

Z:\63062-1431 GRAHAM DRIVE--TOMBALL\PLAT\2023\20230310-PLAT-GRAHAM ROAD ESTATES REPLAT NO 1-56382-12230.DWG - MAGANA - 03/10/23

STATE OF TEXAS
COUNTY OF HARRIS

We, HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY, acting by and through DEVN LICATA and PETER LICATA, Owners, hereinafter referred to as Owners of the 3.7491 acre tract described in the above and foregoing map of GRAHAM ROAD ESTATES REPLAT NO 1, 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 on the land so dedicated.

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 driveways or walkways crossing such drainage facilities.

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, HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY, has caused these presents to be signed by DEVN LICATA and PETER LICATA, thereunto authorized, this the ____ day of _____, 20__.

HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY

By: _____
DEVN LICATA

By: _____
PETER LICATA

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DEVN LICATA and PETER LICATA of HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY, 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.

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, Lucas G. Davis, 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.

Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

STATE OF TEXAS
COUNTY OF HARRIS

We, CENTRAL BANK, owners and holders of a lien against the property described in the plat known as GRAHAM ROAD ESTATES, said liens being evidenced by instrument of record in Harris County Clerk's File Nos. RP-2021-241156, RP-2021-241157, RP-2021-241158, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown in this section to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Craig Miller
Officer

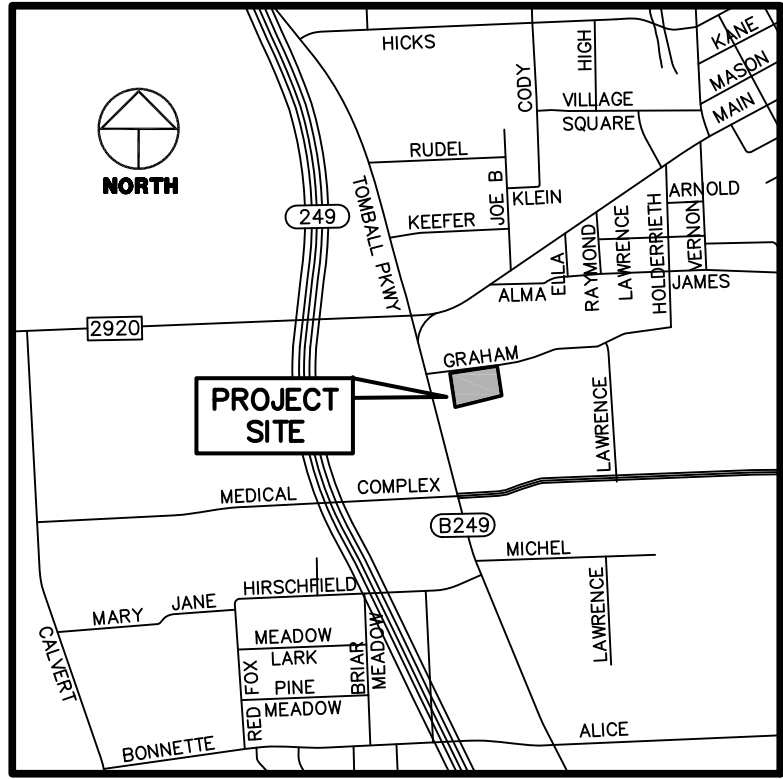
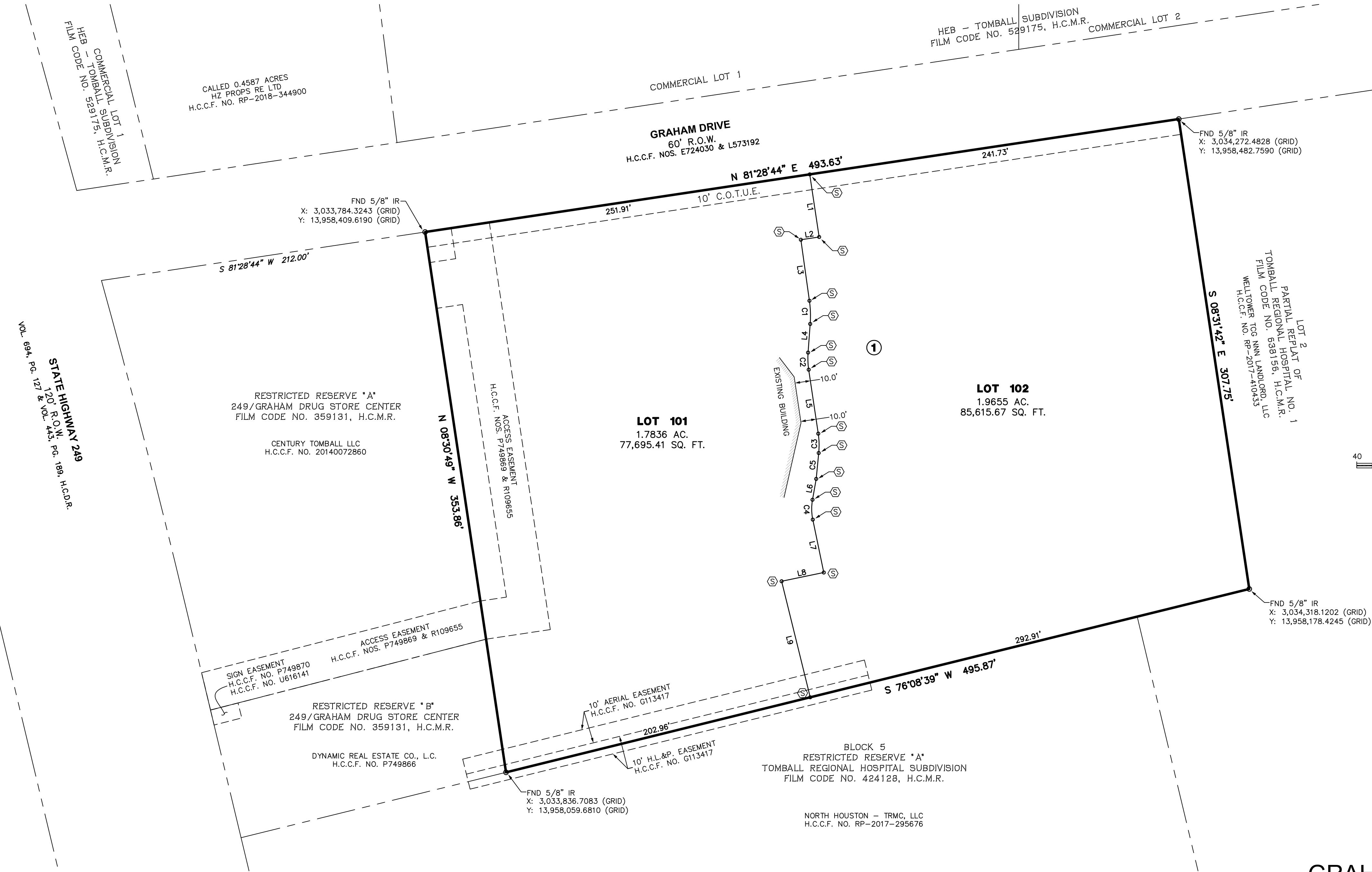
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared CRAIG MILLER, known to me to be the person whose name is 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 stoted.

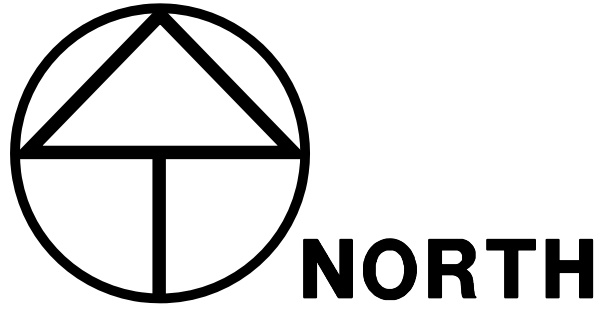
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public in and for the
State of Texas

My Commission Expires: _____



CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 40'
40 0 40 80 120 Feet

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT
Ⓢ - SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

- 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 OR 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C021Q1 REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83); ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999944548.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 08°33'00" E	41.02'
L2	S 81°27'00" W	11.99'
L3	S 08°00'48" E	39.88'
L4	S 04°13'50" W	18.61'
L5	S 08°29'45" E	41.88'
L6	S 10°02'55" W	13.71'
L7	S 11°44'34" E	35.00'
L8	S 78°15'26" W	27.90'
L9	S 13°50'44" E	77.39'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	12°14'37"	70.50'	15.07'	S 01°53'29" E	15.04'
C2	12°43'34"	50.00'	11.11'	S 02°07'57" E	11.08'
C3	14°24'15"	50.00'	12.57'	S 01°17'37" E	12.54'
C4	21°47'29"	34.00'	12.93'	S 00°50'49" E	12.85'
C5	00°44'56"	1290.57'	16.87'	S 05°32'02" W	16.87'

GRAHAM ROAD ESTATES REPLAT NO 1

A SUBDIVISION OF
3.7491 AC. / 163,311 SQ. FT.
BEING A REPLAT OF LOT 1, BLOCK 1 OF GRAHAM ROAD
ESTATES, FILM CODE NO. 695147, H.C.M.R.
SITUATED IN THE JOHN M. HOOPER SURVEY, A-375
AND THE WILLIAM HURD SURVEY, A-378
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

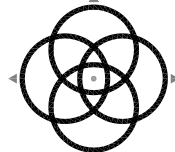
1 BLOCK 2 LOT2

MARCH 2023

REASON FOR REPLAT: TO CREATE 2 (TWO) LOTS

Owner
HEADQUARTERS TOO, LLC
A TEXAS LIMITED LIABILITY COMPANY
3302 CANAL STREET
HOUSTON TEXAS 77003
303-305-9707

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041