

STATE OF TEXAS  
COUNTY OF HARRIS

WE, PEGASUS PROPERTIES 2, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, XXXXX, XXXXX, AND XXXXX, XXXXX, BEING OFFICERS OF PEGASUS PROPERTIES 2, LLC., A TEXAS LIMITED LIABILITY COMPANY, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 4.037 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CALIBER COLLISION TOMBALL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DESIGNATIONS, 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 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 PURPOSE FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10' 0") PERIMETER FOUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21' 6") IN WIDTH.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENT, FROM A PLANE SIXTEEN (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WITH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY 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 OPENINGS OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (1 3/4 INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, PEGASUS PROPERTIES 2, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY XXXXX, XXXXX, AND XXXXX, XXXXX, THEREUNTO AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PEGASUS PROPERTIES 2, LLC.,  
A TEXAS LIMITED LIABILITY COMPANY

BY: XXXXX, XXXXX

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER S. TERPSTRA, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

I, CHRIS RHODES, AM AUTHORIZED (OR 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.

CHRIS RHODES, R.P.L.S.  
TEXAS REGISTRATION NO. 6532



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CALIBER COLLISION TOMBALL 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 \_\_\_\_\_, 2023.

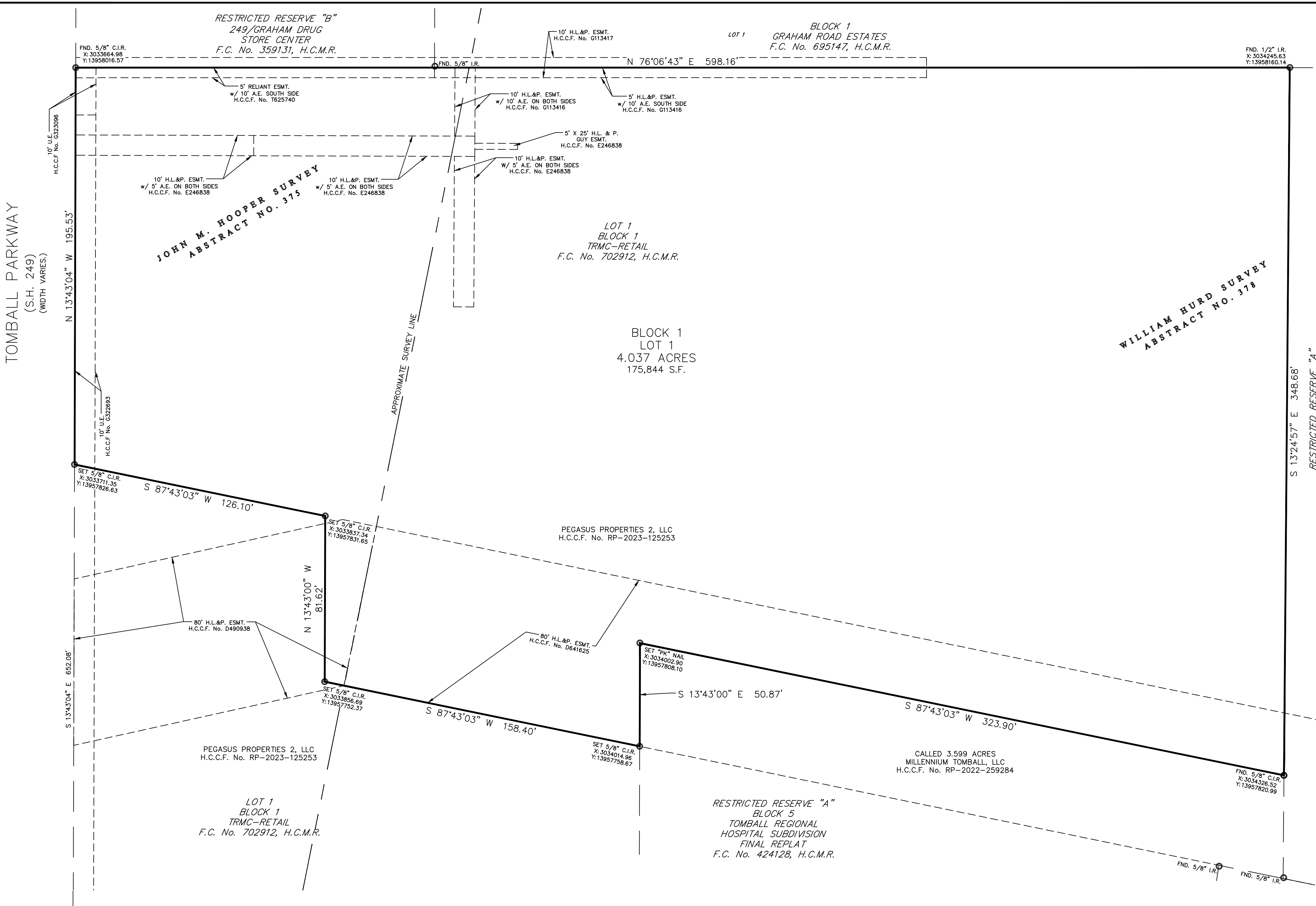
BY: BARBARA TAQUE, CHAIRMAN

I, TENESHA 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 \_\_\_\_ 2023, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_ 2023 AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_ 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  
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: DEPUTY



TOMBALL PARKWAY  
(S.H. 249)  
(WIDTH VARIES.)

MEDICAL COMPLEX DRIVE  
(WIDTH VARIES)  
(F.C. No. 424128, H.C.M.R.)

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999944416.
- 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 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 PANEL No. 4820100210L (EFFECTIVE DATE OF JUNE 18, 2007) THIS PROPERTY IS IN ZONE "X" (UNSHADED) AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED ABANDONED AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING 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 REMOVE OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- CENTERPOINT ENERGY HAS RIGHTS TO PLACE GAS AND ELECTRIC INFRASTRUCTURE WITHIN ALL UTILITY EASEMENTS HEREBY DEDICATED BY THIS PLAT AND IS NOT RESTRICTED BY THE SANITARY CONTROL EASEMENTS RECORDED UNDER H.C.C.F. NO. K183379.
- 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO HUMBLE OIL AND REFINING COMPANY EASEMENTS OF RECORD IN VOL. 959, PG. 257 AND VOL. 1047, PG. 621, OF THE H.C.D.R. EASEMENTS ARE NOT PLOTTABLE PER THE DESCRIPTIONS PROVIDED THEREIN AND AS SUCH ARE NOT SHOWN HEREON.

METES AND BOUNDS DESCRIPTION OF 4.037 ACRES

Being a tract of land containing 4.037 acres, located in the William Heard Survey, Abstract 378 and the John M. Hooper Survey, Abstract 375, in Harris County, Texas; Said 4.037 acre tract being out of Lot 1, Block 1, of TRMC-Retail, a subdivision recorded in Film Code Number (F.C. No.) 702912 of the Harris County Map Records (H.C.M.R.), some being recorded in the name of Pegasus Properties 2, LLC in Harris County Clerk's File (H.C.C.F.) No. RP-2023-125253; Said 4.037 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod set at the westerly corner of Lot 1 of said TRMC-Retail, same being the southerly corner of Restricted Reserve 'B' of 249/Graham Drug Store Center, a subdivision of record in F.C. No. 359131 of the H.C.M.R., on the northeast Right-of-Way (R.O.W.) line of Tomball Parkway (State Highway 249, width varies), for the westerly corner of the herein described tract;

THENCE, North 76° 06' 43" East, with the northwest line of Lot 1 of said TRMC-Retail and with the southeast line of said Restricted Reserve 'B' of 249/Graham Road Estates, a subdivision of record in F.C. No. 695147 of the H.C.M.R., a distance of 598.16 feet to a 1/2-inch iron rod found at the northerly corner of Lot 1 of said TRMC-Retail, same being the most westerly corner of Restricted Reserve 'A'; Block 4, of Tomball Regional Hospital Subdivision Final Replat, a subdivision of record in F.C. No. 424128 of the H.C.M.R., for the northerly corner of the herein described tract;

THENCE, South 13° 24' 57" East, with the line common to Lot 1 of said TRMC-Retail with said Block 4, a distance of 348.88 feet to a 5/8-inch capped rod found at the northeast corner of the remainder of Restricted Reserve 'A'; Block 5, of said Tomball Regional Hospital Subdivision Final replat, same being the northeast corner of a called 3.599 acre tract of land recorded in the name of Millennium Tomball, LLC, in H.C.C.F. No. RP-2022-259284, for the southeast corner of the herein described tract;

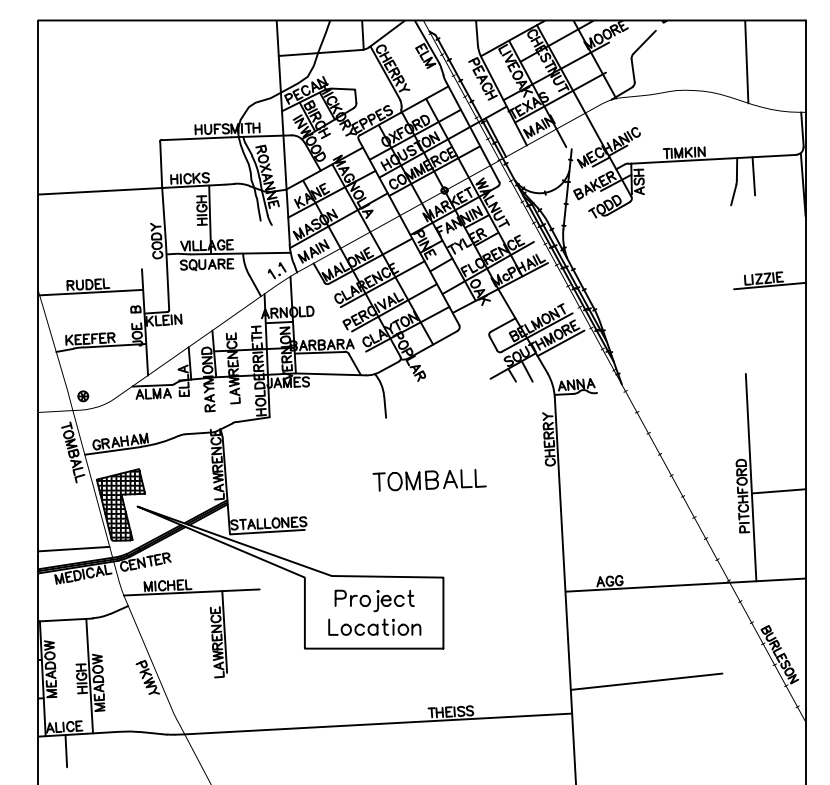
THENCE, with the lines common to Lot 1 of said TRMC-Retail with said Block 5 and with the northerly lines of said 3.599 acre tract, the following two (2) courses:

- South 87° 43' 03" West, a distance of 323.90 feet to a 'PK' nail set at the northwest corner of said 3.599 acre tract;
- South 13° 43' 00" East, a distance of 50.87 feet to a 5/8-inch capped iron rod set for an angle point;

THENCE, through and across Lot 1 of said TRMC-Retail, the following three (3) courses:

- South 87° 43' 03" West, a distance of 158.40 feet to a 5/8-inch capped iron rod set for the southerly southwest corner of the herein described tract;
- North 13° 43' 00" West, a distance of 81.62 feet to a 5/8-inch capped iron rod set for an angle point;
- South 87° 43' 03" West, a distance of 126.10 feet to a 5/8-inch capped iron rod set on the southwest line of Lot 1 of said TRMC-Retail, on the northeast R.O.W. line of said Tomball Parkway, for the westerly southwest corner of the herein described tract;

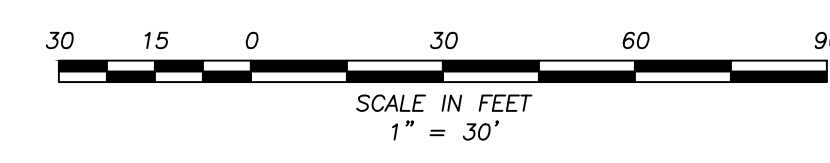
THENCE, North 13° 43' 04" West, with the southwest line of Lot 1 of said TRMC-Retail and with the northeast R.O.W. line of said Tomball Parkway, a distance of 195.53 feet to the POINT OF BEGINNING and containing 4.037 acres of land.



VICINITY MAP  
SCALE: 1" = 1/2 MI.

LEGEND

A.E.	AERIAL EASEMENT
ESMT.	EASEMENT
F.C.	FILM CODE
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
No.	NUMBER
PG.	PAGE
R.O.W.	RIGHT OF WAY
SAN. SWR.	SANITARY SEWER
STM. SWR.	STORM SEWER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
FND.	FOUND
LR.	IRON ROD
C.I.R.	CAPPED IRON ROD
H. L. & P.	HOUSTON LIGHTNING & POWER



CALIBER COLLISION TOMBALL

A SUBDIVISION OF 4.037 ACRES OF LAND, BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1, TRMC-RETAIL, A SUBDIVISION RECORDED IN FILM CODE NUMBER 702912, HARRIS COUNTY MAP RECORDS LOCATED IN THE JOHN M. HOOPER SURVEY, A-375 AND THE WILLIAM HURD SURVEY, A-378 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT  
DATE: SEPTEMBER, 2023 JOB NO. 22244

OWNERS: PEGASUS PROPERTIES 2, LLC.,  
A TEXAS LIMITED LIABILITY COMPANY

