

LINE	BEARING	LENGTH
L1	N87°34'45" W	104.13
L2	N87°13'30" W	169.59
L3	N87°13'30" W	169.59

REMAINDER OF CALLED DANIEL G. ROSS 15.237 ACRES, H.C.C.F. NO. 8690281

SET 5/8" I.R. W/ CAP STAMPED "ADVANCE SURVEYING" X = 13968335.32 Y = 13968335.32

SET 5/8" I.R. W/ CAP STAMPED "ADVANCE SURVEYING" X = 13968207.43 Y = 13968207.43

SET 5/8" I.R. W/ CAP STAMPED "ADVANCE SURVEYING" X = 13968335.75 Y = 13968335.75

SET 5/8" I.R. W/ CAP STAMPED "ADVANCE SURVEYING" X = 13968271.21 Y = 13968271.21

SET 5/8" I.R. W/ CAP STAMPED "ADVANCE SURVEYING" X = 13968271.21 Y = 13968271.21

BLOCK 1
LOT 1
5,9015 ACRES
287,070.50 SQ. FT.

LOT 1, BLOCK 1
SIX STAR CENTER
H.C.C.F. NO. 7091917, H.C.M.R.

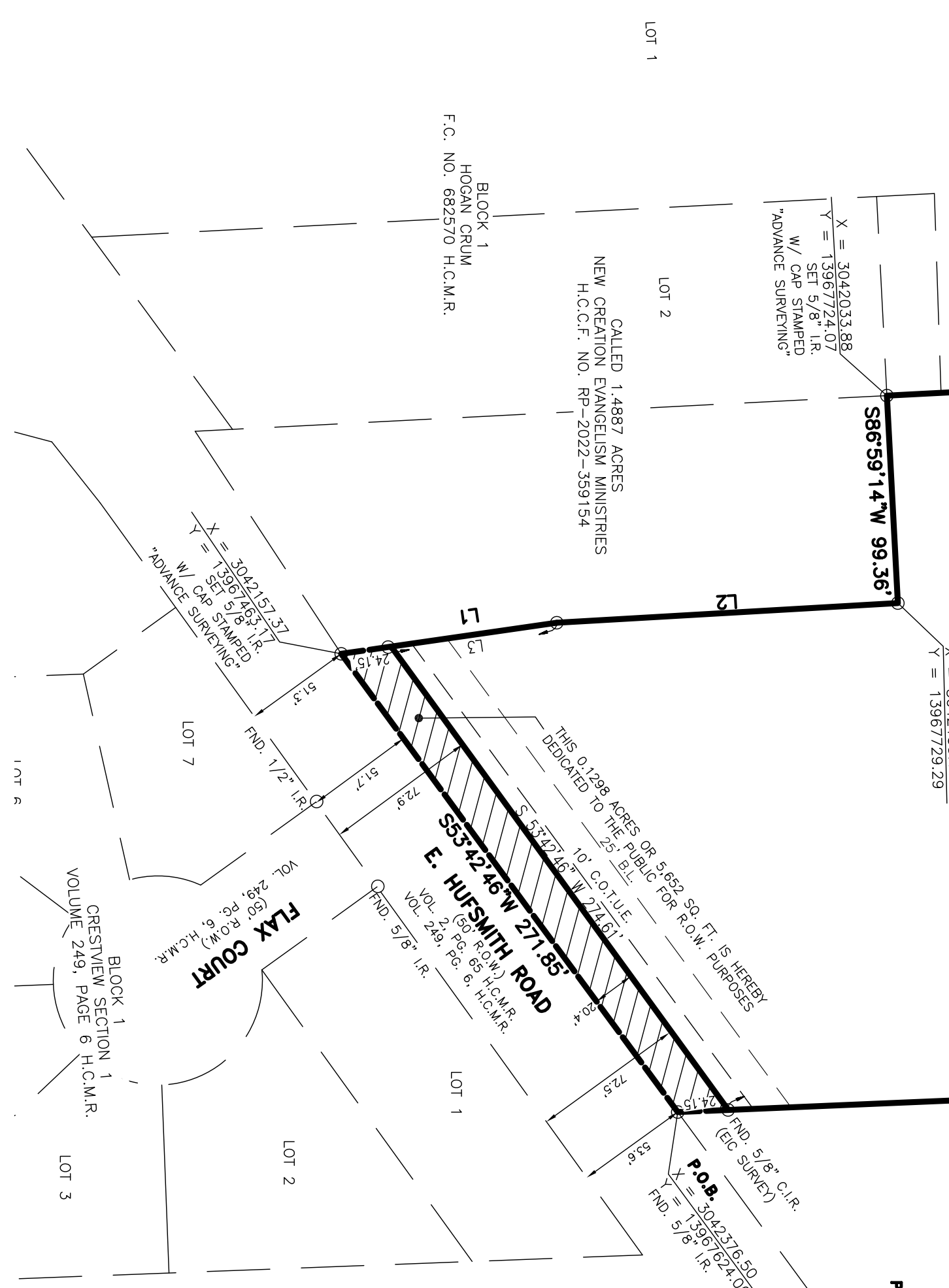
CALLED 4,2394 ACRES
ROCKDALE
CHRISTINA A. BREAK
H.C.C.F. NO. RP-2020-533462

N02°57'19" W 592.68'

S02°25'15" E 583.89'

S87°34'45" W 125.00'

N87°34'45" E 488.62'



WE, 25 & Z INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, AGING BY AND THROUGH SHAN ALL WANGANG MEMBER OF SAID INVESTMENTS LLC, DO HEREBY CERTIFY THAT THE PLAT AND SUBDIVISION OF TEN75 BUSINESS PARK IN CONFORMANCE WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THE PLAT AND SUBDIVISION OF TEN75 BUSINESS PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL, AS SHOWN ON THE MAP AND APPROVED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2025.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PLACEMENT OF UTILITY FACILITIES AN EASEMENT 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, CULLETS, RAVINES, DRAWS, SLODGS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEDICATED UPON SAID PLAT, AS EASEMENTS 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 EASEMENTS CLEAR OF FENCES, BUILDINGS, PAINTINGS AND OTHER OBSTRUCTIONS SHALL BE PERMITTED TO DRAIN DIRECTLY INTO THE EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, 25 & Z INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHAN ALL WANGANG MEMBER THEREOF AND AUTHORIZED.

25 & Z INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: SHAN ALL WANGANG MEMBER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAN ALL WANGANG, MEMBER OF SAID INVESTMENTS LLC, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

I, DANIEL G. ROSS, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS TEN75 BUSINESS PARK, SAID LIEN BEING ENDED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2024-42190 OF THE COUNTY OF HARRIS COUNTY, TEXAS, DO HEREBY SAID LIEN AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY COVENANT THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

PRINT NAME AND TITLE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

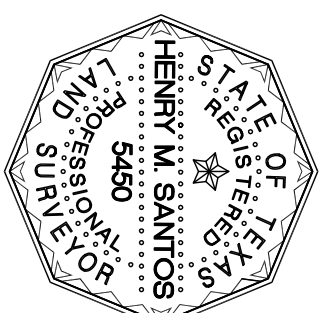
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____



HENRY M. SANTOS
LEADS REGISTRATION NO. 5450

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THE PLAT AND SUBDIVISION OF TEN75 BUSINESS PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL, AS SHOWN ON THE MAP AND APPROVED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2025.

BY: DANIEL G. ROSS
DIRECTOR OF COMMUNITY DEVELOPMENT

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 _____ AT _____ O'CLOCK _____ M. AND AT FILED CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY, 2025.

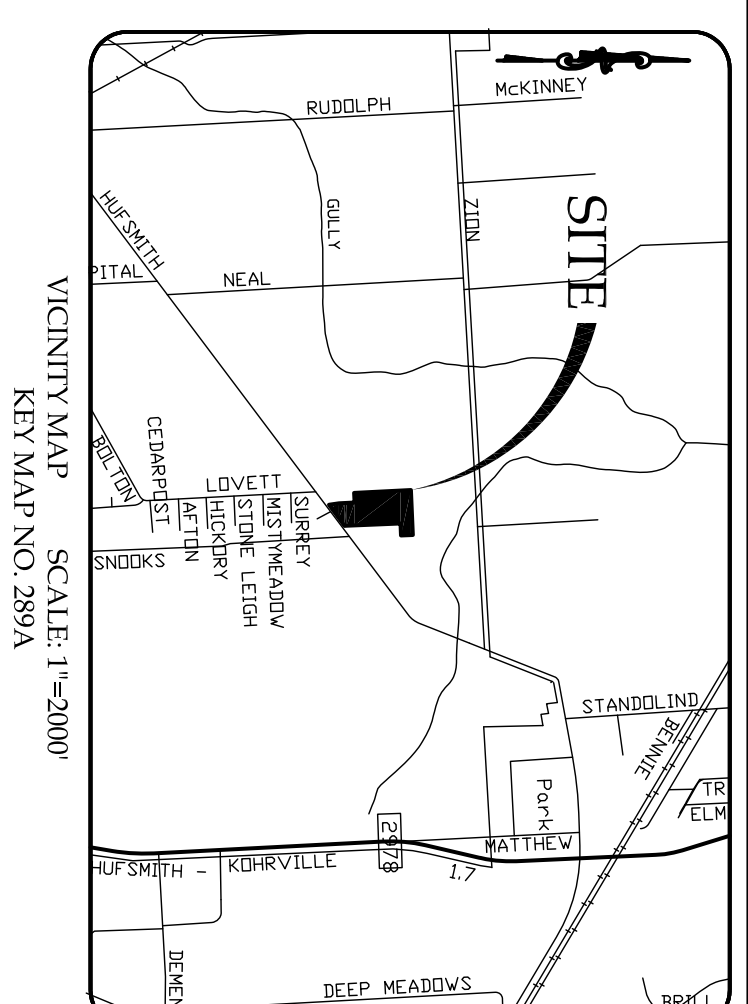
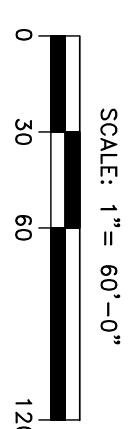
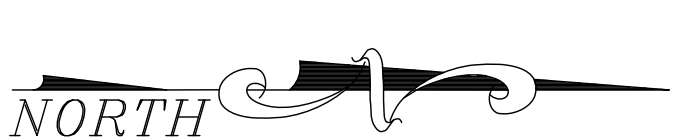
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____

DEPUTY _____

- LEGEND:
- ALL - ACRES
 - B.L. - BUILDING LINE
 - C.L.R. - CAPPED IRON ROD
 - ESMT - EASTMENT
 - FND - FOUND
 - H.C.F. - HARRIS COUNTY CLERKS FILE
 - H.C.M.R. - HARRIS COUNTY DEED RECORDS
 - IR - IRON ROD
 - IR - IRON ROD
 - VOL. - VOLUME
 - PAGE - PAGE
 - FT. - FEET
 - sq. ft. - SQUARE FEET



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 289A

- PLAT NOTES:
- 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 0.9999918001747.
 - ACCORDING TO FEMA FIRM PANEL NO. 482010023X, (EFFECTIVE DATE JUNE 18, 2007) THIS PROPERTY IS IN ZONE "X", "X-SHORED" AND IS IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - PUBLIC EASEMENTS DEDICATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES AND EGRESS TO AND FROM AND UPWARD EASEMENTS FOR THE PURPOSES OF REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TYPE OF PERMITTING THE REMOVAL OF THE PROPERTY OWNER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, OR ANY OTHER PERSONS OR APPROVED CONTRACTORS IN ANY WAY ENLARGER 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 PERSONS SHALL BE RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
 - THIS PLAT DOES NOT ATTEMPT TO REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 - A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER, DOUBLE RIGHT-OF-WAY OR CITY HAVE BEEN SHOWN.
 - ALL OIL/GAS PRELINES OR PRELIME 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.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 - NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PRELIMS, BUILDING LINES AND EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PRELIMS AND SETBACK AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.

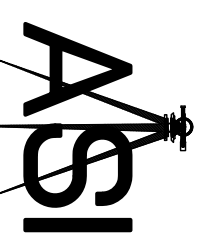
TEN57 BUSINESS PARK

A SUBDIVISION OF 6.0313 ACRES OR 262,722 SQUARE FEET OF LAND BEING A REPLAT OUT OF LOTS 6,12,18,24,30 AND 36, TOMBALL, OUTLOTS, AS SHOWN ON PLAT THEREOF RECORDED IN VOLUME 2, PAGE 56, HARRIS COUNTY MAP RECORDS, SITUATED IN THE RALPH HUBBARD SURVEY, ABSTRACT NUMBER 383, CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

ONE (1) LOT ONE (1) BLOCK

SCALE: 1"=60' DATE: JANUARY, 2025

OWNERS:
25 & Z INVESTMENTS LLC,
A TEXAS LIMITED LIABILITY COMPANY
15110 MINTZ LN.
HOUSTON, TEXAS 77014



PREPARED BY:

ADVANCE SURVEYING, INC.
10516 KIPP WAY SUITE A-2
HOUSTON, TEXAS 77099
PHONE: 281 630-2899 FAX: 281 630-5464 EMAIL: advance_sjtr@asi23.com
WWW.ADVANCESURVEYING.COM
FIRM NO. 10092830