

STATE OF TEXAS
HARRIS COUNTY

WE, MACARIO C. VILLEDA AND BLANCA A. VILLEDA, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.0699 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VILLEDA ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR EVER, ALL STRIPS (EXCEPT THOSE STRIPS 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 OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOR EVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (1' 6") FOR TEN FEET (10') PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR FIFTEEN FEET (15') PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOR EVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') TRACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FIFTEEN FEET (15') TRACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7') FOR SIXTEEN FEET (16') TRACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30') IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DUTCH, LITTER, DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15') WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, BAYNETS, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, 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, CREEK, GULLY, CREEK OR NATURAL DRAINAGE WAY MAY 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C, AS AMENDED BY CHAPTER 24, ACTS OF 1971, 84th LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

WITNESS OUR HANDS IN THE CITY OF HOUSTON, THIS _____ DAY OF _____, 2022.

BY: _____ ATTEST: _____
MACARIO C. VILLEDA, OWNER BLANCA A. VILLEDA, OWNER

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MACARIO C. VILLEDA AND BLANCA A. VILLEDA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

WE, AMERICA'S CHOICE HOME LOANS, LP, OWNER AND HOLDER OF A LEND AN INSTRUMENT OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS COUNTY, TEXAS, DO HEREBY BIND ALL THINGS SUBORDINATE MY INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

AMERICA'S CHOICE HOME LOANS, LP

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
HARRIS COUNTY

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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, CRAIG ALANEY, 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 SUITABLE PERMANENT METAL) PINS OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS 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.

CRAIG ALANEY, P.E.
TEXAS REGISTRATION NO. 4507

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND MAP OF THE VILLEDA ESTATES IN CONFORMANCE WITH THE STATE OF TEXAS AND ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THE PLAT, THIS _____ DAY OF _____, 2022.

COMMUNITY DEVELOPMENT DIRECTOR

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THE 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 CODES ADOPTED DRAINAGE REQUIREMENTS.

BY: _____ BY: _____
MILTON RAHMAN, P.E. MARGARET WALLACE BROWN,
COUNTY ENGINEER AICP, CNIA, SECRETARY

JOANN L. PARKER VILLA
CALL 1.670 AC. TRACT
AS DESCRIBED UNDER
C.F.No. 1568947

UNRESTRICTED RESERVE "A"
2.0642 AC. TRACT
89,916.08 SQUARE FEET

BLOCK ①

RICHARD EARL EGGLESTON & MEREDITH MOORE
CALL 0.928 AC. TRACT
AS DESCRIBED UNDER C.F.No. U891936

TEPSCO CRUDE PIPELINE, L.P.
CALL 28.25 AC. TRACT
AS DESCRIBED UNDER
C.F.No. Y562630

ENTERPRISE CRUDE PIPELINE LLC
LOT 1
BLOCK 1
STANOLIND FIRE STATION
FILM CODE # 678391 H.C.M.R.

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK _____ M., AND IS NOW RECORDED ON _____, 2022, AT _____ O'CLOCK _____ M., AND AT THE _____ 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.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, TENESHA 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 _____, 2022 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: _____ BY: _____
MARTHA L. STEIN, CHAIR MARGARET WALLACE BROWN,
OR AICP, CNIA, SECRETARY

BY: _____
M. SONNY GARZA, VICE CHAIR

5.5556 AC. TRACT
AS DESCRIBED UNDER H.C.C.F.No. RP-2020-446983

WATER PROPERTIES, LLC.
CALL 5.578 AC. TRACT
AS DESCRIBED UNDER H.C.C.F.No. RP-2019-438774

LOT 4B
TERESA SANCHEZ
LOT 4

LISA FORD
LOT 4A
VRNOR A. RONALD
AS DESCRIBED UNDER
C.F.No. E455870

HARVEY L. RIEBEL, JR.
CALL 0.209 AC. TRACT
AS DESCRIBED UNDER
C.F.No. U959391

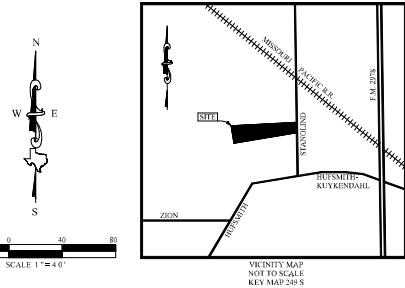
CALL 0.1938 AC. TRACT
AS DESCRIBED UNDER
C.F.No. U959391

CALL 0.2062 AC. TRACT
AS DESCRIBED UNDER
C.F.No. 20120182400

JOSEPH MILLER
SURVEY A-50

RALPH HUBBARD
SURVEY A-383

JOHN S. SMITH
SURVEY A-730



ABBREVIATION

- | | |
|------------------|---|
| 1. U.E. | INDICATES "UTILITY EASEMENT" |
| 2. A.E. | INDICATES "AERIAL EASEMENT" |
| 3. B.L. | INDICATES "BUILDING LINE" |
| 4. VOL. | INDICATES "VOLUME" |
| 5. PG. | INDICATES "PAGE" |
| 6. LR. | INDICATES "IRON ROD" |
| 7. FND. | INDICATES "FUND" |
| 8. R.O.W. | INDICATES "RIGHT-OF-WAY" |
| 9. EMT. | INDICATES "EASEMENT" |
| 10. H.C.C.F. NO. | INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER" |
| 11. H.C.M.R. | INDICATES "HARRIS COUNTY MAP RECORD" |
| 12. H.C.B.R. | INDICATES "HARRIS COUNTY BIRTH RECORD" |

GENERAL NOTES:

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR EVER, 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 PRECEDING 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.
- ACCORDING TO THE FEMA FIRM PANEL NO. 48020202C, EFFECTIVE DATE JUNE 14, 2007, THIS PROPERTY IS IN ZONE "X" 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 RESPECTED ADJACENT TO OIL, GAS PIPELINES, THE SETBACK AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINE.
- 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SUBACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00004762.
- ANY WRITTEN AUTHORIZATION BY THE APPLICABLE UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POSTS AND PAINTED WOODEN FENCES ALONG THE BUILDING LINES AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PAINTED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOLUME 527, PAGE 462 H.C.D.R. (NO VISIBLE EVIDENCE CROSSING SUBJECT PROPERTY).

VILLEDA ESTATES

A SUBDIVISION OF 2.0699 ACRE TRACT,
90,167.42 SQUARE FEET,
IN THE JOSEPH MILLER SURVEY A-50
HARRIS COUNTY, TEXAS

CONTAINING
1 RESERVE 1 BLOCK
SEPTEMBER 2022

MACARIO C. VILLEDA AND BLANCA A. VILLEDA	24715 STANOLIND ROAD TOMBALL, TEXAS 77375 (281) 547-8342
OWNER	
JOHN S. SMITH SURVEY A-730	12345 JONES ROAD #270 HOUSTON, TEXAS 77070 (281) 955-2772
SURVEYOR	
E.I.C. SURVEYING COMPANY FIRM NO. 10033400	