

STATE OF TEXAS  
COUNTY OF HARRIS

We, Misha, Inc., a Texas corporation, acting by and through Jaherali Maknojia, Vice President and Sharif Prasla, Secretary, being officers of Misha, Inc., a Texas corporation, Owners, hereinafter referred to as Owners of the 3.070 acre tract described in the above and foregoing map of HUFFSMITH KOHRVILLE FOOD COURT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations herein 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 have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet 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 (15) feet 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 Houston, 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 directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Misha, Inc., a Texas corporation, has caused these presents to be signed by Jaherali Maknojia, its Vice President, thereto authorized, attested by its Secretary, Sharif Prasla, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Misha, Inc., a Texas corporation

By: \_\_\_\_\_  
Jaherali Maknojia, Vice President

Attest: \_\_\_\_\_  
Sharif Prasla, Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

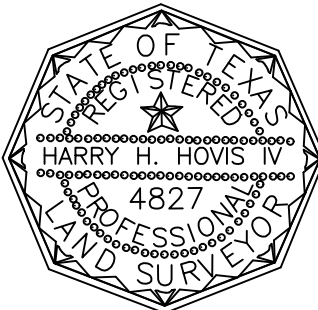
BEFORE ME, the undersigned authority, on this day personally appeared Jaherali Maknojia, Vice President and Sharif Prasla, Secretary, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

My Commission expires:

I, Harry H. Hovis IV, 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 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.



*Harry H. Hovis IV*  
Harry H. Hovis IV  
Texas Registration No. 4827

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of PECK STATION 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 \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Barbara Tague  
Chairman

By: \_\_\_\_\_  
Secretary

We, the City Manager and the City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball ordinances.

By: \_\_\_\_\_  
David Esquivel  
City Manager

By: \_\_\_\_\_  
City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all of the dedicated public easements 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 \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Lori Klein Quinn  
Mayor

By: \_\_\_\_\_  
Doris Speer  
City Secretary

Teneshia Hudspeth  
County Clerk  
of Harris County, Texas

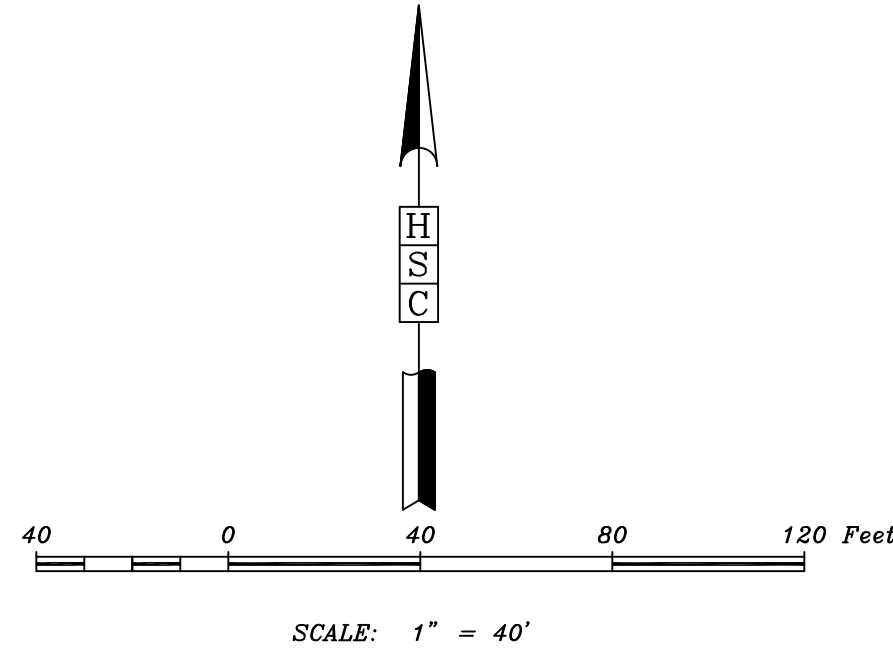
By: \_\_\_\_\_  
Deputy

I, Teneshia Hudspeth, 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 \_\_\_\_\_, 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.

LEGEND:

A.E. = AERIAL EASEMENT  
B.L. = BUILDING LINE  
F.C. = FILM CODE  
FND. = FOUND  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
I.R. = IRON ROD  
I.P. = IRON PIPE  
M.R.H.C. = MAP RECORDS HARRIS COUNTY  
NO. = NUMBER  
NOS. = NUMBERS  
S.S.E. = SANITARY SEWER EASEMENT  
STM. S.E. = STORM SEWER EASEMENT  
U.E. = UTILITY EASEMENT  
W.L.E. = WATER EASEMENT  
W/CAP. = WITH CAP



RESERVE "C"  
CALVARY BAPTIST OF TOMBALL  
SUBDIVISION  
FILM CODE NO. 520133  
M.R.H.C.

RESERVE "D"  
CALVARY BAPTIST OF TOMBALL  
SUBDIVISION  
FILM CODE NO. 520133  
M.R.H.C.

#### NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown or noted hereon.
- All oil/gas wells ownership (plugged, abandoned and/or active) through the subdivision have been shown or noted hereon.
- 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.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The building lines shown on this plat shall be in addition to and shall not limit or replace any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
- 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.
- According to FEMA Firm Map Number 48201C0230L, Panel Number 480315 0230 L, (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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 factor: 0.99994457.
- B.L. indicates Building Line, COT U.E. indicates City of Tomball Utility Easement, F.C. indicates Film Code, U.E. indicates Utility Easement, STM. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, W.L.E. indicates Water Line Easement.
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- Subject to unlocated pipeline easement granted to Humble Oil & Refining Company recorded under Volume 969, Page 235 D.R.H.C..

BRANDT EXPLORATION LLC  
CALLED 5.678 ACRES  
H.C.C.F. NO. 20070687993  
PORTION OF  
496, 497 & 498  
TOMBALL TOWNSITE  
VOLUME 2, PAGE 65  
M.R.H.C.

BLOCK 1  
LOT 1  
3.070 ACRES, 133,724.84 SQUARE FEET  
(RESTRICTED TO COMMERCIAL USE)

BRANDT EXPLORATION LLC  
CALLED 5.678 ACRES  
H.C.C.F. NO. 20070687993  
PORTION OF  
496, 497 & 498  
TOMBALL TOWNSITE  
VOLUME 2, PAGE 65  
M.R.H.C.

ROY EWALD,  
DANIEL LEE DeMARANVILLE  
& TAMELA KAY DeMARANVILLE  
CALLED 5.5000 ACRES  
SAVE AND EXCEPT  
CALLED 1.000 ACRE  
H.C.C.F. NO. P964270

TAMELA EWALD DeMARANVILLE  
& DANIEL DeMARANVILLE  
CALLED 1.000 ACRE  
H.C.C.F. NO. X517792

ROY EWALD,  
DANIEL LEE DeMARANVILLE  
& TAMELA KAY DeMARANVILLE  
CALLED 5.5000 ACRES  
SAVE AND EXCEPT  
CALLED 1.000 ACRE  
H.C.C.F. NO. P964270

## HUFFSMITH KOHRVILLE FOOD COURT

A SUBDIVISION OF 3.070 ACRES  
(133,724.84 SQ.FT.) OF LAND  
SITUATED IN THE JESSE PRUITT  
SURVEY, ABSTRACT NO 629, CITY OF  
TOMBALL, HARRIS COUNTY, TEXAS  
BEING A PARTIAL REPLAT OF LOTS  
497 & 498 OF TOMBALL TOWNSITE  
VOLUME 2, PAGE 65 M.R.H.C.

1 LOT, 1 BLOCK

OWNER:

MISHA, INC., A TEXAS CORPORATION

PREPARED BY:

**H** HOVIS  
**S** SURVEYING  
**C** COMPANY

Land Surveys - Computer Mapping  
Acreage - Residential - Industrial - Commercial  
5000 Cabbage - Spring, Texas 77379  
(281) 320-9591 hovishovissurveying.com  
Texas Firm Registration No. 10030400

DATE: AUGUST 29, 2022 SCALE: 1" = 40' JOB NO. 21-154-00