

THE STATE OF TEXAS

COUNTY OF HARRIS

We, MAPLE GROUP, LTD., acting by and through Stuart A. Rathe, General Partner, owners hereinafter referred to as owners of the 3.4421 acre tract described in the above and foregoing plat of HICKS RETAIL CENTER NUMBER TWO, 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 does 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 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 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 center line 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 drainage ways 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, MAPLE GROUP, LTD., has caused these presents to be signed by Stuart A. Rathe, its General Partner, thereunto authorized, on this ____ day of _____, 202__.

MAPLE GROUP, LTD.

By: Stuart A. Rathe, General Partner

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BEFORE ME, the undersigned authority, on this day personally appeared Stuart A. Rathe, General Partner of Maple Group, Ltd., 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of HICKS RETAIL CENTER NUMBER TWO 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: Richard Anderson,
Chair

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, 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

I, Steven L. Crews, am authorized 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 not found have been marked with iron 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.

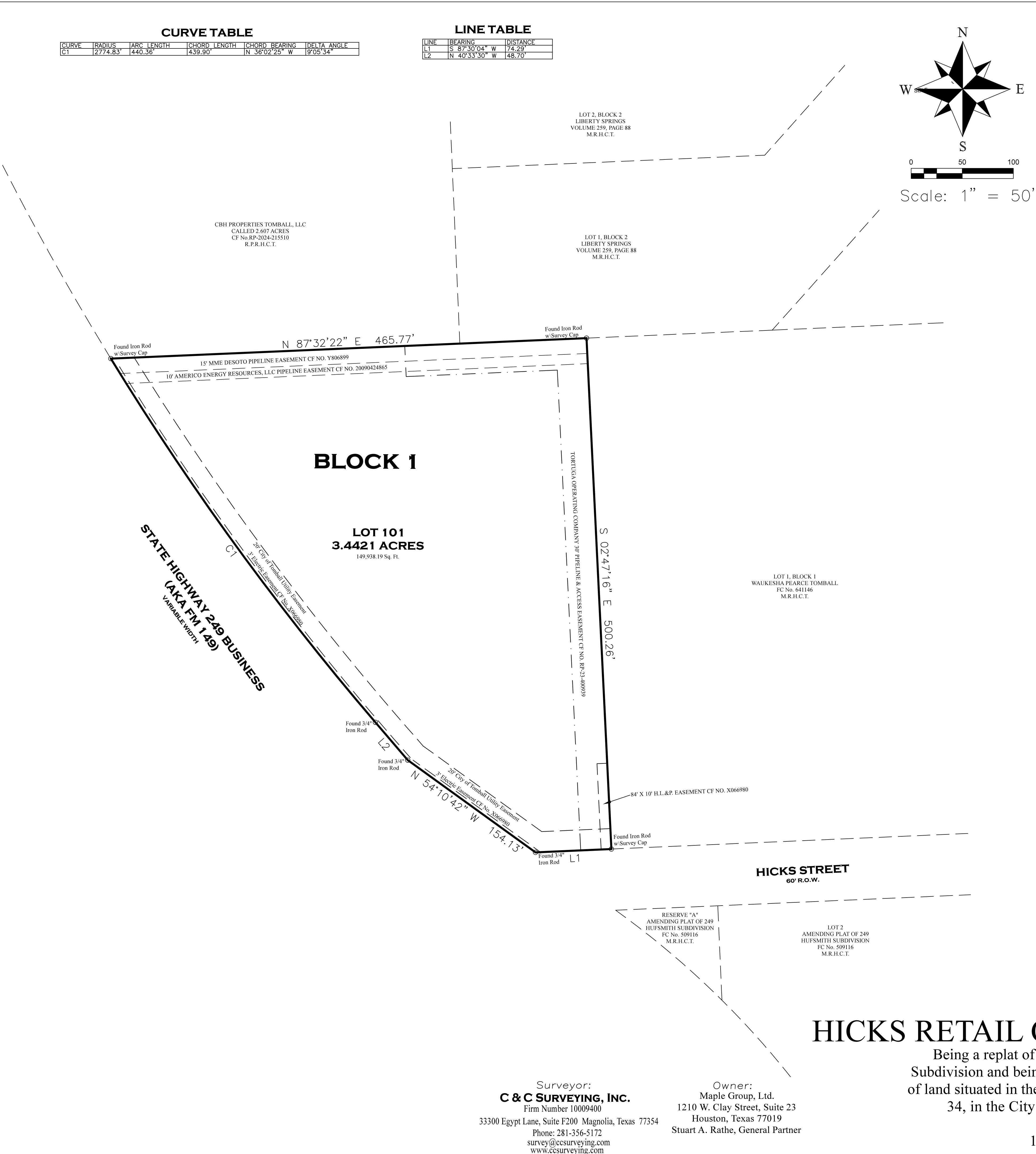
Steven L. Crews
Texas Registration Number 4141

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2774.83'	440.36'	439.90'	N 36°02'25" W	9°03'34"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°30'04" W	74.29'
L2	N 40°33'30" W	48.70'



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
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.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by 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.
6. 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 easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part 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 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.
7. 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 0.999947454629.
8. Prior to the issuance of building permits for any lot within this subdivision, all public infrastructure (i.e. roads/utility mains) must be completed and accepted by the City of Tomball.

D.R.H.C.T. = DEED RECORDS OF HARRIS
COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS
COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF
HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED
TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

HICKS RETAIL CENTER NUMBER TWO

Being a replat of Lots 1 and 2 of Hicks Retail Center
Subdivision and being a 3.4421 acre (149,938.19 sq. ft.) tract
of land situated in the Joseph House Survey, Abstract Number
34, in the City of Tomball, Harris County, Texas,

1 Lot, 1 Block

July 2025
25-0187

Surveyor:
C & C SURVEYING, INC.
Firm Number 10009400

33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Phone: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Owner:
Maple Group, Ltd.
1210 W. Clay Street, Suite 23
Houston, Texas 77019
Stuart A. Rathe, General Partner