

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Muhammad N. Shahzad and Shahnaz Shahzad, owners hereinafter referred to as owners of the 2.0974 acre tract described in the above and foregoing plat of TOMBALL MEDICAL COMPLEX, 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 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.

WITNESS our hands in the City of Tomball, Texas, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Muhammad N. Shahzad Shahnaz Shahzad

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Muhammad N. Shahzad and Shahnaz Shahzad, 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.

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 MEDICAL COMPLEX 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: Barbara Tague  
Chairman

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.

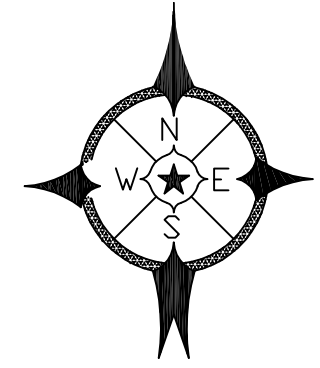
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth  
County Clerk  
of Harris County, Texas

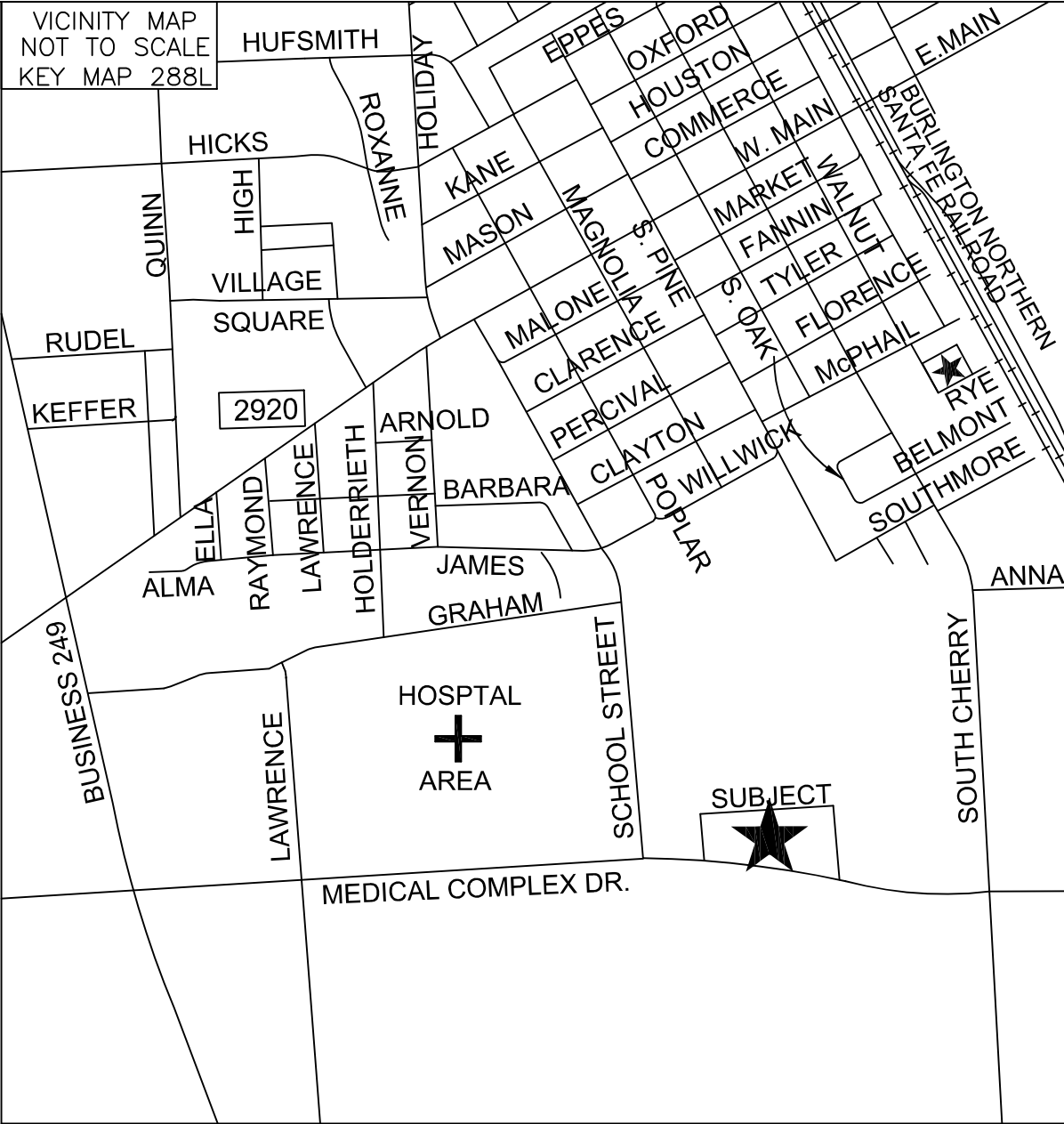
By: Deputy

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



Scale: 1" = 30'



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. 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.  
6. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.  
7. This is a corner lot and must abide by all ordinance requirements when referencing the visibility triangle and cannot be obstructed, per City Ordinances

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

## TOMBALL MEDICAL COMPLEX

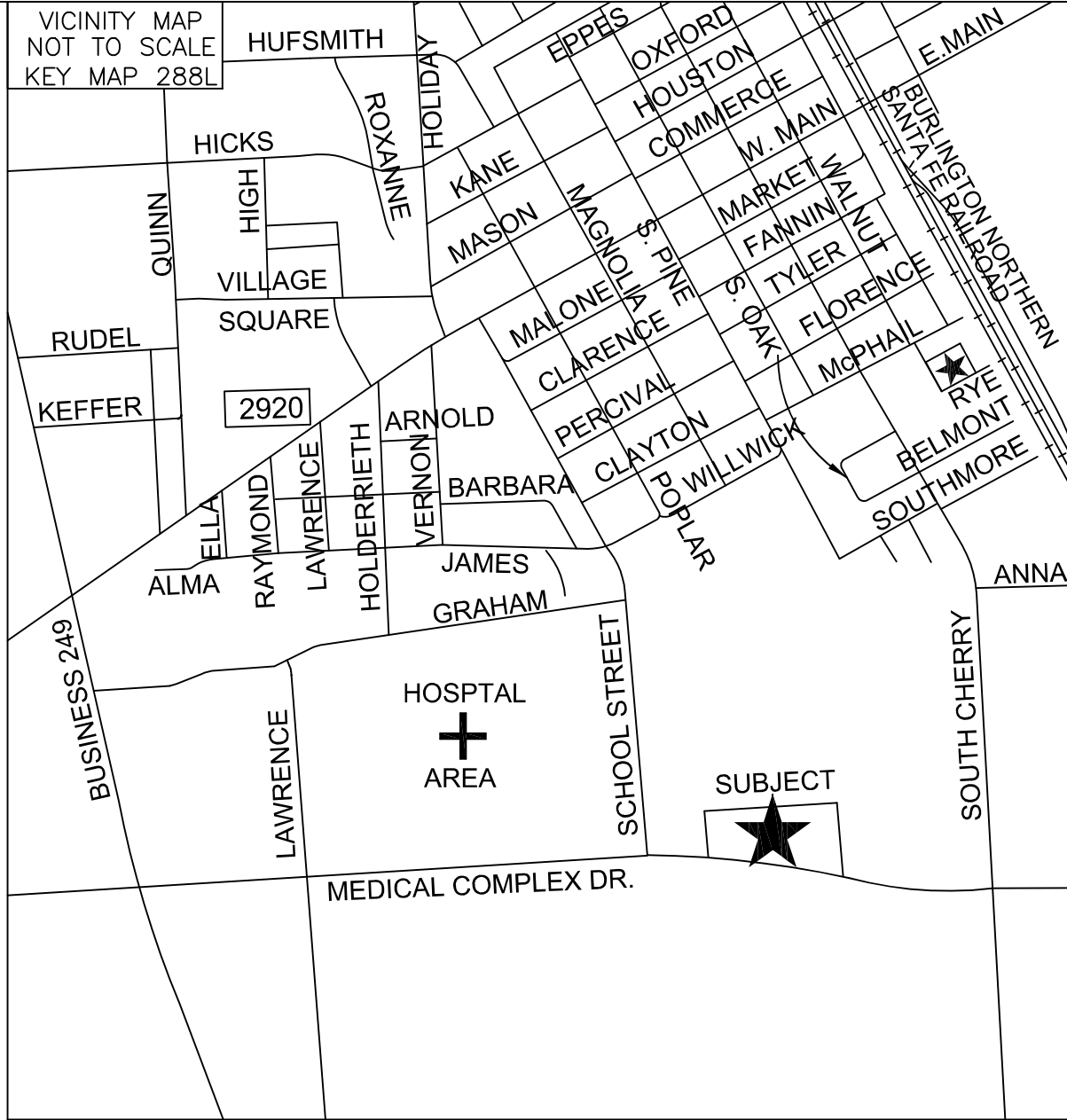
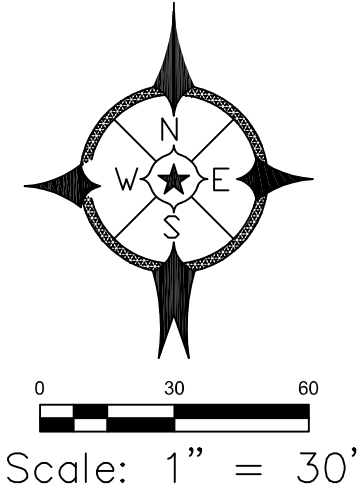
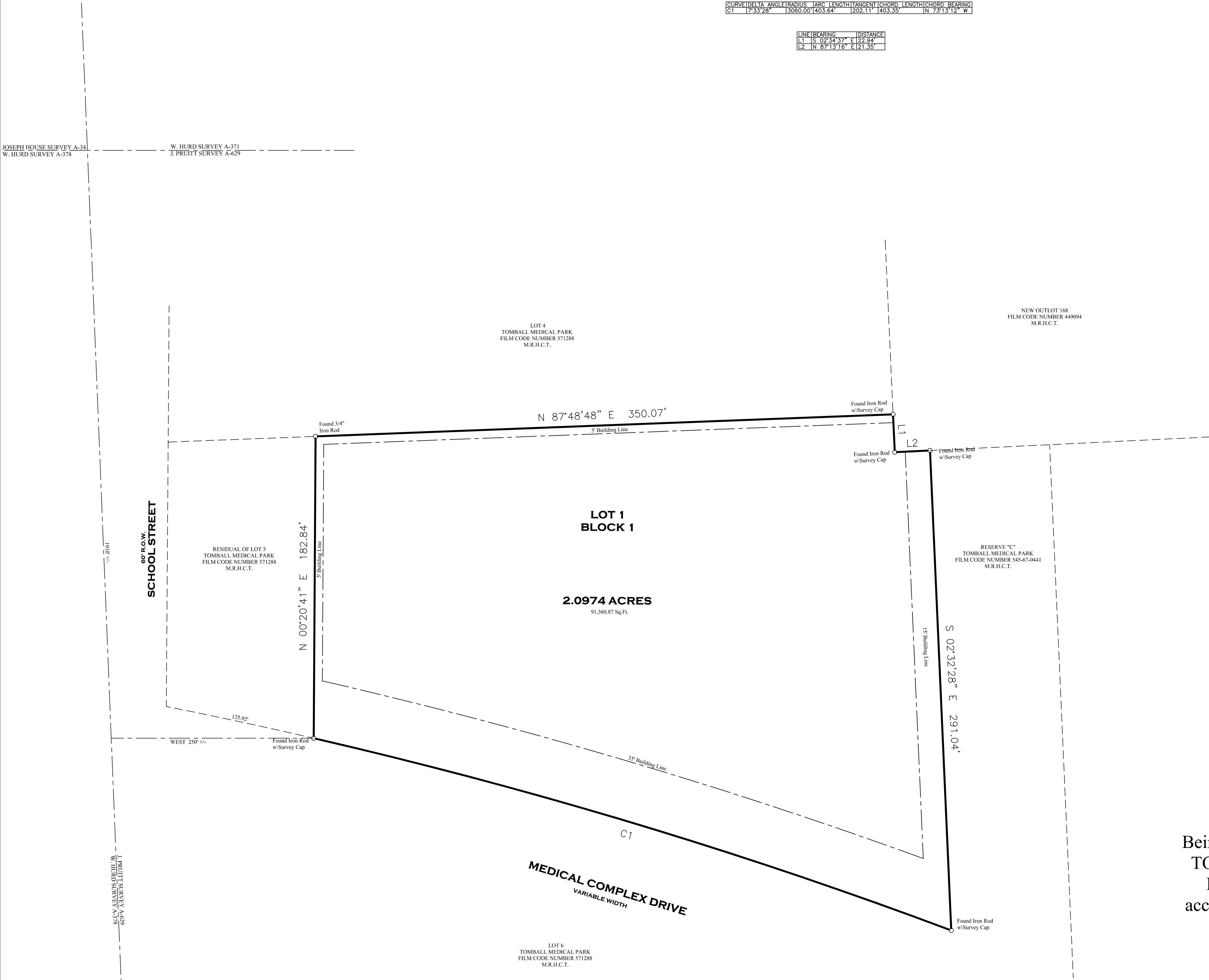
Being a 2.0974 acre tract and being a replat of a portion of Lot 5, of TOMBALL MEDICAL PARK, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 571288, of the Map Records of Harris County, Texas,.

1 Commercial Lot, 1 Block

Owners:  
Muhammad N. Shahzad  
and Shahnaz Shahzad  
110 Deer Crossing Court  
Conroe, Texas 77384  
281-782-6383

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

June 2022  
Sheet 1 of 2  
22-0159



Notes:

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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

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