

THE STATE OF TEXAS
COUNTY OF HARRIS

I, Ryan T. Wilkinson, acting individually, owner hereinafter referred to as owners of the 0.7660 acre tract described in the above and foregoing plat of WILKINSON CORNERS, 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 my hand in the City of Tomball, Texas, this 24 day of FEBRUARY, 2021.

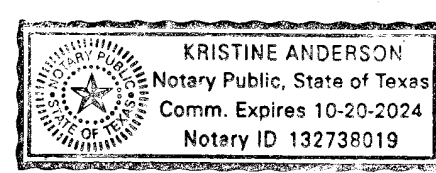
R. T. Wilkinson
RYAN T. WILKINSON

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ryan T. Wilkinson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of FEBRUARY, 2021.

Kristine Anderson
Notary Public in and for the State of Texas
My Commission Expires: 10/20/2024



We, Pavillion Bank, owners and holder of a lien against the property described in the plat known as WILKINSON CORNERS, said lien being evidenced by instrument of record in the Clerk's File Numbers RP-2021-16137 and RP-2021-16136 of the O.P.R.O.R.P. of Harris County, Texas, 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 herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

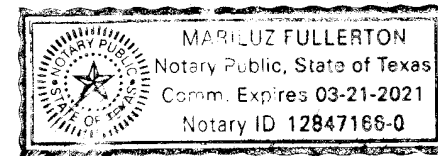
By: Booby L. Butler
Booby L. Butler
PRESIDENT of Pavillion Bank

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared BOOBY L. BUTLER, PRESIDENT of Pavillion Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ___ 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 bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4TH day of MARCH, 2021.

Marilyn Fullerton
Notary Public in and for the State of Texas
My commission expires: MARCH 21, 2021



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of WILKINSON CORNERS 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 24th day of March, 2021.

By: Barbara Tague
Barbara Tague
Chairman

By: Darrell Roquemore
Darrell Roquemore
Vice Chairman

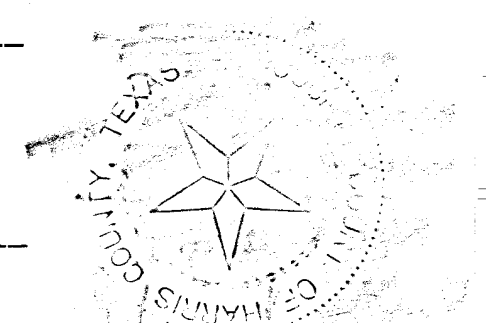
Harris County Clerk Certificate of Filing:

I, Tenesha 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 April 1, 2021, at 8:21 o'clock A.M., and duly recorded on April 5, 2021, at 10:47 o'clock A.M., and at Film Code Number 694483 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.

TENESHA HUDSPETH
Tenesha Hudspeth
County Clerk
of Harris County, Texas

By: Christian Orna
Deputy CHRISTIAN ORNA

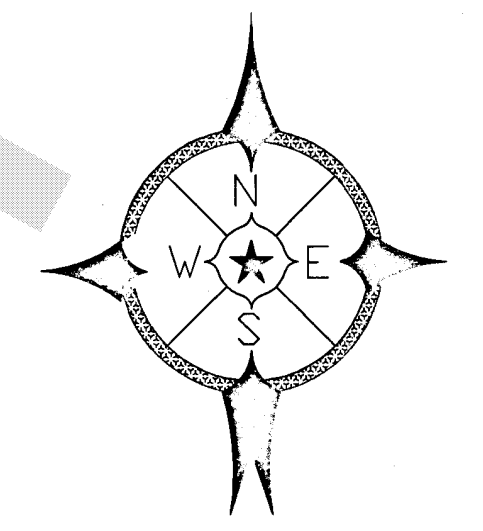


This certificate is valid only as to the instrument on which the original signature affixed and only then to the extent that such instrument is not altered or changed after recording.
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.

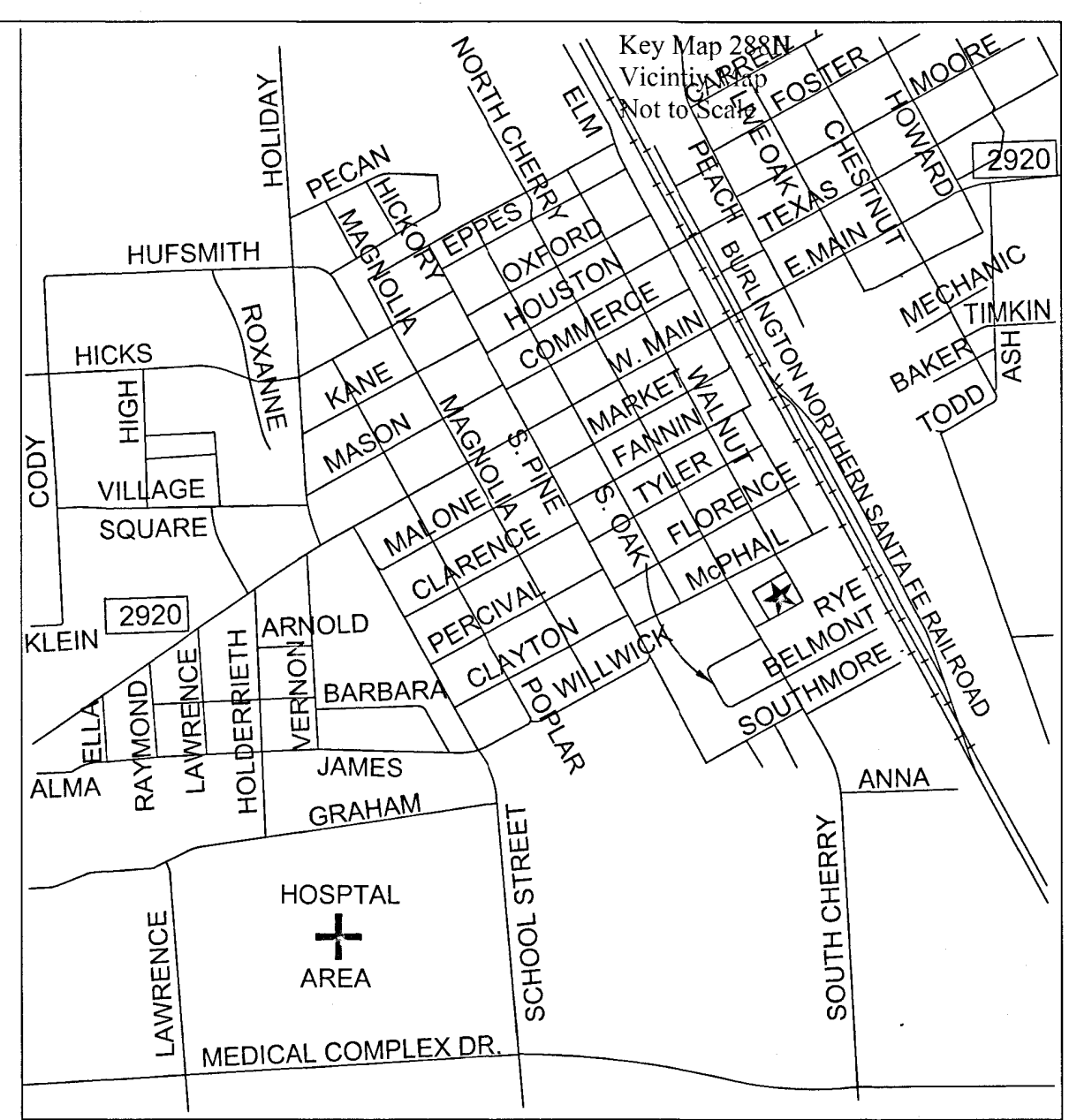
RP-2021-171315

4/1/2021 HCCPIRP1 60.00

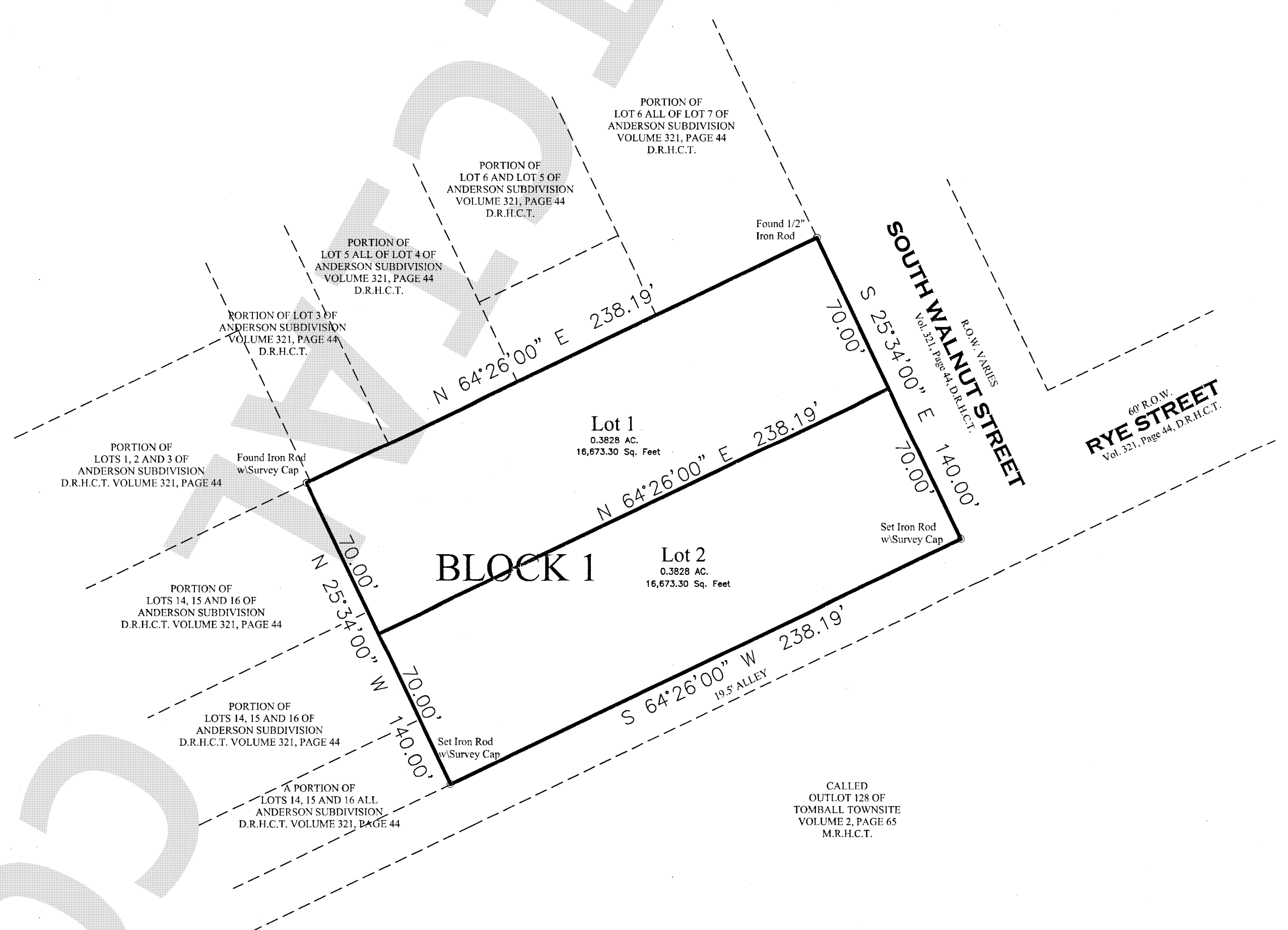
FILED
4/1/2021 8:21 AM
Tenesha Hudspeth
COUNTY CLERK



Scale: 1" = 40'



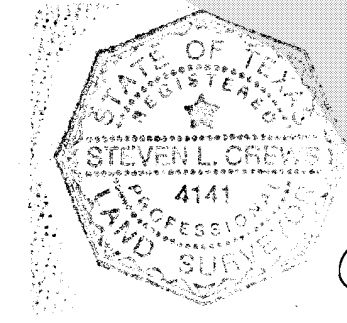
Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells 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. 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 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.
6. A 10 foot wide City of Tomball utility easement is hereby dedicated to 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.



COPY

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
Steven L. Crews
Texas Registration Number 4141



RECORDERS MEMORANDUM:
At the time of recording, 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.

Owner:
RYAN T. WILKINSON
Phone Number 214-907-1299
915 Mackintosh Drive
Magnolia, Texas 77354

Surveyor:
C & C Surveying Inc.
1424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-3172
www.ccsurveying.com
www.ccsurveying.com
Firm Number 11609480

WILKINSON CORNERS

Being a 0.7660 acre tract and being a replat of Lots 17, 18, 19, 20 and a portion of Lot 16, of ANDERSON'S SUBDIVISION, a subdivision situated in the W. Hurd Survey, Abstract Number 371, of Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Deed Records of Harris County, Texas.

2 Lots, 1 Block