

STATE OF TEXAS  
COUNTY OF HARRIS

We, Church Engineering Services, Inc., acting by and through Joshua Mueller, its owner, being officers of Church Engineering Services, Inc., owners hereinafter referred to as owners of the 7.1229 acre tract described in the above and foregoing plat of TOMBALL SOUTH COMMERCIAL NO 3, 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 five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown herein.

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 fifteen feet (15') 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 and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting, and other obstructions to the operation 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.

IN TESTIMONY WHEREOF, the Church Engineering Services, Inc. has caused these presents to be signed by Joshua Mueller, its owner, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Church Engineering Services, Inc.

By: \_\_\_\_\_  
Joshua Mueller, owner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Joshua Mueller, 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 HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

We, Allegiance Bank, owners and holders of a 1 liens against the property described in the plat known as TOMBALL SOUTH COMMERCIAL NO 3, said liens being evidenced by instrument of record in Harris County Clerk's File Nos. RP-2019-242480 and RP-2022-404757 of the Mortgage Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown in this section to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

Name: \_\_\_\_\_  
Title:

STATE OF TEXAS  
COUNTY OF HARRIS

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 they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

I, Harold L. Moyer, 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 having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet(3'); and that the plat boundary corners have been tied to the nearest survey corner.

Harold L. Moyer  
Texas Registration No. 5656

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of TOMBALL SOUTH COMMERCIAL NO 3 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 \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Barbara Tague  
Chairman

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

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	160.18'	2,050.00	4°28'37"	S22°40'42"E	160.14'
C2	152.37'	1,950.00	4°28'37"	S22°26'13"E	152.33'
C3	23.88'	270.00	5°04'03"	N22°47'03"W	23.87'
C4	72.07'	50.00	82°35'16"	S87°42'36"W	65.99'
C5	87.98'	50.00	100°49'01"	S03°59'33"E	77.06'
C6	44.95'	50.00	51°30'39"	S80°09'23"E	43.45'
C7	56.80'	50.00	65°05'00"	N41°32'47"E	53.79'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N47°03'27"W	53.99'
L2	N48°13'39"W	26.07'
L3	N43°35'02"W	15.00'

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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:

##### 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 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.

##### Flood Information:

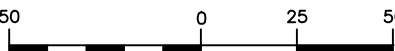
According to FEMA Firm Panel No. 48201C 0230L (Effective Date: 6-18-07 ), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 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.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- 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.

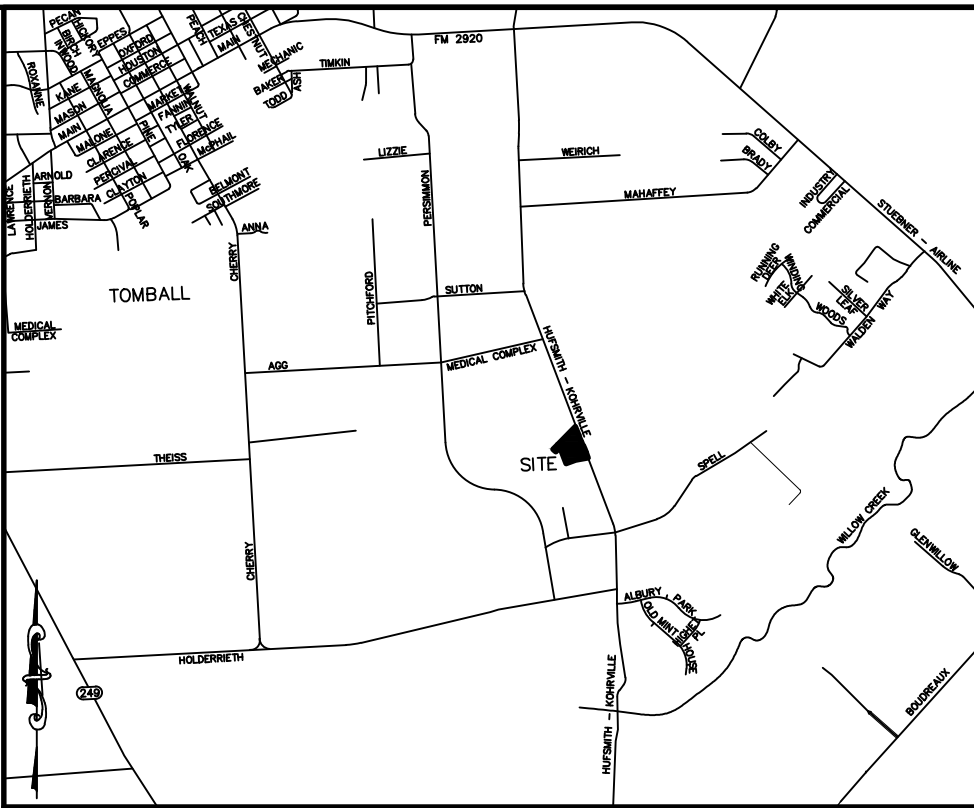
#### ABBREVIATION LEGEND

A	ABSTRACT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
(CM)	CONTROLLING MONUMENT
CONC.	CONCRETE
ELEV.	ELEVATION
ESMT.	EASEMENT
F.C.	FILM CODE
FND.	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
No.	NUMBER
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
VOL. PG.	VOLUME AND PAGE

#### GRAPHIC SCALE



1 inch = 50 ft.



VICINITY MAP: NOT TO SCALE

#### LEGAL DESCRIPTION

Being 7.1229 acres (310,274 square feet) of land situated in the Elizabeth Smith Survey, A-70, Harris County, Texas, and being all of Lot 2 and a portion of Reserve "B", Block 1, of Tomball South Commercial, according to the map or plat thereof recorded under Film Cole No. 632199 of the Map Records of Harris County, Texas (M.R.H.C.T.), said 7.1229 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "Landpoint 10394127" set in the existing west right-of-way line of Huffsmith-Kohnville Road for the north corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 20°22'03" East, 625.42 feet along said west right-of-way line common to the east line of the herein described tract to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" set for the south corner of a 0.1880 acre to be dedicated to the public for right-of-way purposes;

THENCE South 20°22'03" East, 126.33 feet continuing along said common line to a 1/2-inch iron rod found for the northeast corner of Lot 3, Block 1, Tomball South Commercial Final Plat, according to the map or plat thereof recorded in Volume 632, Page 199 of the M.R.H.C.T. and the southeast corner of the herein described tract;

THENCE South 80°29'06" West, 274.52 feet along the north line of said Lot 3 common to the south line of the herein described tract to a 1/2-inch iron rod found for an angle point;

THENCE South 69°40'37" West, 229.97 feet continuing along said common line to a 1/2-inch iron rod found in the east line of a called 6.104 acres recorded under Clerk's File No. RP-2018-223551 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.) for the northwest corner of said Lot 3 and the southwest corner of the herein described tract;

THENCE North 20°25'01" West, 352.29 feet along the east line of said 6.104 acres and a west line of the herein described tract to a 5/8-inch iron rod with cap stamped "GS" found for the beginning of a curve to the left;

THENCE continuing in a northwest direction along said curve to the left having a length of 23.88 feet, a radius of 270.00 feet, a delta angle of 05°04'03", and a chord bearing of North 22°47'03" West, a distance of 23.87 feet to a 5/8-inch iron rod with cap stamped "GS" found for an interior northwest corner of the herein described tract;

THENCE South 44°24'57" West, 130.90 feet to a 5/8-inch iron rod found for the southerly northwest corner of the herein described tract;

THENCE North 47°03'27" West, 53.99 feet along the west line of the herein described tract to a 5/8-inch iron rod found for the east corner of a called 0.931 acre recorded under Clerk's File No. RP-2017-511549 O.P.R.R.P.H.C.T. and an angle point of the herein described tract;

THENCE North 48°13'39" West, 26.07 feet continuing along the west line of the herein described tract to a 5/8-inch iron rod with cap stamped "3181" found in the northeast line of said 0.931 acre for the south corner of a called 0.613 acre recorded under Clerk's File No. 201503496653 O.P.R.R.P.H.C.T., same being the west corner of the herein described tract;

THENCE North 44°27'28" East, 149.71 feet along the southeast line of said 0.613 acre and the southeast line of a called 0.168 acre recorded under Clerk's File No. W474768 O.P.R.R.P.H.C.T., same being the northwest line of the herein described tract to a 5/8-inch iron rod with cap stamped "Landpoint 10194142" set for the east corner of said 0.168 acre and the south corner of said Restricted Reserve "A" in said northwest line of the herein described tract;

THENCE North 44°27'28" East, 574.87 feet along the southeast line of said Restricted Reserve "A" common to the northwest line of the herein described tract to the **POINT OF BEGINNING** and containing 7.1229 acres (310,274 square feet) of land in Harris County, Texas.

## PRELIMINARY PLAT OF TOMBALL SOUTH COMMERCIAL NO 3

A SUBDIVISION OF 7.1229 ACRES (310,274 SQUARE FEET), BEING ALL OF LOT 2, AND A PORTION OF RESERVE "B", BLOCK 1, OF TOMBALL SOUTH COMMERCIAL, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 632199 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 BLOCK 6 LOTS

JANUARY 30, 2023

OWNER:

SURVEYOR:

JOSHUA MUELLER  
CHURCH ENGINEERING SERVICES, INC.  
2810 WASHINGTON DRIVE  
HOUSTON, TEXAS 77038  
(713) 614-7694



1311BROADFIELD BLVD., STE. 275  
HOUSTON, TX 77084  
(713) 993-0327  
TBPELS FIRM NO 10043600  
PROJECT NO. 22-1456-1