



VICINITY MAP N.T.S.
SHEET 1 OF 1

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- A.E. = AERIAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

We, Yatalattaf Investments LLC., acting by and through Mehak Tai, being Chief Executive officer of the company, hereinafter referred to as Owners of the all of the 3.3425 acres tract described in the above and foregoing plat of **Flex at Commercial Park**, 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, 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 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 unobstructed aerial easements five feet in width from plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen fifth teen 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 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 is hereby 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the Yatalattaf Investments LLC has caused these presents to be signed by Mehak Tai, its Chief Executive Officer, therunto authorized, attested by its secretary Haani Tai, and its common seal hereunto affixed this ___ day of ___, 20__.

By: _____
Mehak Tai, Chief Executive Officer

Attest: _____
Haani Tai, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Mehak Tai, Chief Executive Officer, and Haani Tai, Secretary both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 20__.

NOTARY PUBLIC in and for
The State of Texas

My commission expires:

I, AbdulKarim Tai, am registered under the laws of the State of Texas to practice the profession of Civil Engineering and hereby certify that the above subdivision is true and correct, was prepared from 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 the iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than 3/4 inch and a length of not less than three (3) feet and that the plat boundary corners have been tied to the nearest survey corner.

ABDULKARIM TAI, P.E.
Texas Registration No. 95104

Encumbrances Certificate (only on preliminary plats):

I, AbdulKarim Tai, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner of subdivider) owns or has a legal interest in.

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas has approved this plat and subdivision of **Flex at Commercial Park** in conformance with the laws of the State of Texas and the ordinances of the City as shown hereon and authorized the recording of this plat this ___ day of ___, 20__.

By: _____
Barbara Tague (Chair)

By: _____
Susan Harris (Vice Chair)

I, _____ 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 ___ day of ___, 20__ at ___ o'clock ___M., and duly recorded on ___ day of ___, 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.

County Clerk
of Harris County, Texas

By: _____
Deputy

NOTES:

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 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 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.

Flood Information:

This property is in Zone "X" based on the National Flood Insurance Program's Flood Insurance rate map Panel No. 48201C 023L dated 06-18-2007 for Harris County, Texas.

Note #1: All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Note #2: All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

Note #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.

Note #4: This plat does not attempt to amend or remove any valid covenants or restrictions.

Note #5: 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.

May 23, 2022 SCALE: 1"=60'
Flex at Commercial Park
A Subdivision of 3.3524 acres
Being a replat of TR6 Tomball Industrial Park, recorded under Map Records of County Clerk Film Code 437033, Harris County, Texas.

Reason for Re-plat
To provide easement for future Right of Way to be dedicated to City of Tomball

OWNER:
Yatalattaf Investments LLC
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ENGINEERS:
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