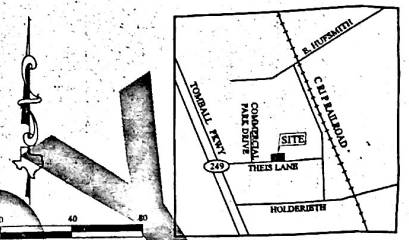
RP-2018-16120
1/11/2018 HCCPIR/2 60.00

FILED
1/11/2018 1:40 PM
Stan Stanart
COUNTY CLERK



VICINITY MAP
SCALE 1" = 2640'
KEY MAP 288-R

CALL 8.1984 AC.TRACT
AS DESCRIBED UNDER
H.C.C.F.No. S016666

ALL 3.8513 AC.TRACT
S DESCRIBED UNDER
H.C.C.F.No. W199991

X=3038350.1416
Y=13955005.1091

N87°31'13"E – 233.42'

X=3039016.5283
Y=13955025.3061

N87°31'13"E – 233.43'
420.88'

Edge of Water
Edge of Water
Top Bank

N02°29'05"W – 265.89'

LOT 1
1.4487 AC.TRACT
63,105.37 SQUARE FEET

N 02°29'05" W – 279.22'
S 02°29'05" E – 279.22'

LOT 2
1.5372 AC.TRACT
66,962.39 SQUARE FEET

BLOCK ①

288.82'
S 02°29'05"E – 298.15'

2.7584 AC.TRACT
REMAINDER OF A CALL 3.072 AC.TRACT
AS DESCRIBED UNDER H.C.C.F.No. 20150587574

CALL 2.684 AC.TRACT
AS DESCRIBED UNDER
H.C.C.F.No. 20150587574

CALL 1.852 AC.TRACT
AS DESCRIBED UNDER
H.C.C.F.No. 20150587574

CHERRY STREET
(70.00' R.O.W)

CITY OF TOMBALL 10' D.E. & U.E.
(H.C.C.F.No.S 551075 & S 551078)

CITY OF TOMBALL 10' U.E.

661.74'

270.00'

X=3038561.6681
Y=13954739.4813

R=2030.00' L=215.83'
Δ=06°05'31"
CH.BRG. N89°26'53"W–215.73'

N86°24'08"W–100.00'
(CALL N86°24'24"W)

R=1970.00' L=152.37' Δ=04°25'53"
CH.BRG. N88°37'03"W–152.33'

N87°26'27"E – 143.89'

X=3039029.4530
Y=13954727.4532

R=1970.00'
L=57.10'
Δ=01°39'28"
CH.BRG.S88°20'11"W
57.10'

S87°30'22"W–1006.18' (CALL S87°30'06"W)

THIS 0.0187 ACRE TRACT
(812.61 SQUARE FEET)
IS HEREBY DEDICATED TO THE
PUBLIC FOR R.O.W.PURPOSES

103.10'
80.00'
70.50'

THEIS LANE (VARIABLE WIDTH)

FND 5/8"I.R.

FND 1/2"I.R.

LOT 1
BLOCK 1

SCOTCH PINE STREET
(70.00' R.O.W)

LOT 1
LOT 12
LOT 13
LOT 14
BLOCK 3
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22

PINE MEADOWS (F.C. # 555232 H.C.M.R.)

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 683774
THEIS ROAD WAREHOUSES
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

OFFICIAL COPY

THEIS ROAD WAREHOUSES

A SUBDIVISION OF 3.0046 ACRE TRACT, 130,880.37 SQUARE FEET
BEING A REPLAT OF OUTLOT 195 OF TOMBALL TOWNSITE
AS RECORDED IN VOLUME 2 , PAGE 65, HARRIS COUNTY MAP RECORDS ,
SITUATED IN THE PRUITT SURVEY , ABSTRACT 629 ,
CITY OF TOMBALL
HARRIS COUNTY , TEXAS

CONTAINING

2 LOTS 1 BLOCK

DECEMBER 2017

GENERAL NOTES

1.	B.L	INDICATES " BUILDING LINE "
2.	U.E	INDICATES " UTILITY EASEMENT "
3.	R.O.W	INDICATES " RIGHT-OF-WAY "
4.	AC.TRACT	INDICATES " ACRE TRACT "
5.	VOL.	INDICATES " VOLUME "
6.	PG.	INDICATES " PAGE "
7.	I.R.	INDICATES " IRON ROD "
8.	D.E	INDICATES " DRAINAGE EASEMENT "
9.	S.S.E.	INDICATES " SANITARY SEWER EASEMENT "
10.	H.C.M.R.	INDICATES " HARRIS COUNTY MAP RECORDS"
11.	●	INDICATES " FOUND 5/8" IRON ROD WITH CAP STAMPED E.I.C. SURVEYING CO."
12.	⌐O	INDICATES " FOUND 5/8" IRON ROD WITH CAP STAMPED GRULLER RPLS No.5476"

13. 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 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.
14. According to the FEMA Firm Panel No. 4803150230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
15. All oil/ gas pipelines or pipeline easements with ownership through the subdivision have been shown.
16. All oil/ gas wells with ownership (plugged, abandoned, and/ or active) through the subdivision have been shown.
17. 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 setback at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas line.
18. This plat does not attempt to amend or remove any valid covenants or restrictions.
19. The building lines shown in 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.

OWNER

K. EQUITIES LTD., A TEXAS LIMITED PARTNERSHIP

11322 NEESHAW DRIVE
HOUSTON , TEXAS 77065
(281) 469 - 3328

SURVEYOR

E.I.C. SURVEYING COMPANY
FIRM NO. 10033400

12345 JONES ROAD#270
HOUSTON , TEXAS 77070
(281) 955 - 2772

I, STAN STANART, 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 Jan 11, 2018 AT 1:40 O'CLOCK P M AND DULY RECORDED ON Jan 11, 2018 AT 1:40 O'CLOCK P M, AND AT FILM CODE NO. 683774 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.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Edwina V Mack
DEPUTY EDWINA V. MACK

AFTER RECORDING, PLEASE RETURN TO:
City of Tomball, Texas
501 James Street
Tomball, Texas 77375
Attention: Elizabeth Jones
Phone: 281-290-1405

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.