

STATE OF TEXAS
COUNTY OF HARRIS

I, Carl Kleimann, hereinafter referred to as owner of the 0.3818 acre tract described in the above and foregoing plat of "KLEIMANN & HITCHCOCK 1", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane twenty feet above the ground 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 (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, owner does hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located 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 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 into this easement except by means of an approved drainage structure.

WITNESS our hand, this ____ day of _____, 2024.

Carl H. Kleimann

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carl H. Kleimann, 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, and in the capacity therein and herein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

Notary Public in and for the State of Texas

My Commission expires on the ____ day of _____, 20__.

I, Tony P. Swonke, 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, and other points of reference have been marked with iron rods or pipes having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that

Tony P. Swonke
Registered Professional Land Surveyor No. 4767



This is to certify that the Planning & Zoning Commission of the City of Tomball has approved this subdivision and plat of "KLEIMANN & HITCHCOCK 1", 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 on this ____ day of _____, 2024.

Craig Meyers
Director of Community Development

I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, at ____ o'clock __ M., and was duly recorded on the ____ day of _____, 20__, at ____ o'clock, __ M. and filed under Film Code No. ____ of the Map Records of Harris County, Texas.

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

Teneshia Hudspeth
Clerk of the County Court
Harris County, Texas

Deputy

FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

- Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #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.
- NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5: The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building line required by the City of Tomball Code of Ordinances at the time of the development of the property.
- NOTE #5: A ten-foot-wide City of Tomball utility easement is hereby dedicated by this plat and 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.
- NOTE #6: Zoning has been adopted by the City of Tomball. The property owner is advised to reference said ordinance for land uses and property development standards.

METES & BOUNDS: BEGINNING at a 3/4-inch iron pipe found lying in the North line of Lot 2 in Block 1 of KINSEY SITES (Film Code No. 463106, HCMR). Said point marks an angle point in the South line of Public Tract "A" of COUNTRY MEADOWS EAST (Film Code No. 392120, HCMR), and the most easterly corner of this 0.3818 acre tract, hereafter called "the subject tract";

THENCE South 61°34'57" West (Reference Bearing based on deed of subject tract recorded under Clerk's File No. 2024-300423), with the northwesterly line of said KINSEY SITES, and RODRIGUEZ TRACTS (Film Code No. 599176 (Harris County Map Records), a distance of 285.27 feet to a 5/8-inch iron rod found lying in the East right-of-way of Martens Road (50-foot-wide R-O-W) and marking the Southwest corner of the subject tract;

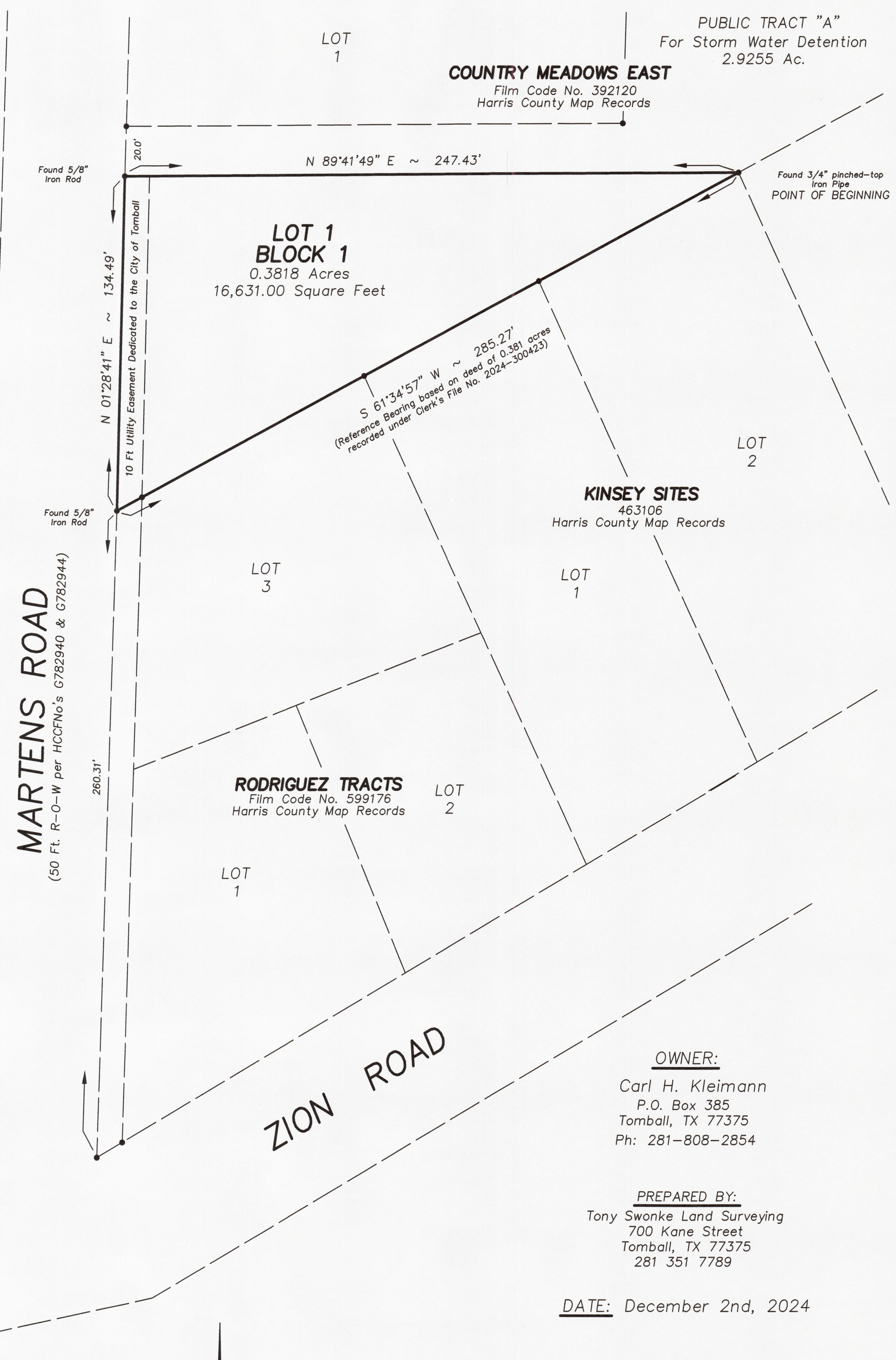
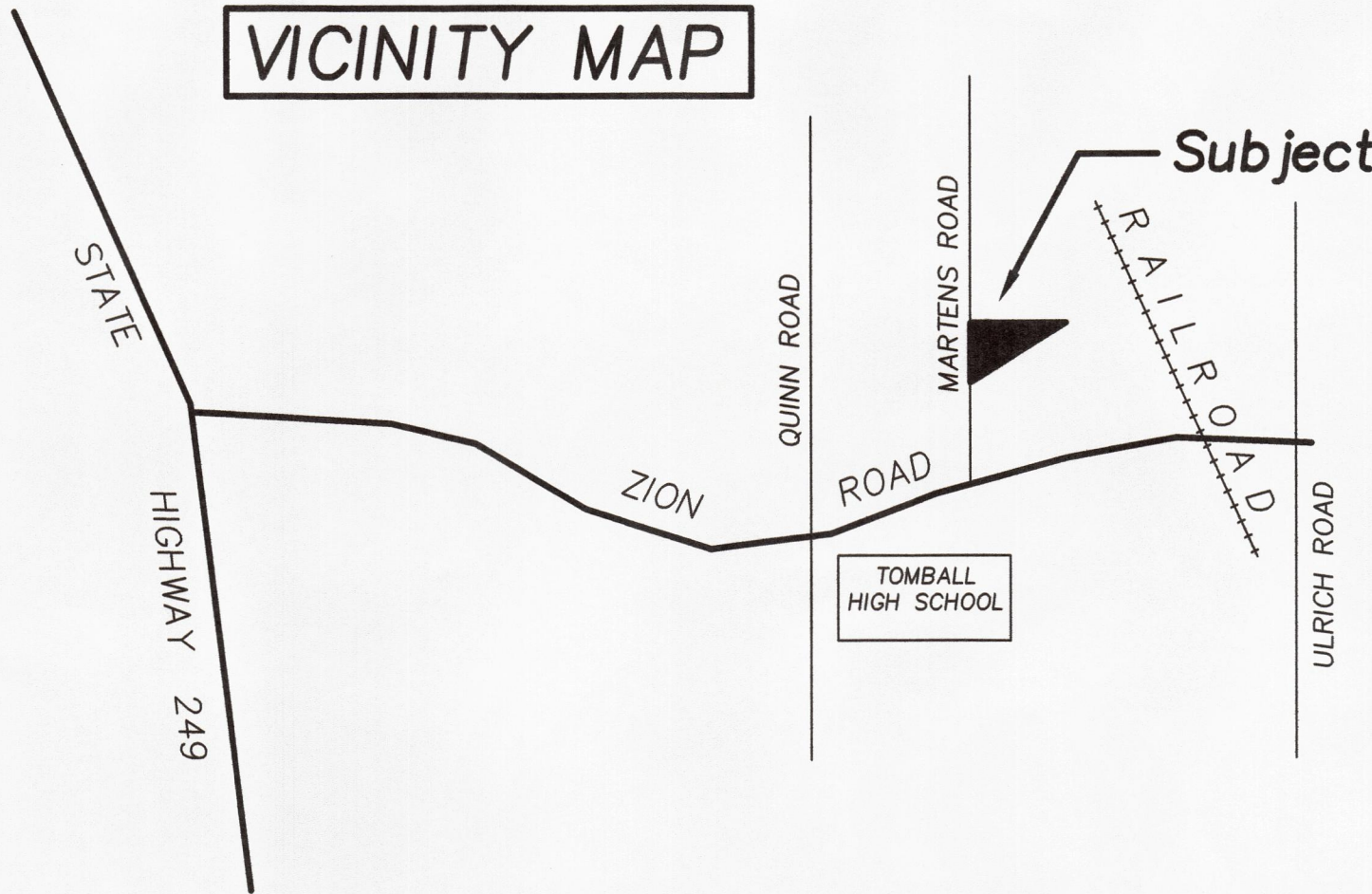
THENCE North 01°28'41" East, with the East line of Martens Road, a distance of 134.49 feet to a 5/8-inch iron rod found marking the Northwest corner of the subject tract, and the Southwest corner of said Public Tract "A" of COUNTRY MEADOWS EAST;

THENCE North 89°41'49" East, departing the East line of Martens Road, a distance of 247.43 feet to the POINT OF BEGINNING and containing 0.3818 acres of land.

PUBLIC EASEMENT:

Public easements denoted on this plat are hereby dedicated to the use of 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 parts of its respective systems without the necessity at 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.

VICINITY MAP



OWNER:
Carl H. Kleimann
P.O. Box 385
Tomball, TX 77375
Ph: 281-808-2854

PREPARED BY:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: December 2nd, 2024

KLEIMANN AND HITCHCOCK ONE

A plat of a 0.3818 acre tract of land in the Joseph House Survey, Abstract No. 34, in Harris County, Texas.

Containing: 1 Lot / 1 Block

