

STATE OF TEXAS  
COUNTY OF HARRIS

I, RICHARD O. KINSEY, OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 3.6496 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ADAMS ACRES PARTIAL REPLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, 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 ON THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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.

FURTHER, OWNER DOES 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, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED ON 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, OWNER DOES 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 DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS 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.

FURTHER, OWNER CERTIFIES AND COVENANTS THAT HE HAS COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

FURTHER, OWNER HEREBY CERTIFIES THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

WITNESS MY HANDS IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
RICHARD O. KINSEY, OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD O. KINSEY, OWNER, 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 \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

I, C. PAUL JONES, SR., 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.



BY: \_\_\_\_\_  
C. PAUL JONES, SR.  
TEXAS REGISTRATION NO. 5480  
LICENSE/REGISTRATION NO. 10194684

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ADAMS ACRES PARTIAL REPLAT 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 \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
NATHAN DIETRICH, COMMUNITY DEVELOPMENT DIRECTOR

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

MILTON RAHMAN, P.E.  
COUNTY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON \_\_\_\_\_, 202\_\_ BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TANESHIA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

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

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 \_\_\_\_\_, 202\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 202\_\_ 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

GENERAL NOTES:

1.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

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 FACTOR OF 1.000000.

3.) THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."

4.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND THE HARRIS COUNTY ENGINEERING DEPARTMENT.

5.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS; BUILDING SETBACK LINES ARE 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.

6.) ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

7.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

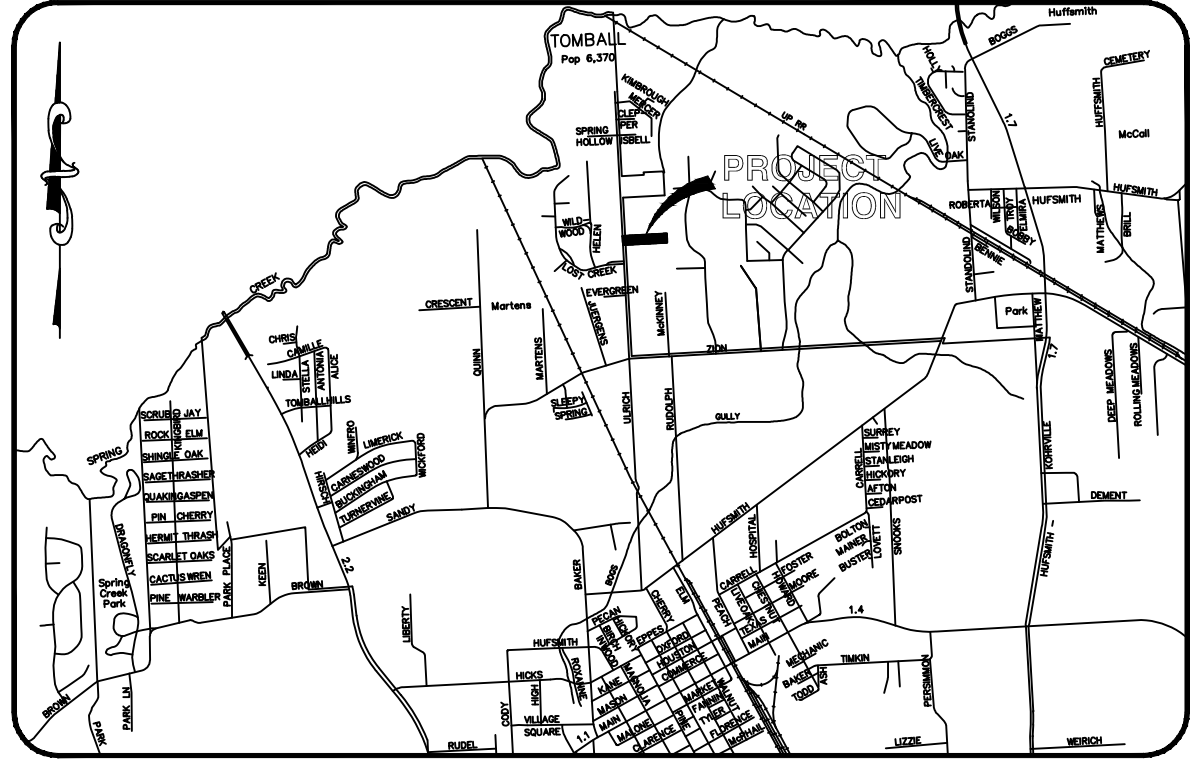
8.) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

9.) 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.

10.) 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 PURPOSES 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.

11.) EASEMENTS RECORDED IN VOLUME 215, PAGE 339, VOLUME 1554, PAGE 135, VOLUME 2913, PAGE 287 & VOLUME 5098, PAGE 274 ALL IN THE DEE RECORDS OF HARRIS COUNTY. (THERE ARE EASEMENTS SHOWN HEREON THAT DO NOT AFFECT THE SUBJECT PROPERTY.)

FLOOD INFORMATION  
THIS TRACT OR LOT \_\_\_\_\_ IS NOT \_\_\_\_\_ IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_ AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480287, MAP No. 48201C, PANEL No. 0230L, DATED 09/18/2007.  
\*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



VICINITY MAP NOT TO SCALE  
KEY MAP: # 248 Y & Z

LEGEND:  
B.L. - INDICATES "BUILDING LINE"  
U.E. - INDICATES "UTILITY EASEMENT"  
R.O.W. - INDICATES "RIGHT OF WAY"  
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE NUMBER  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
AC. TRACT - INDICATES ACRE TRACT  
VOL. - INDICATES VOLUME  
PG. - INDICATES PAGE  
I.R. - INDICATES IRON ROD  
CF# - INDICATES CLERK'S FILE NUMBER

1.5004 ACRES  
CONV. TO NATHAN  
& ELIZABETH LUMAN  
H.C.C.F. NO. RP-2020-337037 H.C.D.R.

FND. 1/2" I.R.  
W/CAP "EIC"  
X=3,037,088.18  
Y=13,971,369.96

1.674 ACRES  
CONV. TO JOHN M.  
& KATELIN N. BORLACK  
H.C.C.F. NO. RP-2018-13994 H.C.D.R.

1.32 ACRES  
CONV. TO MARION BLAKE  
& D-ANNE PATTON  
H.C.C.F. NO. RP-2018-242157 H.C.D.R.

BLOCK 1  
ADAM'S ACRES  
FILM CODE NO. 519064 H.C.M.R.

3.6494 ACRES  
CONV. TO SAMUEL T. & CARMEN OLIVO  
C.F. NO. Y320102 H.C.D.R.

FND. 1/2" I.R.  
W/CAP "EIC"  
X=3,037,961.28  
Y=13,971,409.17

FND. 5/8" I.R.  
W/CAP

BLOCK 2  
FINAL PLAT  
RESERVE AT SPRING LAKE,  
SECTION ONE  
FILM CODE NO. 645046 H.C.M.R.

FND. 1/2" I.R.  
W/CAP "EIC"  
X=3,037,971.28  
Y=13,971,227.78

19.898 ACRES  
CONV. TO RICHARD O. & RICHELL KINSEY  
C.F. NO. S913430 H.C.D.R.

CALLED 0.0604 ACRE  
BEING SOUTH 3 FEET OUT OF 15.000 ACRES  
CONV. TO RICHARD & RICHELL KINSEY  
H.C.C.F. NO. U504356 H.C.D.R.

CALLED 0.141 ACRE  
BEING A 7 FOOT STRIP OUT OF LOT 2  
CONV. TO RICHARD & RICHELL KINSEY  
H.C.C.F. NO. W285757 H.C.D.R.

ZION ROAD  
(VARIABLE WIDTH R.O.W.) (F.C. NO. 681563 H.C.M.R.)



GRAPHIC SCALE  
SCALE: 1"= 60'-0"  
0 30 60 120

OWNER(S):  
RICHARD O. KINSEY  
P.O. BOX 1141  
TOMBALL, TEXAS 77377  
PHONE: (281)351-4100  
EMAIL: rwcable@swbell.net

SURVEYOR:  
TIMELINE SURVEY, LLC  
FIRM REG. NO. 10194737  
C. PAUL JONES, SR., R.P.L.S. 5480  
P.O. BOX 701  
FRIENDSWOOD, TEXAS 77549  
PHONE: (713)473-3502  
EMAIL: info@timesurvey.com

REASON FOR REPLAT: TO CREATE ONE (1) LOT FOR SINGLE FAMILY RESIDENCE

ADAMS ACRES  
PARTIAL REPLAT - REVISED

A SUBDIVISION OF 3.6496 ACRES OR  
158,975.06 SQUARE FEET OF LAND  
BEING A REPLAT OUT OF A PORTION OF  
LOT 2, BLOCK 1 OF ADAM'S ACRES,  
RECORDED IN FILM CODE NO. 519064  
OF THE HARRIS COUNTY MAP RECORDS  
IN THE JOSEPH MILLER SURVEY, ABSTRACT 50  
HARRIS COUNTY, TEXAS

ONE (1) LOT ONE (1) BLOCK

SCALE: 1"= 60' DATE: FEBRUARY 8, 2023