

STATE OF TEXAS
COUNTY OF HARRIS

WE, PEGASUS PROPERTIES 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, SHANE WILSON, PRESIDENT, AND KYLE FOX, MANAGING MEMBER, BEING OFFICERS OF PEGASUS PROPERTIES 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 3.9421 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TOMBALL MERCANTILE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, 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 UNOBTSTRUCTED 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 UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10') PERMETER FOUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER FOUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER FOUND 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 UNOBTSTRUCTED 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 WIDTH.

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 INSTANCES HAVE A DRAINAGE OPENING OF MORE THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, THE PEGASUS PROPERTIES 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHANE WILSON, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY KYLE FOX, MANAGING MEMBER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____ 2025.

PEGASUS PROPERTIES 2, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: SHANE WILSON, PRESIDENT ATTEST: KYLE FOX, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHANE WILSON AND KYLE FOX, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE DESCRIBED 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

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 TOMBALL MERCANTILE 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 _____ 2025.

BY: RICHARD ANDERSON, CHAIRMAN

I, TENESHIA 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 _____ 2025, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ 2025 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.

TENESHIA HUDSPETH
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: DEPUTY

METES AND BOUNDS DESCRIPTION OF 3.9421 ACRES

Being a tract of land containing 3.9421 acres, located in the William Hurd Survey, Abstract 378 and the John M. Hooper Survey, Abstract 375, in Harris County, Texas; Said 3.9421 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.), same 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 3.9421 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 found at the southeast corner of said Lot 1, same being on the west line of Restricted Reserve 'A', Block 5, of Tomball Regional Hospital Subdivision Final Replat, a subdivision of record in F.C. No. 424128 of the H.C.M.R., same being recorded in the name of Millennium Tomball, LLC in H.C.C.F. No. RP-2022-259284, on the north Right-of-Way (R.O.W.) line of Medical Complex Drive (width varies);

THENCE, with the south lines of said Lot 1 and with the north R.O.W. line of said Medical Complex Drive, the following two (2) courses:

- 27.66 feet along the arc of a curve to the right, having a radius of 809.99 feet, a central angle of 01° 57' 24"; and a chord that bears South 87° 02' 28" West, a distance of 27.66 feet to a 5/8-inch capped iron rod set at a point of tangency;
- South 88° 25' 32" West, a distance of 245.12 feet to a 5/8-inch capped iron rod set at the southerly southwest corner of said Lot 1, same being the southeast end of a transition line from the north R.O.W. line of said Medical Complex Drive to the east R.O.W. line of said Tomball Parkway (width varies);

THENCE, North 52° 28' 57" West, with said transition line, a distance of 19.21 feet to a 5/8-inch capped iron rod set at the westerly southwest corner of said Lot 1, same being the northwest end of said transition line;

THENCE, North 13° 43' 04" West, with the west line of said Lot 1 and with the east R.O.W. line of said Tomball Parkway, a distance of 647.37 feet to a 5/8-inch capped iron rod found at the northwest corner of the herein described tract;

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

- North 87° 43' 03" East, a distance of 126.10 feet to a 5/8-inch capped iron rod found at an angle point;
- South 13° 43' 00" East, a distance of 81.62 feet to a 5/8-inch capped iron rod found at an angle point;
- North 87° 43' 03" East, a distance of 158.40 feet to a 5/8-inch capped iron rod found on a southerly east line of said Lot 1 and on the west line of said Restricted Reserve 'A', for the northeast corner of the herein described tract;

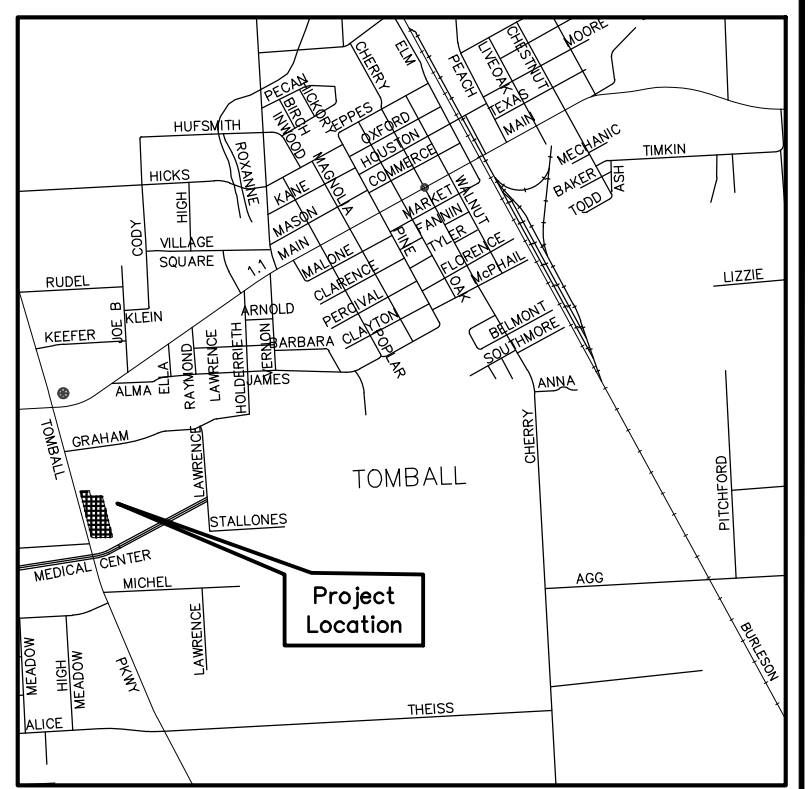
THENCE, South 13° 43' 00" East, with a line common to said Lot 1 with said Restricted Reserve 'A', a distance of 581.05 feet to the POINT OF BEGINNING and containing 3.9421 acres of land.

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: 0.999944446.
- 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. 48201C0210L (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 SHALL 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.
- THE CITY OF TOMBALL HAS RIGHTS TO PLACE GAS 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.
- CENTERPOINT ENERGY HAS RIGHTS TO PLACE 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO HUMBLE OIL AND REFINING COMPANY EASEMENTS OF RECORD IN VOL. 959, PG. 297 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.

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



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

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

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

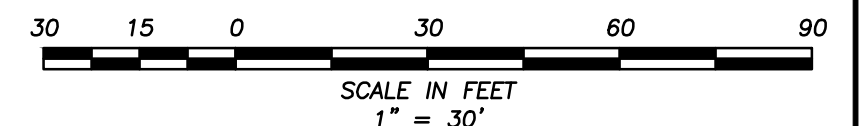
BLOCK 1
LOT 101
2.0630 ACRES
89,863.81 S.F.

3.9421 ACRES
171,718.72 S.F.

BLOCK 1
LOT 102
1.8791 ACRES
81,854.91 S.F.

MEDICAL COMPLEX DRIVE
(WIDTH VARIES)
(F.C. No. 424128, H.C.M.R.)
(F.C. No. 702912, H.C.M.R.)

RESTRICTED RESERVE "A"
BLOCK 1
TOMBALL REGIONAL
HOSPITAL
F.C. No. 424128, H.C.M.R.



SCALE IN FEET
1" = 30'

WILLIAM HURD SURVEY
ABSTRACT NO. 378

3.6721 ACRES
REMAINDER OF
RESTRICTED RESERVE "A"
BLOCK 5
TOMBALL REGIONAL
HOSPITAL SUBDIVISION
FINAL REPLAT
F.C. No. 424128, H.C.M.

P.O.B.
SET 5/8" C.I.R.
X:3034152.73
Y:13957194.23
L=27.66'
R=809.99'
D=1°57'24"
CHB=S87°02'28"W
CHD=27.66'

TOMBALL MERCANTILE

A SUBDIVISION OF 3.9421 ACRES (171,718.72 S.F.) OF LAND, BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1, TRMC-RETAIL, 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 2 LOTS

DATE: MARCH, 2025 JOB NO. 22244

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



10590 WESTFOUR DR. SUITE 100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying, LLC

FIRM NO. 10143800 OFFICE: (713) 839-9181
Email: michae@civil-surr.net