

STATE OF TEXAS

COUNTY OF HARRIS

I, Harpreet Kaur, owner hereinafter referred to as Owners of the 3.4335 acre tract described in the above and foregoing map of HIRSCHFIELD COMMERCIAL PARK, 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 forever, all streets (except those streets 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 purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet 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 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 ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses 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 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.

WITNESS my hand in the City of \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Harpreet Kaur

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Harpreet Kaur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission expires: \_\_\_\_\_

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 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, South Central zone.

\_\_\_\_\_  
Steven L. Crews  
Texas Registration No. 4141

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this 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 Court adopted drainage requirements.

\_\_\_\_\_  
Milton Rahman, P.E.  
County Engineer

I, Teneshia 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 \_\_\_\_\_, 202\_\_ by an order entered into the minutes of the court.

\_\_\_\_\_  
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy

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 \_\_\_\_\_, 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, in Harris County, the day and date last above written.

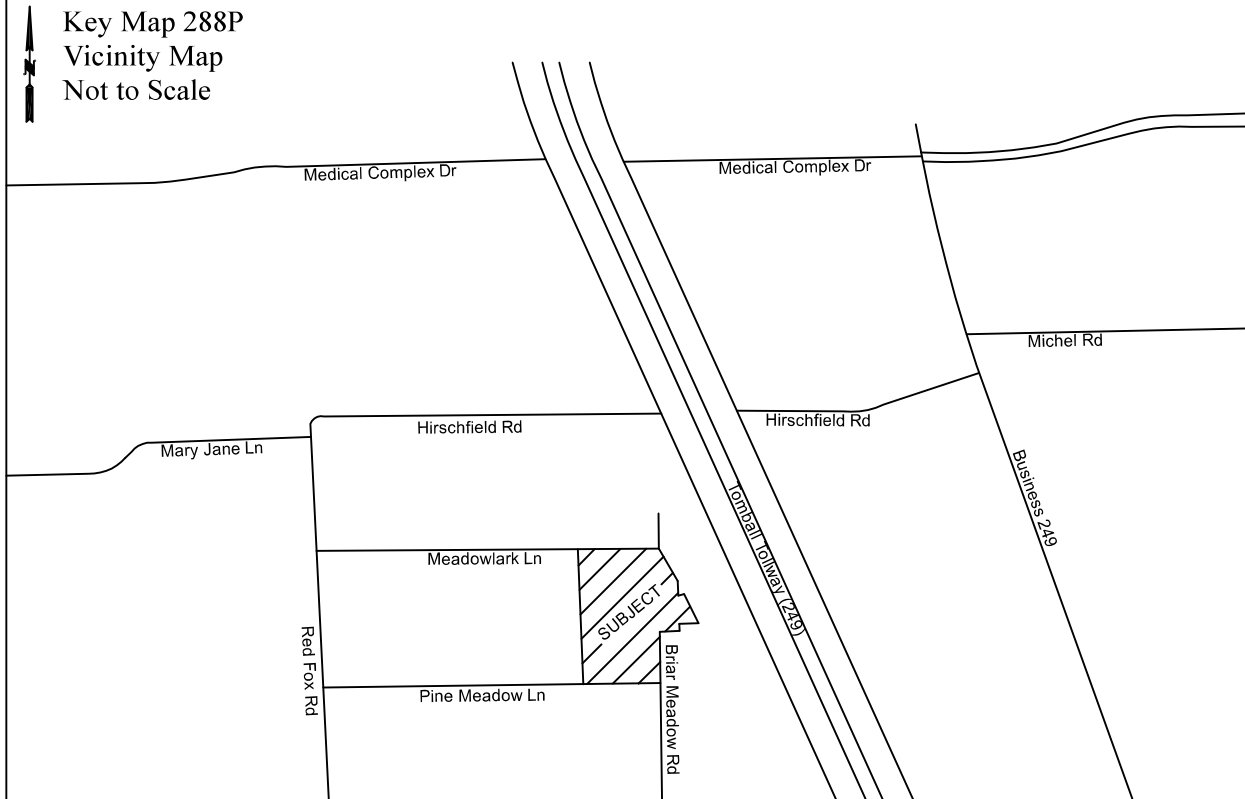
\_\_\_\_\_  
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of HIRSCHFIELD COMMERCIAL PARK 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: \_\_\_\_\_  
Craig Meyers  
Community Development Director



1. Basis of Bearings: Texas State Plane Coordinates, South Central 4204, (NAD83), GEOID 03
2. M.R.H.C.T. indicates Map Records of Harris County, Texas.
3. D.R.H.C.T. indicates Deed Records of Harris County, Texas.
4. R.P.R.H.C.T. indicates Real Property Records of Harris County, Texas.
5. FC NO. indicates Film Code Number.
6. CF NO. indicates Clerk's File Number.
7. O.P.R.O.R.P. indicates Official Property Records of Real Property
8. P.A.E. indicates private access easement

## HIRSCHFIELD COMMERCIAL PARK

A Subdivision of a 3.4335 acre (149,565.32 square foot) tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).

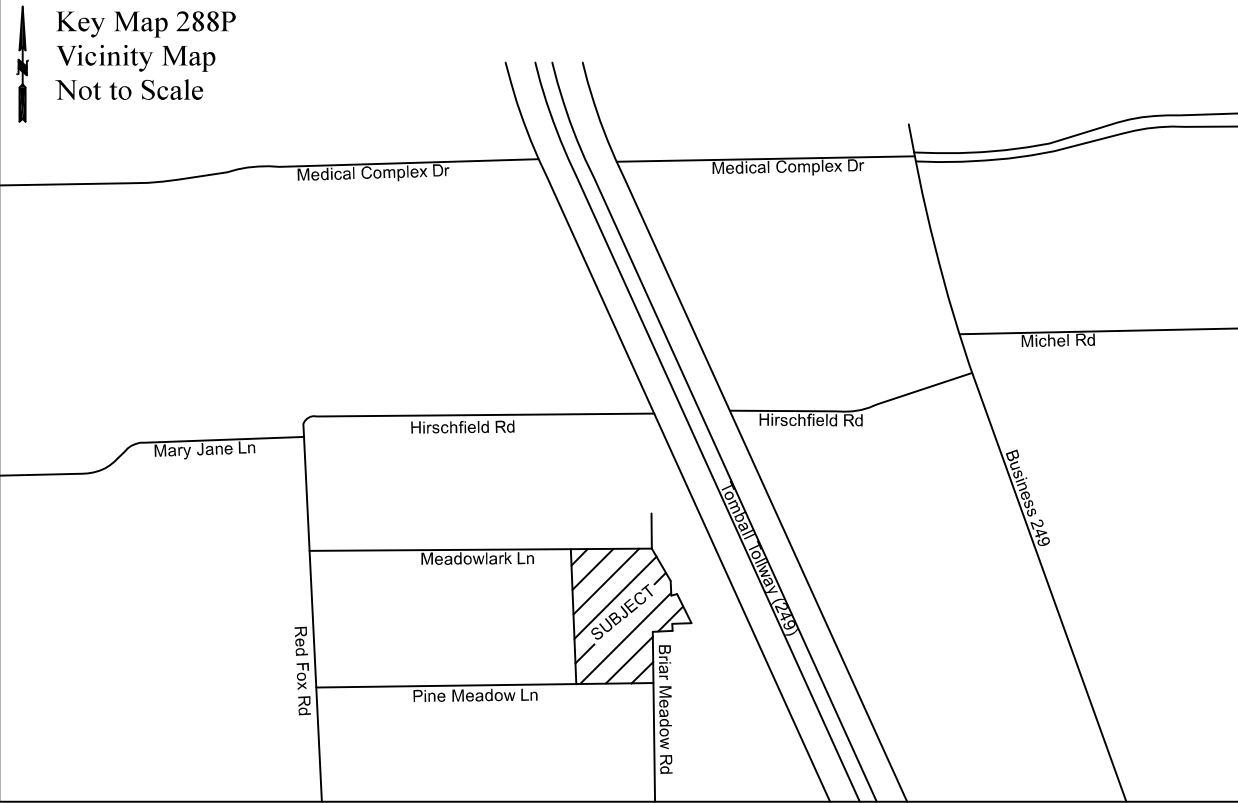
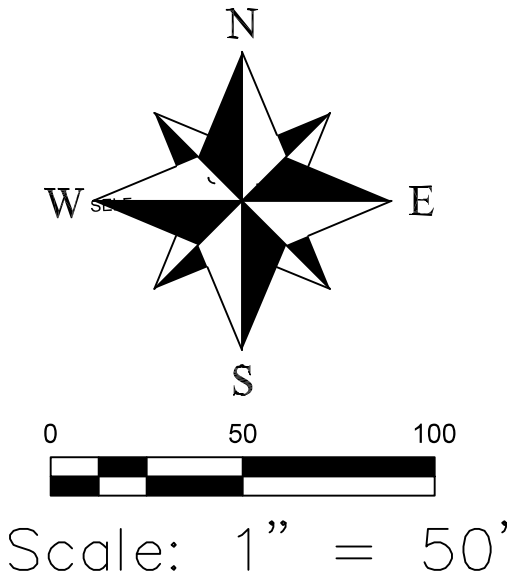
1 COMMERCIAL LOT, 1 BLOCK

Surveyor:  
**C & C SURVEYING, INC.**  
Firm Number 10009400  
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354  
Office: 281-356-5172  
survey@ccsurveying.com  
www.ccsurveying.com

Owner:  
Harpreet Kaur  
9522 Majestic Canyon Lane  
Houston, Texas 77070

July 2025  
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25-0117

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°15'49" E	50.95'
L2	N 72°52'09" E	20.92'
L3	S 26°10'57" E	112.92'
L4	S 88°00'25" W	66.00'
L5	S 02°15'49" E	24.27'
L6	S 87°44'11" W	60.13'



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Notes:  
Basis of Bearings:  
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 0.99995313336.  
Flood Information:  
According to FEMA Firm Panel No. 48201C0230L (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. Subject to blanket easement for pipeline right-of-way easement recorded in Volume 995, Page 497, D.R.H.C.T. and assigned in Volume 1932, 497, D.R.H.C.T.  
8. Subject to blanket easement for pipeline right-of-way easement recorded in Volume 1059, Page 281, D.R.H.C.T.

**HIRSCHFIELD ROAD**  
60' R.O.W. (BY OCCUPATION)

X: 3032679.31884  
Y: 13956854.71928  
Found 1/2" Iron Rod

N 87°44'11" E 285.86'

Found Iron Rod  
w/ Survey Cap

S 26°10'57" E 135.01'

**STATE HIGHWAY 249 TOLLWAY**  
60' R.O.W. (BY OCCUPATION)

L4

Found Iron Rod  
w/ Survey Cap

LITTLE K INVESTMENTS  
AND MANAGEMENT, LLC  
CALLED 0.2586 ACRE  
CF NO. RP-2021-628800  
R.P.R.H.C.T.

**BRIAR MEADOW ROAD**  
60' R.O.W. (BY OCCUPATION)

KENNETH JAMES COMEAUX  
AND SONJA L. COMEAUX  
AS CO-TRUSTEES OF  
THE KENNETH JAMES COMEAUX  
AND SONJA L. COMEAUX  
REVOCABLE TRUST  
CALLED 0.967 ACRE  
CF NO. 2010090025  
R.P.R.H.C.T.

S 87°36'34" W 280.03'

**MEADOWLARK ROAD**  
60' R.O.W. (BY OCCUPATION)

X: 3032698.19720  
Y: 13956388.25070  
Found 1/2" Iron Rod  
Point of Beginning

PAIGE ANN BEHM  
CALLED 0.7500 ACRE  
CF NO. RP-2020-404829  
R.P.R.H.C.T.

THOMAS A. DYBVIG  
KEITH R. PETERSON  
CALLED 0.75 ACRE  
CF NO. X602962  
R.P.R.H.C.T.

JEFFREY GRIFFIN  
CALLED 0.750 ACRE  
CF NO. RP-2021-310884  
R.P.R.H.C.T.

THOMAS A. DYBVIG  
KEITH R. PETERSON  
CALLED 0.75 ACRE  
CF NO. X602541  
R.P.R.H.C.T.

**BLOCK 1**

**LOT 1**  
3.4335 ACRES  
149,565.32 SQUARE FEET

RENATO ESPINO  
CALLED 0.375 ACRE  
CF NO. RP-2024-297857  
R.P.R.H.C.T.

GERBER SOLOMON URIAS  
CALLED 0.3750 ACRE  
CF NO. RP-2019-191272  
R.P.R.H.C.T.

GERBER SOLOMON URIAS  
CALLED 0.3750 ACRE  
CF NO. RP-2019-191272  
R.P.R.H.C.T.

LITTLE K INVESTMENTS  
AND MANAGEMENT, LLC  
CALLED 0.710 ACRE  
CF NO. RP-2021-302792  
R.P.R.H.C.T.

WILLIAM MICHAEL VANWERT  
CALLED 0.75 ACRE  
CF NO. 20140539910  
R.P.R.H.C.T.

J.C. LOGAN  
JACQUELINE LOGAN  
CALLED 0.7500 ACRE  
CF NO. K388555  
R.P.R.H.C.T.

Surveyor:  
**C & C SURVEYING, INC.**  
Firm Number 10009400  
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354  
Office: 281-356-5172  
survey@ccsurveying.com  
www.ccsurveying.com

Owner:  
Harpest Kaur  
9522 Majestic Canyon Lane  
Houston, Texas 77070

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1 COMMERCIAL LOT, 1 BLOCK

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