

THE STATE OF TEXAS

COUNTY OF HARRIS

We, KITCHENS REAL ESTATE FAMILY PARTNERSHIP, LTD., acting by and through Morris William Kitchens and Vergie F. Kitchens, Trustees of the Kitchens 1999 Management Trust as General Partner of the Kitchens Real Estate Family Partnership, Ltd., owners hereinafter referred to as owners of the 1.2617 acre tract described in the above and foregoing plat of TOMBALL RENTAL, 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, KITCHENS REAL ESTATE FAMILY PARTNERSHIP, LTD., has caused these presents to be signed by Morris William Kitchens and Vergie F. Kitchens, Trustees, therunto authorized, on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

KITCHENS REAL ESTATE FAMILY PARTNERSHIP, LTD.

By: Morris William Kitchens, Trustee By: Vergie F. Kitchens, Trustee

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Morris William Kitchens, Trustee of Kitchens 1999 Management Trust, 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: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Vergie F. Kitchens, Trustee of Kitchens 1999 Management Trust, 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, 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 TOMBALL RENTAL 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

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

Metes and Bounds

Being a 1.2800 acre tract of land situated in the C. N. Pillot Survey, Abstract Number 632, in Harris County, Texas, and being the same tract of land called 1.2618 acres in deed recorded in Clerk's File Number RP-2022-481318 of the Real Property Records of Harris County, Texas; said 1.2800 acres being more particularly described as follows with all bearings based on Texas State Plane Coordinates, South Central Zone 4204 (NAD83) GEOID 03;

BEGINNING at a 5/8 inch iron rod, found for the East corner of the herein described tract, common with the North corner of a called 1.0127 acres as described in deed recorded in Clerk's File Number G716425 of said Real Property Records, same being in the Southwest right-of-way line of State Highway 249 Business, 180 feet wide, and proceeding:

THENCE S 62°28'16" W, along the upper Southeast line of the herein described tract, common with the Northwest line of said 1.0127 acres, a distance of 212.55 feet, to an iron rod with survey cap, set for an interior corner of the herein described tract, common with the West corner of the 1.0127 acres;

THENCE S 26°54'23" E, along an interior line of the herein described tract, common with the Southwest line of the 1.0127 acres, a distance of 16.28 feet, to a 5/8 inch iron rod, found for corner of the herein described tract, common with the North corner of Lot 1 in Block 1 of REPLAT OF THE POINT, a subdivision according to the map or plat thereof recorded in Film Code Number 664058, of the Map Records of Harris County, Texas;

THENCE S 61°13'09" W, along the lower Southeast line of the herein described tract, common with a Northwest line of said Lot 1, a distance of 180.56 feet, to an iron rod with survey cap, found for the South corner of the herein described tract, common with the Northwest corner of said Lot 1, same being in the East line of a called 39.1997 acres as described in deed recorded in Clerk's File Number 20070735680 of said Real Property Records;

THENCE N 03°02'00" W, along the West line of the herein described tract, common with the East line of said 39.1997 acres, a distance of 187.29 feet, to an iron rod with survey cap, found for the Northwest corner of the herein described tract, common with the Southwest corner of Lot 1 in Block 1 of TOMBALL R 135, a subdivision according to the map or plat thereof recorded in Film Code Number 639297, of said Map Records;

THENCE N 62°28'01" E, along the Northwest line of the herein described tract, common with the Southeast line of said Lot 1 in Block 1 of TOMBALL R 135, a distance of 315.67 feet, to a 5/8 inch iron rod, found for the North corner of the herein described tract, common with the East corner of said Lot 1 in Block 1 of TOMBALL R 135, same being in the Southwest right-of-way line of State Highway 249 Business;

THENCE S 27°29'47" E, along the Northeast line of the herein described tract, common with the Southwest right-of-way line of State Highway 249 Business, a distance of 150.24 feet, back to the POINT OF BEGINNING and containing 1.2800 acres (55,758.61 square feet) of land.

Harris County Clerk Certificate of Filing:

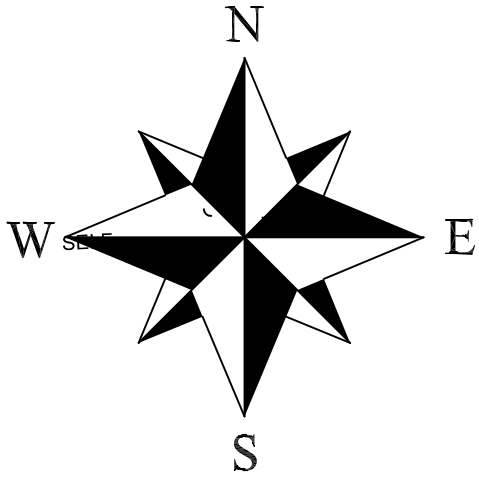
I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_ 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.

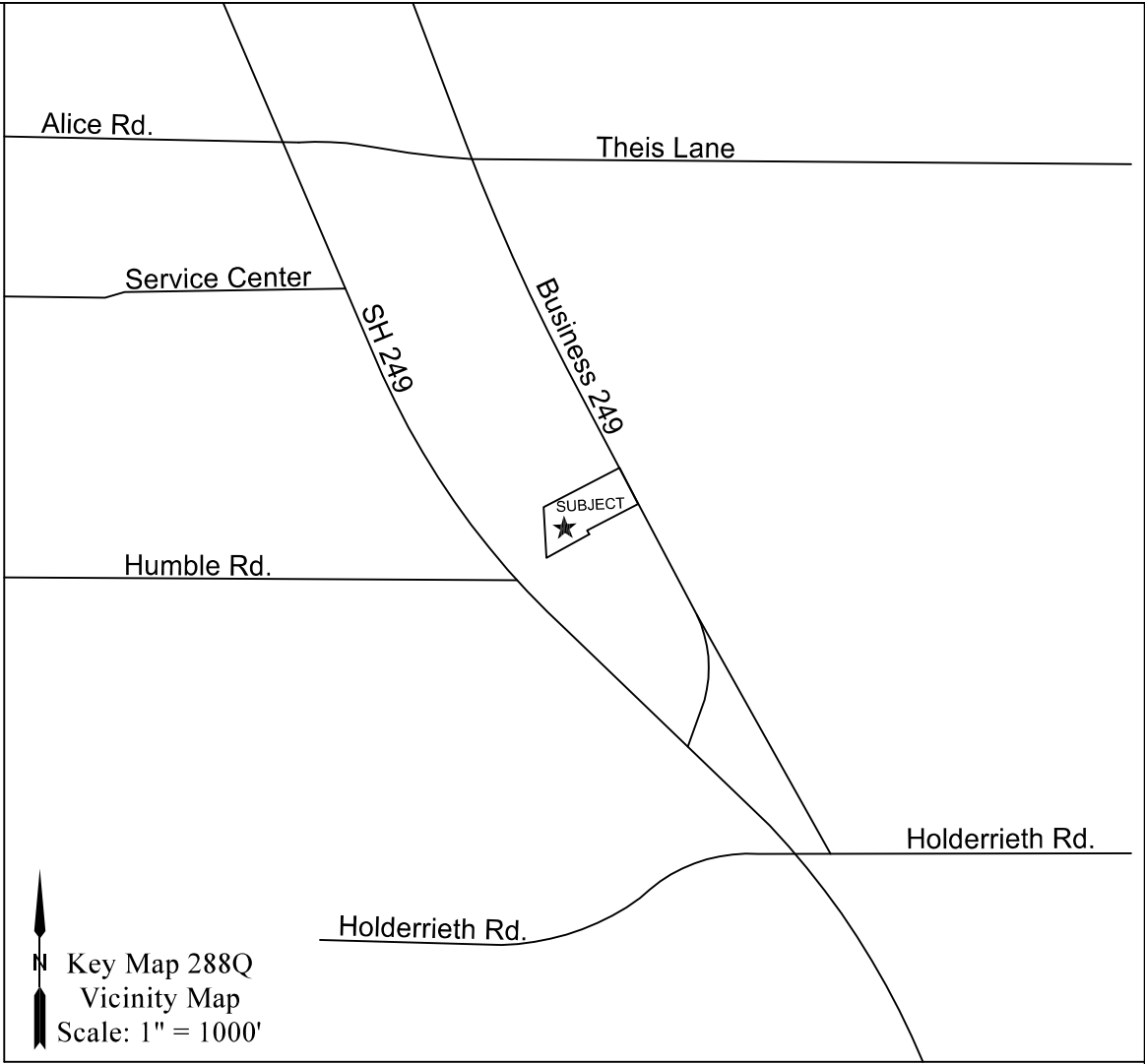
Teneshia Hudspeth  
County Clerk  
of Harris County, Texas

By: Deputy

LINE	BEARING	DISTANCE
L1	S 26°54'23" E	16.28'



Scale: 1" = 40'



Notes:  
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.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 0.999942210501.

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

# TOMBALL RENTAL

Being a 1.2800 acre (55,758.61 sq. ft.) tract of land situated in the C. N. Pillot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas,

1 Lot, 1 Block

May 2025  
Sheet 1 of 1  
25-0098

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

Owners:  
Kitchens Real Estate Family Partnership, Ltd.  
23015 Kobs Road  
Tomball, Texas 77377