

STATE OF TEXAS
COUNTY OF HARRIS

We, William David Maberry and Dianne Elizabeth Maberry, Co-Trustees of the Maberry Family Trust, hereinafter referred to as owners of the 0.1607 acre tract described in the above and foregoing plat of "MABERRY TRACT", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane twenty feet above the ground 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 (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course 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 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 facility and that such abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

WITNESS our hand, this ____ day of _____, 2025.

William David Maberry
Co-Trustee

Dianne Elizabeth Maberry
Co-Trustee

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BEFORE ME, the undersigned authority, on this day personally appeared William and Dianne Maberry, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged 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 owners.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

Notary Public in and for the State of Texas

My Commission expires on the ____ day of _____, 20__.

I, Tony P. Swonke, am registered 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, and other points of reference have been marked with iron rods or pipes having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767



This is to certify that the Planning & Zoning Commission of the City of Tomball has approved this subdivision and plat of "MABERRY TRACT", 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 on this ____ day of _____, 2025.

Craig Meyers
Director of Community Development

I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded on the ____ day of _____, 20__, at ____ o'clock ____ M. and filed under Film Code No. _____ of the Map Records of Harris County, Texas.

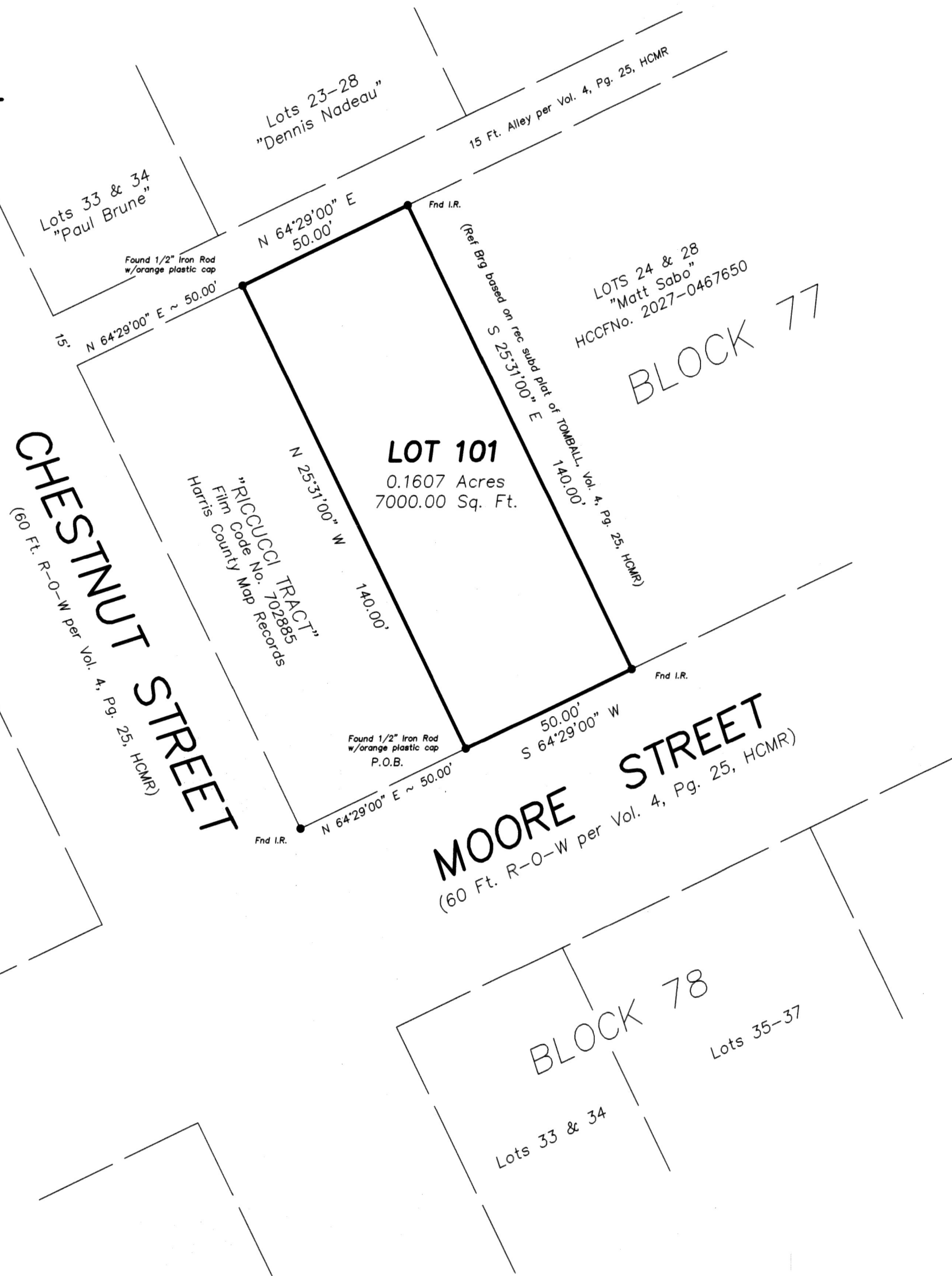
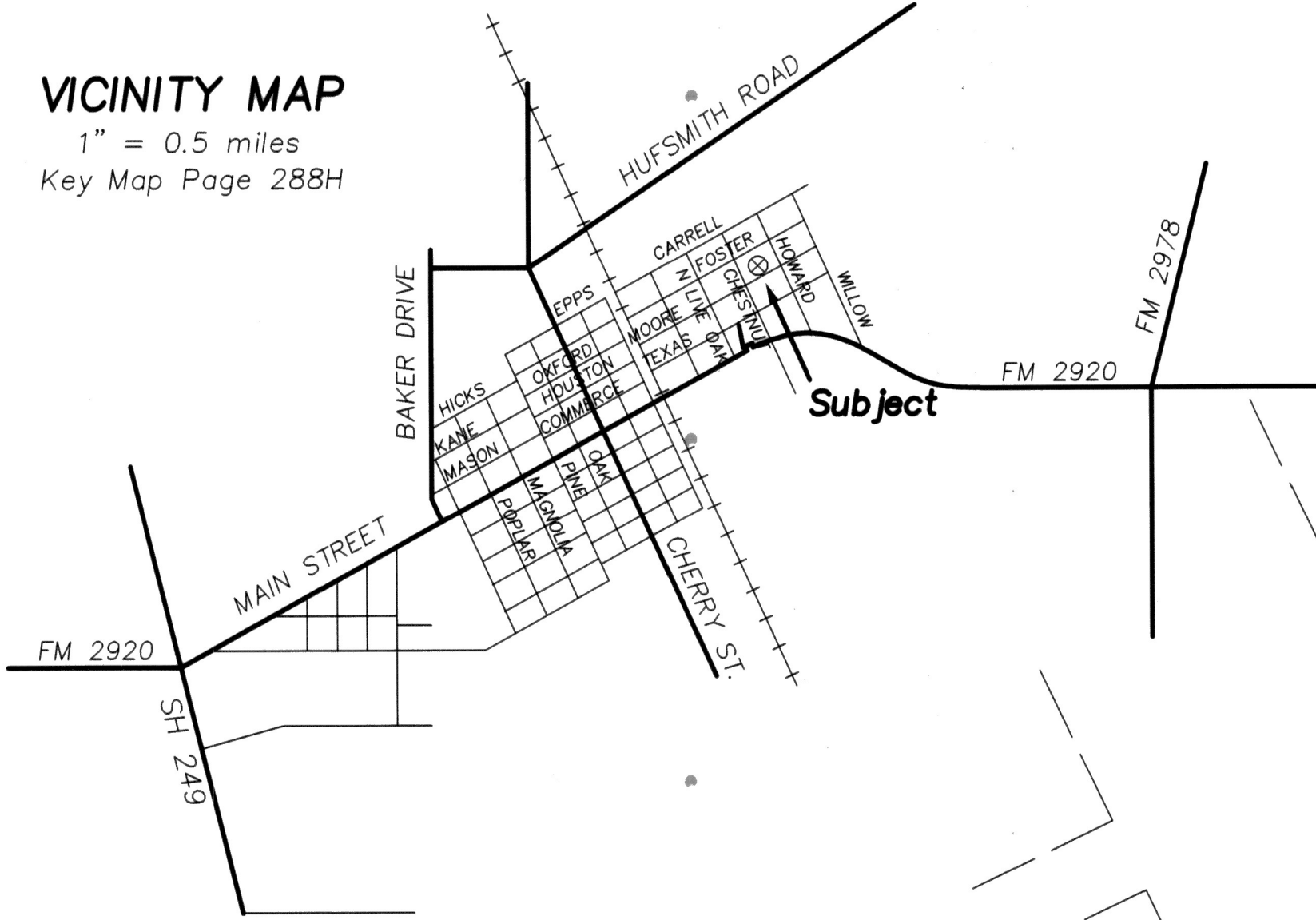
WITNESS MY HAND AND SEAL OF OFFICE AT HARRIS COUNTY, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.
Teneshia Hudspeth
Clerk of the County Court
Harris County, Texas

Deputy

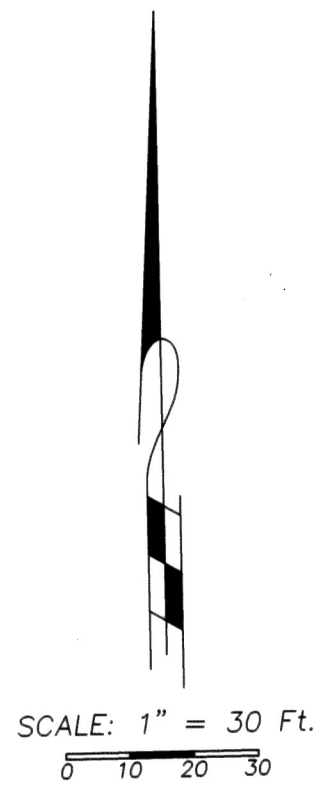
FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

VICINITY MAP

1" = 0.5 miles
Key Map Page 288H



- 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 restrictions or covenants.
- NOTE #5: A ten-foot-wide City of Tomball utility easement is hereby dedicated by this plat and 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.
- NOTE #6: Zoning has been adopted by the City of Tomball. The property owner is advised to reference said ordinance for land uses and property development standards.



OWNERS:
William Maberry & Dianne Maberry
405 N. Chestnut St., Unit B
Tomball, TX 77375
Ph: 512.971.6439

PREPARED BY:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: May 3, 2025

MABERRY TRACT

A replat of Lots 29 & 30 in Block 77 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, and containing 0.1607 acres
(7000.00 Sq. Ft.) in the City of Tomball, Harris County, Texas.
Said Block 77 lying in the William Hurd Survey (A-371).
The purpose of this replat is to combine the two lots into one.

Containing: 1 Lot / 1 Block