

STATE OF TEXAS
COUNTY OF HARRIS

We, CBH Properties Tomball, LLC, a Texas limited liability company, acting by and through Timothy R. Geiger, Vice President, and Dana Mason, Vice President, being officers of CBH Properties Tomball, LLC, a Texas limited liability company, owner, hereinafter referred to as Owners of the 2.6070 acre tract described in the above and foregoing map of Christian Brothers Tomball, 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 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 20 feet above ground level upward, located adjacent to all public utility easements shown hereon.

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, CBH Properties Tomball, LLC, a Texas limited liability company, has caused these presents to be signed by Timothy R. Geiger, Vice President, and Dana Mason, Vice President,

thereunto authorized, this the ____ day of _____, 20____.

CBH Properties Tomball, LLC,
a Texas limited liability company

By: Timothy R. Geiger
Vice President

By: Dana Mason
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Geiger, Vice President, and Dana Mason, Vice President, of CBH Properties Tomball, 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

I, Tenneshia 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 _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, 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.

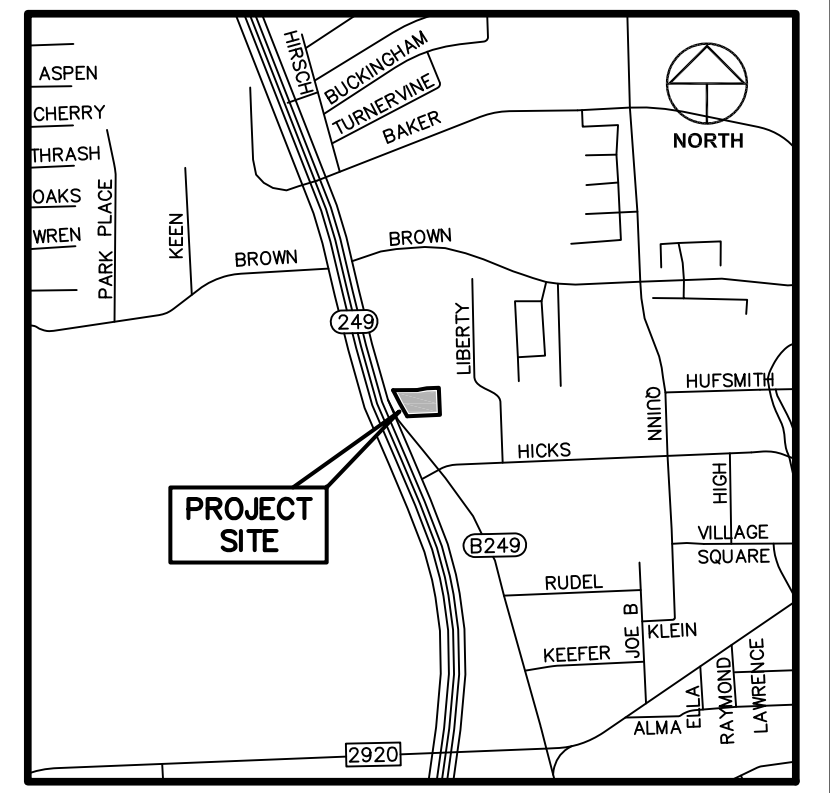
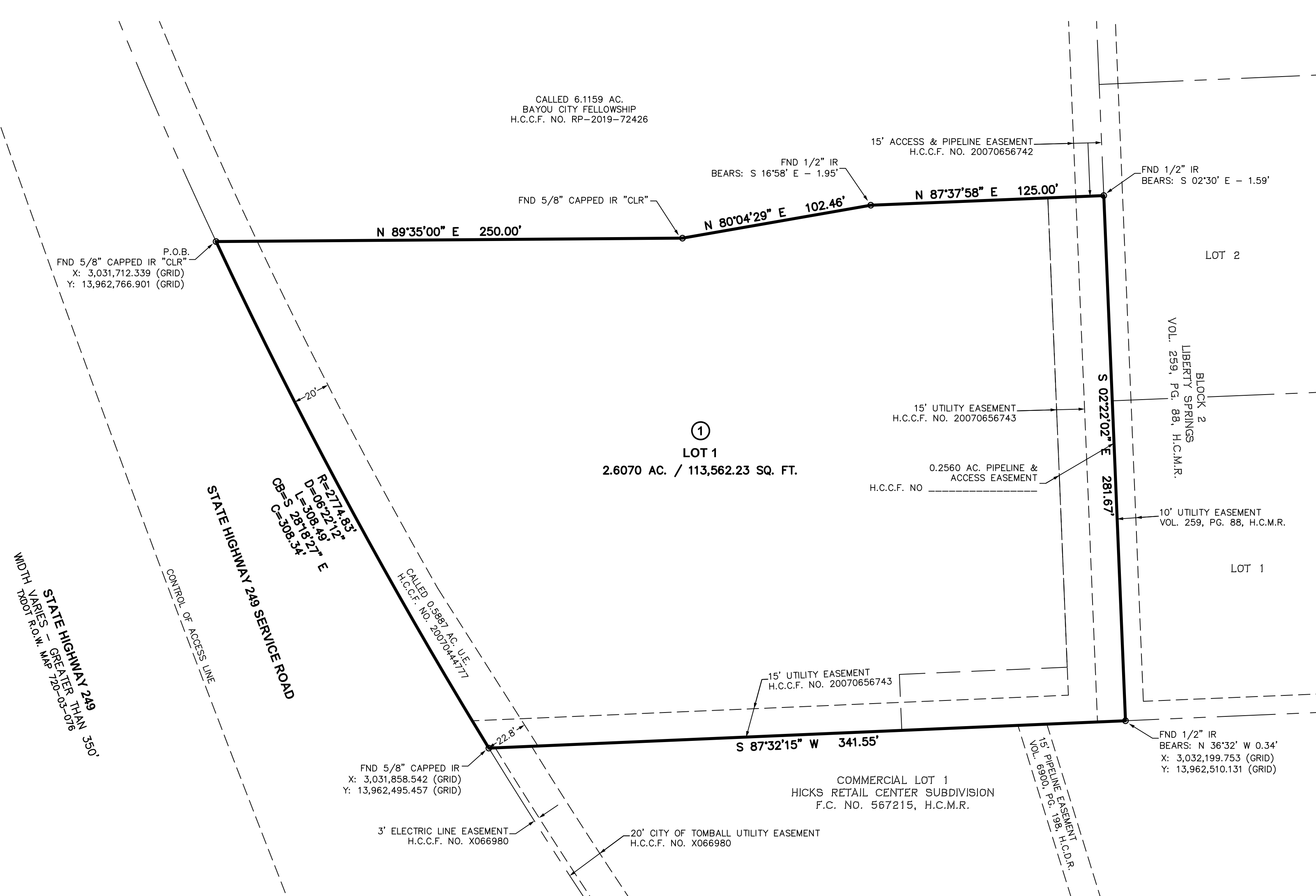
Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

By: Deputy

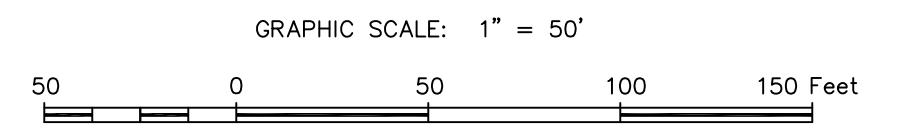
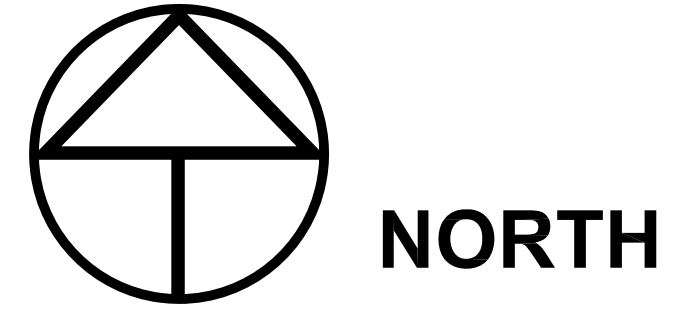
this the ____ day of _____, 20____.

By: Barbara Tague
Chair

By: Susan Harris
Vice Chair



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



DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.607 ACRES OR 113,562 SQUARE FEET OF LAND SITUATED IN THE JOSEPH HOUSE LEAGUE, ABSTRACT NUMBER (NO.) 34, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 2.607 ACRE TRACT DESCRIBED IN DEED TO TORTUGA OPERATING COMPANY, AS RECORDED UNDER H.C.C.F. NO. 20070656755, WITH SAID 2.607 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "CLR" FOUND ON THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 249 (VARIABLE WIDTH R.O.W.) FOR THE SOUTHWEST CORNER OF A CALLED 6.1159 ACRE TRACT DESCRIBED IN DEED TO BAYOU CITY FELLOWSHIP, AS RECORDED UNDER H.C.C.F. NO. RP-2019-72428 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 6.1159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEG. 35 MIN. 00 SEC. EAST, A DISTANCE OF 250.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "CLR" FND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

NORTH 80 DEG. 04 MIN. 29 SEC. EAST, A DISTANCE OF 102.46 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 15 DEG. 58 MIN. EAST - 1.95 FEET;

NORTH 87 DEG. 37 MIN. 58 SEC. EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 2, LIBERTY SPRINGS, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 259, PAGE (PG.) 88, H.C.M.R. FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 02 DEG. 30 MIN. EAST 1.59 FEET;

THENCE, SOUTH 02 DEG. 22 MIN. 02 SEC. EAST, ALONG THE WEST LINE OF SAID LIBERTY SPRINGS, A DISTANCE OF 281.67 FEET TO A POINT ON THE NORTH LINE OF COMMERCIAL LOT 1, HICKS RETAIL CENTER SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 567215, H.C.M.R. FOR THE SOUTHWEST CORNER OF SAID LIBERTY SPRINGS AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 36 DEG. 32 MIN. WEST - 0.34 FEET;

THENCE, SOUTH 87 DEG. 32 MIN. 15 SEC. WEST, ALONG THE NORTH LINE OF SAID COMMERCIAL LOT 1, A DISTANCE OF 341.55 FEET TO A POINT ON THE NORTHEAST R.O.W. LINE OF SAID TEXAS STATE HIGHWAY 249, FOR THE NORTHWEST CORNER OF SAID COMMERCIAL LOT 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 249 AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,774.83 FEET, A CENTRAL ANGLE OF 06 DEG. 22 MIN. 12 SEC., AN ARC LENGTH OF 308.49 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEG. 18 MIN. 27 SEC. WEST, - 308.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.607 ACRES OR 113,562 SQUARE FEET OF LAND.

GENERAL NOTES

- 1. 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 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.
- 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48200C02108 (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 SURVEYING AND LAND SERVICES.
- 3. 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: 0.999932537.
- 4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 5. ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 6. 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.
- 7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- 8. A TEN 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.
- 9. THE ACREAGE AND SQUARE FOOTAGE PRECISION IS SHOWN HEREON AS REQUIRED UNDER TOMBALL CODE OF ORDINANCES, CHAPTER 40, SECTION 40-29 (3) BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DESCRIBED AND DO NOT INCLUDE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- 10. DEDICATION OF AN EASEMENT FOUND FILED OF RECORD JULY 20, 2007 AND BEING MORE FULLY SET OUT IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070444777. (AFFECTS SUBJECT TRACT)

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

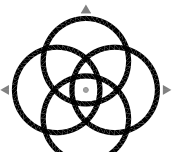
**CHRISTIAN BROTHERS
TOMBALL**

A SUBDIVISION OF
2.6070 AC. / 113,562.23 SQ. FT.
SITUATED IN THE
JOSEPH HOUSE LEAGUE, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT
MARCH 2024

Owner
CBH Properties Tomball, LLC
a Texas limited liability company
17725 Katy Fwy, Suite 200
Houston, TX 77094
(281) 675-6100

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