 18.049 ACRES
LOCATED IN THE
CHAUNCY GOODRICH SURVEY, A-31,
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK
SCALE: 1" = 60' JANUARY 2022

OWNER:
FM 2920 TC ROAD, LLC
3725 E. LEAGUE CITY PARKWAY, STE. 250
LEAGUE CITY, TX 77573

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
1244 N. POST OAK, STE. 200
HOUSTON, TEXAS 77055
PH:713.333.1466/ FX: 713.782.3755
JOB. No. 45-21308