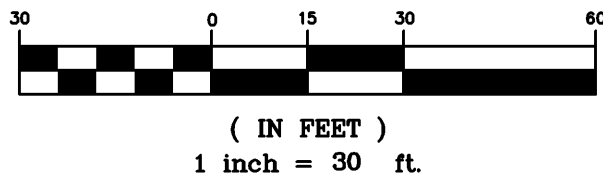


VICINITY MAP  
SCALE: 1" = 500'±



GRAPHIC SCALE



GENERAL NOTES:

- All bearings shown are referenced per gps observations.
- 1' LANDSCAPE RESERVE is a "NON-ACCESS EASEMENT" located within the boundaries of RESERVE "B" on south line of Medoza Court.
- G & V Finance & Investment LLC, shall be responsible and liable for the maintenance of all private streets, all drainage related facilities and all wastewater facilities. Responsibility and liability shall not be assigned by developer except to a lawfully created community or home owners association having jurisdiction over the properties to which these planned private streets, access & utility easements and all drainage related facilities and easements provide access infrastructure, or pursuant to deed restrictions or other covenants which are applicable to lots within the subdivision which utilize such facilities.
- C.O.T.U.E. - denotes City of Tomball utility easement.
- P.U.E. denotes Public Utility Easement.
- P.A.E. denotes Permanent Access Easement.
- This subdivision contains one or more private streets that have not been dedicated to the public or accepted by City of Tomball as public rights-of-way. City of Tomball has no obligation to maintain or improve any private street within the subdivision.
- The Private Road is hereby dedicated as a P.U.E. & P.A.E.

NOTES:

- 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.
- According to FEMA Firm Panel No. 48201C0230L, (Effective Date June 18, 2007), this property is in Zone "X" and is not within 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 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.
- 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.

METES & BOUNDS DESCRIPTION

Being a 1.9961 acres (86,951.42 square feet) of land, more or less, out of the C.J. Bonnette 16.102 acre tract in the J Pruitt Survey, Abstract 629, Harris County, Texas, said being that tract of land conveyed to Craig Poplar and Lakesha poplar, by deed recorded in County Clerk's File Number 20140126568, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1 inch iron pipe found for corner, said corner being the Southeast corner of that tract of land conveyed to Holly Smiley, by deed recoded in County Clerk's File Number Y017762, Official Public Records of Harris County, Texas, said corner lying in the West line of Persimmon Street (public right-of-way);

THENCE, South 02°55'14" East, along the West line of Persimmon Street, a distance of 172.71 feet, to a 1 inch pipe found for corner, said corner being the Northeast corner of a tract conveyed to Jason Kachman, as her sole and separate property, by deed recorded in County Clerk's File Number 2019-129619, Public Records, Harris County, Texas;

THENCE, South 87°51'55" West, along the North line of said Kachman, a distance of 504.96 feet to a 1 inch iron pipe found for corner, said corner lying in the East line of a tract of land conveyed to True Holiness Pentecost Church of Jesus Christ;

THENCE, North 01°56'45" West, along the East line of said True Holiness Pentecost Church of Jesus Christ tract, a distance of 172.70 feet to a point for corner, said corner lying in East line of a tract of land conveyed to Amelia Govea, by deed recorded in County Clerk's File Number RP-2016-213025, Public Records, Harris County, Texas;

THENCE, North 87°51'55" East, along the South line of said Holly tract, a distance of 502.02', to the POINT OF BEGINNING and containing 86,951.42 square feet or 1.9961 acres of land, more or less.

STATE OF TEXAS  
COUNTY OF HARRIS

WE, G & V FINANCE & INVESTMENT LLC, their successors in office and assigns, whose address is 10611 Den Oak Dr., Houston, Texas, 77065 owner hereafter referred to as Owners of the 1.9961 acre tract described in the above and foregoing plat of MENDOZA ESTATES, 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 myself, my heirs, my 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 unrestricted aerial easement seven feet six inches (7'-6") 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 the 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, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon 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 facilities and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

Further, We hereby relinquish all rights of access to major larger streets or highways shown hereon except by way of platted streets shown.

In Testimony Whereof, G & V Finance & Investment LLC, has caused these presents to be signed by Raul Mendoza, Owner, thereunto authorized and its common seal hereon affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

G & V FINANCE & INVESTMENT LLC, Owner

By:

Raul Mendoza, Owner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Raul Mendoza, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Printed name

My commission expires: \_\_\_\_\_

I, Mike H. Rubaiy, 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 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, central zone.



Rubaiy, R.P.L.S.  
Texas Registration No. 2907

This is to certify that the City Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Mendoza Estates, 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 \_\_\_\_\_, 2025.

By:

Tana Ross, Chairman

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 this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ of the Map Records of Harris County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, the day and date last above written.

Teneshia Hudspeth  
Clerk of the County Court  
Harris County, Texas

By:

Deputy

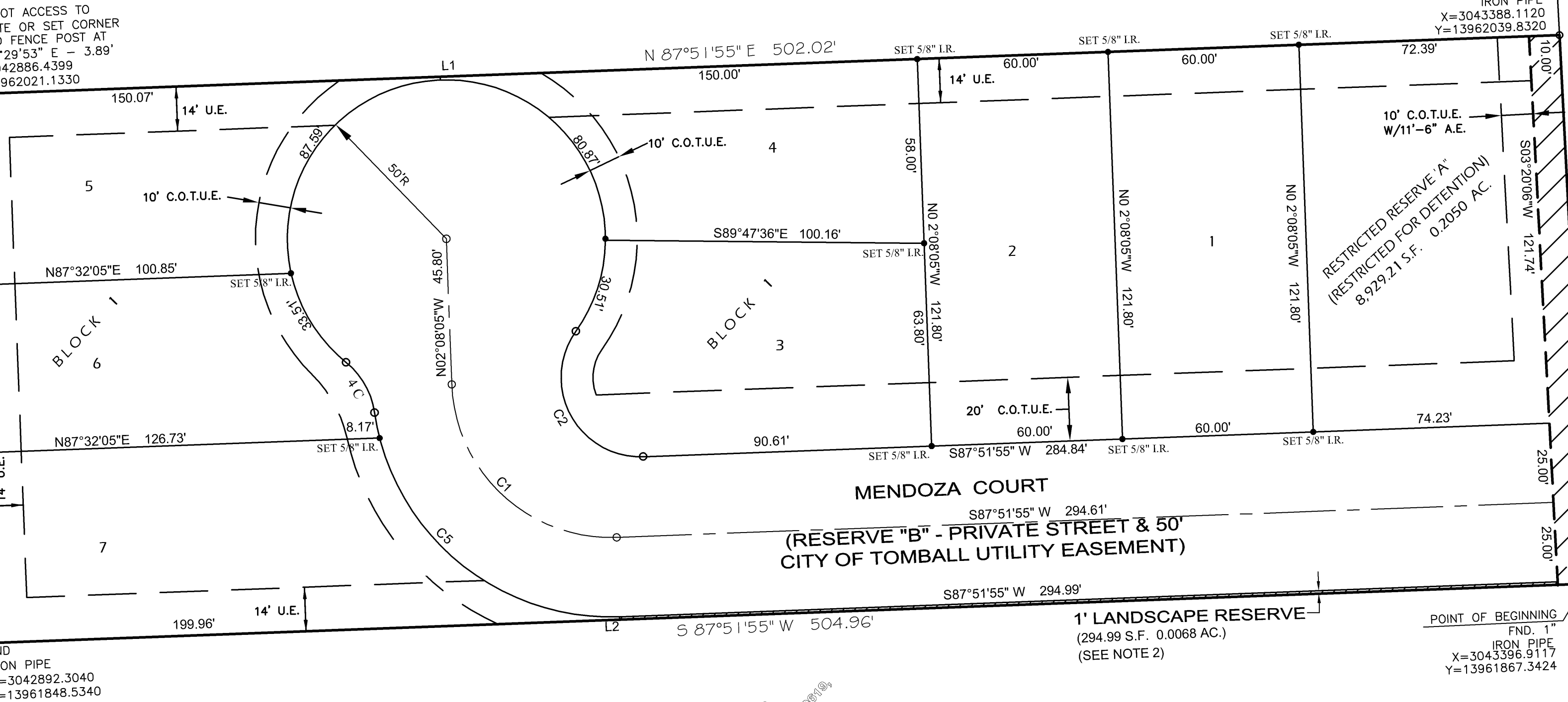
MENDOZA ESTATES

A SUBDIVISION OF A 1.9961 ACRE (86,951.42 S.F) TRACT  
KNOWN AS PART OF TRACT 7 AND 8, AS RECORDED  
UNDER H.C.C.F. NO. RP-2017-374990, J. PRUITT SURVEY,  
ABSTRACT 629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS  
7 LOTS 1 BLOCK 1 RESERVE JULY, 2025

OWNER:  
G & V FINANCE & INVESTMENT LLC  
10611 DEN OAK DR  
HOUSTON TX 77065-3736  
PH: (832) 618-3071

SURVEYOR:  
PROFESSIONAL  
LAND SERVICES  
H Firm No. 10052400  
P.O. Box 1974  
Mont Belvieu, TX 77580  
(Office) 281-385-2087 (Fax) 281-385-5792

APPLICANT:  
RP & ASSOCIATES  
2835 S Houston Ave  
Humble, Texas 77396  
(713) 416-6894



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N02°08'05" W	1.00'	
L2	S02°08'05" E	1.00'	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH LENG	CH BEARING
C1	50.00'	78.54'	90d00'00"	70.71'	N47d27'55"W
C2	25.00'	55.69'	127d38'16"	44.87'	S28d38'47"E
C3	50.00'	232.48'	176d24'09"	72.90'	N81d58'17"E
C4	25.00'	18.62'	42d40'46"	18.19'	N29d53'25"W
C5	75.00'	109.86'	83d54'54"	100.29'	S50d30'28"E

LOT TABLE		
LOT NO.	LOT AREA (S.F.)	LOT AREA (AC.)
1	7,308.00	0.1678
2	7,308.00	0.1678
3	7,183.47	0.1649
4	6,153.21	0.1413
5	6,592.21	0.1513
6	6,048.20	0.1388
7	8,771.95	0.2014