THE STATE OF TEXAS COUNTY OF HARRIS

WE, KEY PRIDE DEVELOPMENT, LLC, ACTING BY AND THROUGH DENNIS CONDE, OWNER AND CHRISTY CONDE, MEMBER, BEING OFFICERS OF KEY PRIDE DEVELOPMENT, LLC, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 1.2725 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF RUDEL CROSSING APARTMENTS, DO HEREBY MAKE AND ESTABLISH OF SAID SUBDIVISION PROPERTY ACCORDING TO ALL LIENES, 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 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.

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 PERMINT THE FREE OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-DIAMETER) WITH CULVERT OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE OR WALKWAYS SUCH DRAINAGE FACILITIES.

ONE AND THREE QUARTERS SQUARE FEET (18-DI ALL PRIVATE OR WALKWAYS SUCH DRAINAGE F.	AMETER) WITH CULVERT OR BRIDGES TO BE PROVIDED FOR ACILITIES.
BOUNDARIES OF THIS PLAT AND ADJACENT TO A NATURAL DRAINAGE WAY SHALL HEREBY BE RE CLEAR OF FENCES, BUILDINGS, PLANTING, AND O MAINTENANCE OF THE DRAINAGE FACILITY AND	TS AND AGREE THAT ALL OF THE PROPERTY WITH THE ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR ESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS OTHER OBSTRUCTIONS TO THE OPERATION AND D THAT SUCH ABUTTING PROPERTY SHALL NOT BE EMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE
	ELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED E, MEMBER, THISDAY OF, 20
KEY PRIDE DEVELOR	PMENT, LLC
BY: DENNIS CONDE, OWNER	ATTEST:CHRISTY CONDE, MEMBER
STATE OF TEXAS COUNTY OF HARRIS	
CONDE AND CHRISTY CONDE, KNOWN TO ME TO TO THE FOREGOING INSTRUMENT AND ACKNOW	TY, ON THIS DAY PERSONALLY APPEARED, DENNIS DE THE PERSONS WHOSE NAMES ARE SUBSCRIBED VLEDGE TO ME THAT THEY EXCUTED THE SAME FOR EXPRESSED AND IN THE CAPACITY THEREIN AND F SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE TH	HIS, 20
NOTARY PUBLIC IN AND FOR THE STATE OF TEX MY COMMISION EXPIRES :	\overline{AS}
THE RUDEL CROSSING APARTMENTS IN CONFOR ORDINANCE OF THE CITY OF TOMBALL AS SHOW	MBALL, TEXAS, HAS APPROVED THIS PLAT AND MAP OF RMANCE WITH THE LAWS OF THE STATE OF TEXAS AND WN HEREON AND AUTORIZED THE RECORDING OF THE
WESLEY STOLZ, PE CITY ENGINEER	
AND HEREBY CERTIFY THAT THE ABOVE SUBDITHE PROPERTY MADE UNDER MY SUPERVISION CURVATURE, AND OTHER POINTS OF REFERENCE OR RODS HAVING AN OUTSIDE DIAMETER OF NO	E LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING IVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF I ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CE HAVE BEEN MARKED WITH IRON (OR SUITABLE PERMANENT METAL) PIPES OT LESS THAN THREE-QUARTERS INCH (3/4") AND A LENGTH OF NOT LESS THAN RY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.
CRAIG A LAWEY, R.P.L.S. TEXAS REGISTRATION NO. 4507	CRAIG A. LANEY 4507 ADRESSION A
	SURVE

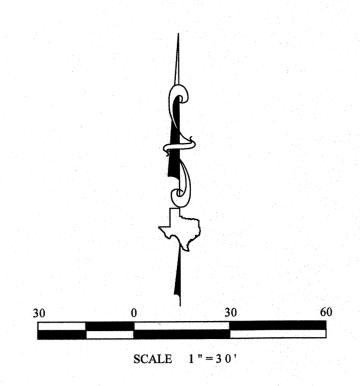
I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _______, 20 ____, AT ____O'CLOCK _____, M, AND DULY RECORDED ON ________, 20 ____, AT ____O'CLOCK _____, M, AND AT FILM CODE NO. ______OF THE MAP RECORDS OF HARRIS COUNTY, FOR SAID COUNTY.

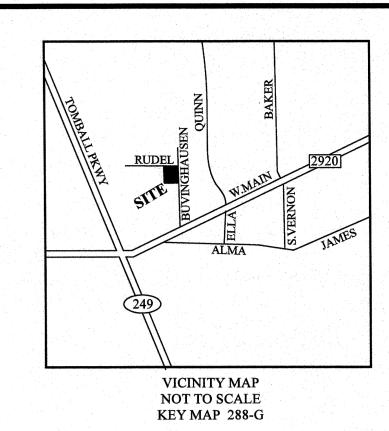
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:
DEPUTY

FND 5/8"I.R. W/EIC.CAP FND 1" Angle Iron N28°08'44"W~0.43" 19' 55" E ~ 291.83' CALL 0.4382 AC.TRACT AS DESCRIBED UNDER RESERVE "A" BUVINGHAUSEN \$ (60.00' R.O.V BLOCK 1 NEW LOT 1 C.F.No. T373881 CITY OF TOMBALL CENTRAL SHEPHERD'S PROPERTY FIRE STATION NO 1 FINAL PLAT F.C.No. 631289 H.C.M.R. F.C.No. 634211 H.C.M.R. KENNETH & BETTY RUDEL CALL 0.4382 AC.TRACT AS DESCRIBED UNDER C.F.No. F554553 S 87° 41' 22" W ~ 188.29' (Call S89°40'43"W) 5/8"I.R. RUDEL DRIVE (60.00' R.O.W) VOL. 4127, PG. 88 H.C.D.R. 60' HL & P.ESMT. (VOL. 4495, PG. 229 H.C.D.R. & C.F.No.B393458) FND 3/4" Axle N 87° 41' 22" E 189.61' (EAST) S85°01'35"E FND 5/8"I.R. 10' U.E. (DEDICATED TO CITY OF TOMBALL) TOMBALL VA LLC LOT 72 BLOCK 1 MARYMONT APARMENTS LP. CALL 5.5488 AC.TRACT AS DESCRIBED UNDER C.F.No. 20080112038 VINGHAUSEN STREET (60 VOL. 4499, PG. 24 H.C. LOT 1 1.2725 AC.TRACT 55,430.32 SQUARE FEET BLOCK (1) TAVA LLC LOT 73 S 87° 41' 22" W ~ 190.31' (WEST) TOMBALL ELEMTARY SCHOOL SUBDIVISION VOL. 341, PG. 17 H.C.M.R. JOSEPH HOUSE SURVEY A-34 <u>+</u> 500.0' WM. HURD JOHN M. HOOPER SURVEY A-378 SURVEY A-375





ABBREVIATION:

1. B.L. Indicates "Building Lines ' Indicates " Utility Easement ' 2. U.E. 3. D.E. Indicates " Drainage Easement " Indicates " Iron Rod " 4. I.R. Indicates " Volume " 5. VOL. 6. PG. Indicates " Page " 7. AC. Indicates " Acre " 8. R.O.W Indicates " Right-of-way 9. F.C.No. Indicates "Film Code Number" 10. H.C.M.R. Indicates " Harris County Map Record " Indicates " Harris County Deed Record " 11. H.C.D.R.

12. H.C.C.F.No. Indicates " Harris County Clerk's File Number "
13. Indicates " Found 5/8" Iron Rod with Cap stamped EIC.Surveying Co."

GENERAL NOTES:

1. 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.

2. According to the FEMA Firm Panel No. 4803150210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

.2% Annual Chance Flood Plain.

3. All oil/ gas pipelines or pipeline easements with ownership through the subdivision have been shown.
4. All oil/ gas wells with ownership (plugged, abandoned, and/ or active) through the subdivision have been shown.

5. 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 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.

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

7. 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.

of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter .

RUDEL CROSSING APARTMENTS MINOR PLAT

A SUBDIVISION OF 1.2725 ACRE TRACT,
55,430.32 SQUARE FEET
SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT 34,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

CONTAINING
1 LOT 1 BLOCK
DECEMBER 2021

OWNER

KEY PRIDE DEVELOPMENT, LLC

14360 WEST SYLVANFIELD HOUSTON, TEXAS 77014 (281) 846 - 8703

SURVEYOR

E.I.C. SURVEYING COMPANY FIRM NO. 10033400

12345 JONES ROAD#270 HOUSTON, TEXAS 77070 (281) 955 - 2772