

STATE OF TEXAS
COUNTY OF HARRIS

We, Tannos Tomball LLC, acting by and through Louis Tannos and Eric Langan, owner, hereinafter referred to as Owners of the 2.7321 acre tract described in the above and foregoing map of TOMBALL MEDICAL COMPLEX TWO, 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 unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground 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 feet (16'0") above the ground level upward, located adjacent to 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 easement totals twenty one feet, 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 easements, from a plane sixteen feet (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 easement 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 prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Tannos Tomball LLC, has caused these presents to be signed by Louis Tannos and Eric Langan, thereunto authorized, this _____ day of _____, 20____.

Tannos Tomball LLC

By: _____
Louis Tannos

By: _____
Eric Langan

STATE OF TEXAS
COUNTY OF HARRIS

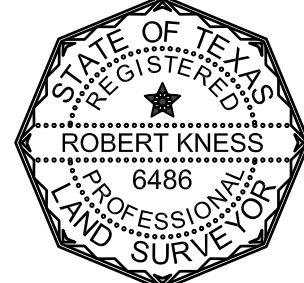
BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos and Eric Langan of Tannos Tomball LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein 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, ROBERT KNESS, 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 on 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.



ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TOMBALL MEDICAL COMPLEX TWO 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 _____, 20____.

By: _____
Craig Meyers
Director of Community Development

I, Tanesha 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.

Tanesha Hudspeth
County Clerk of
Harris County, Texas

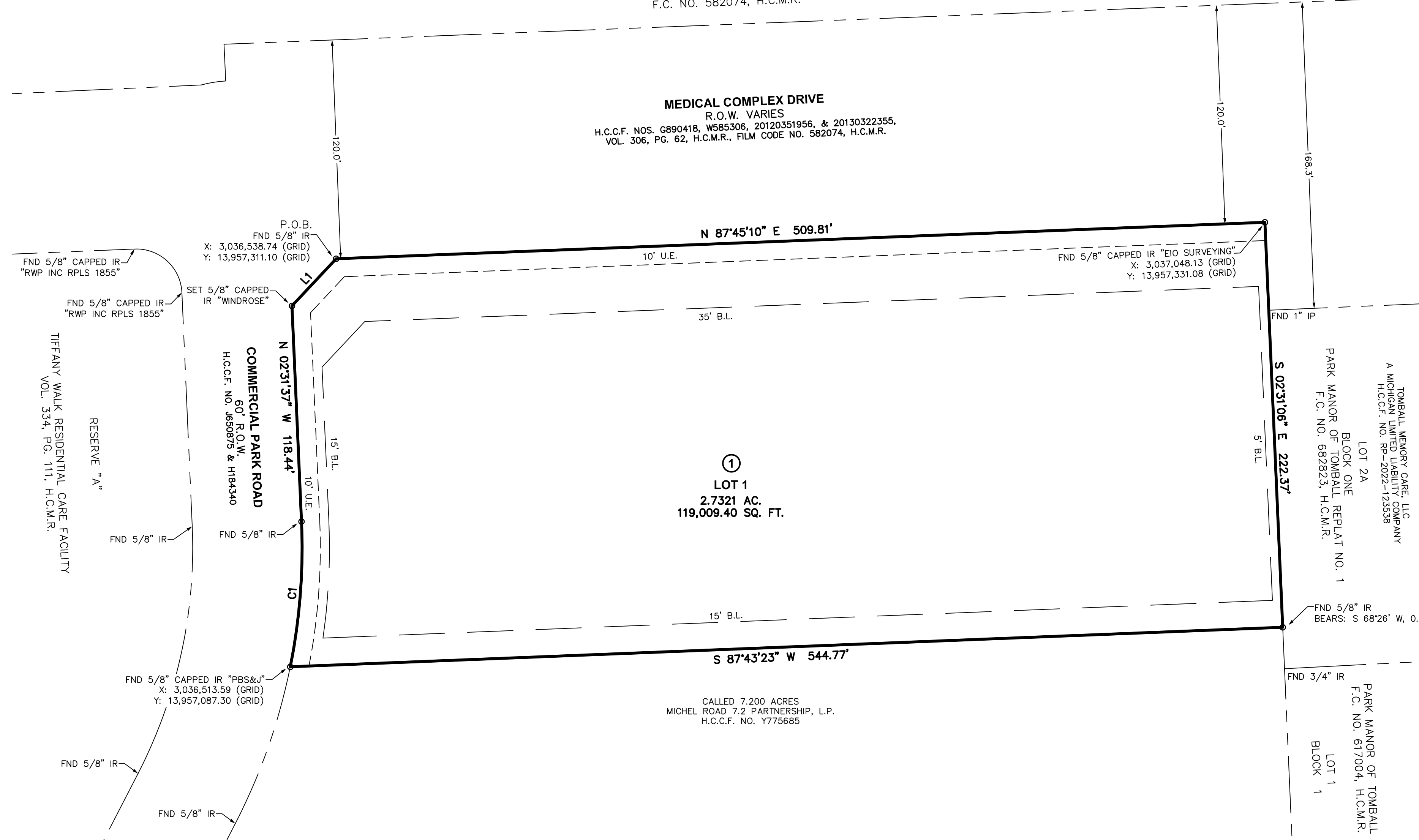
By: _____
Deputy

LOT 1
BLOCK ONE
TEXAS PROFESSIONAL BUILDING SUBDIVISION
F.C. NO. 582074, H.C.M.R.

MEDICAL COMPLEX DRIVE
R.O.W. VARIES
H.C.C.F. NOS. G890418, W585306, 20120351956, & 20130322355,
VOL. 306, PG. 62, H.C.M.R., FILM CODE NO. 582074, H.C.M.R.

1
LOT 1
2.7321 AC.
119,009.40 SQ. FT.

CALLED 7.200 ACRES
MICHEL ROAD 7.2 PARTNERSHIP, L.P.
H.C.C.F. NO. Y775685



DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.732 ACRES OR 119,009 SQUARE FEET OF LAND SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT NO. 378, HARRIS COUNTY, TEXAS, OUT OF A CALLED 2.7320 ACRE TRACT OF LAND, CONVEYED TO PARIS HOME BASE LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2023-285661, WITH SAID 2.732 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 (4204):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MEDICAL COMPLEX DRIVE (R.O.W. VARIES), DESCRIBED UNDER H.C.C.F. NOS. 20120351956, 20130322355, W585306, & G890418, VOL. 306, PG. 62, HARRIS COUNTY MAP RECORDS (H.C.M.R.) & FILM CODE (F.C.) NO. 582074, H.C.M.R., AT THE NORTHEAST END OF A CUTBACK CORNER AT THE INTERSECTION OF HOLDERRIETH ROAD (60 FOOT R.O.W.), DESCRIBED UNDER H.C.C.F. NO. J650876 & H184340 AND SAID MEDICAL COMPLEX DRIVE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH R.O.W. LINE OF SAID MEDICAL COMPLEX DRIVE, NORTH 87 DEG. 45 MIN. 10 SEC. EAST, A DISTANCE OF 509.81 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "EIO SURVEYING" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 31 MIN. 06 SEC. WEST, WITH THE WEST R.O.W. LINE OF SAID MEDICAL COMPLEX DRIVE, PASSING AT A DISTANCE OF 48.26 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF LOT 2A, BLOCK 1, PARK MANOR OF TOMBALL REPLAT NO. 1, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 682823, H.C.M.R., AND CONTINUING WITH THE WEST LINE OF SAID LOT 2A FOR A TOTAL DISTANCE OF 222.37 FEET TO THE COMMON EAST CORNER OF CALLED 7.200 ACRES, CONVEYED TO MICHEL ROAD 7.2 PARTNERSHIP, L.P., RECORDED UNDER H.C.C.F. NO. Y775685, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS FOR REFERENCE SOUTH 68 DEG. 26 MIN. WEST, A DISTANCE OF 0.4 FEET;

THENCE, SOUTH 87 DEG. 43 MIN. 23 SEC. WEST, WITH THE COMMON LINE OF SAID 7.200 ACRE TRACT AND 2.7320 ACRE TRACT, A DISTANCE OF 544.77 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST R.O.W. LINE OF SAID HOLDERRIETH ROAD, MARKING THE COMMON WEST CORNER OF SAID 7.200 ACRE TRACT AND SAID 2.7320 ACRE TRACT; FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH THE EAST R.O.W. LINE OF SAID HOLDERRIETH ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

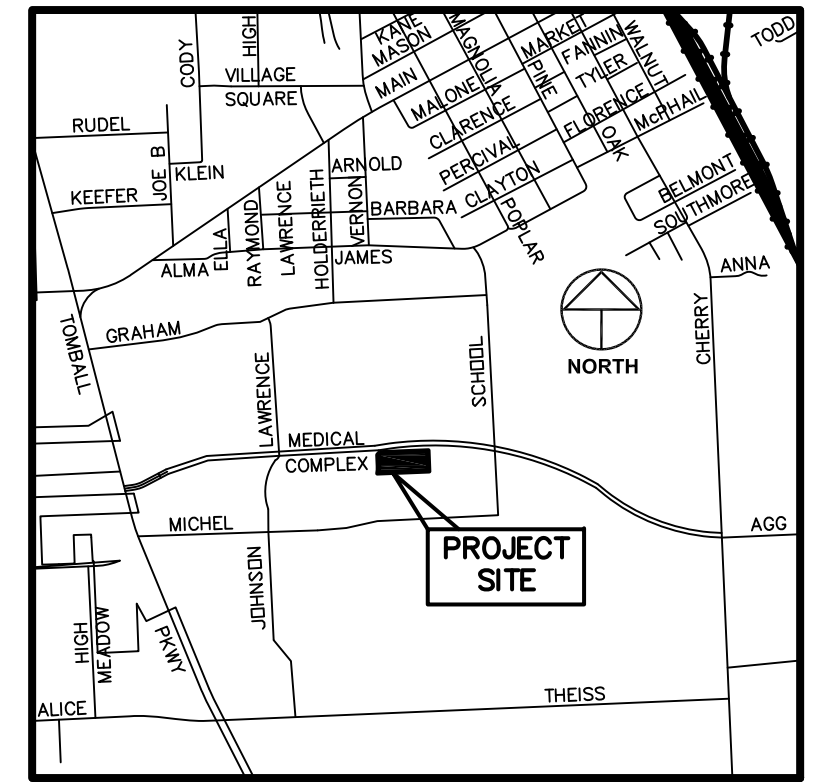
- 1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 13 DEG. 54 MIN. 11 SEC., AN ARC LENGTH OF 80.08 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEG. 29 MIN. 29 SEC. EAST, - 79.88 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
- 2. NORTH 02 DEG. 31 MIN. 37 SEC. WEST, A DISTANCE OF 118.44 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET AT THE SOUTHWEST END OF A CUTBACK CORNER AT THE INTERSECTION OF SAID MEDICAL COMPLEX DRIVE AND SAID HOLDERRIETH ROAD, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 3. NORTH 43 DEG. 08 MIN. 09 SEC. EAST, WITH SAID CUTBACK CORNER, A DISTANCE OF 35.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.732 ACRES OR 119,009 SQUARE FEET OF LAND.

GENERAL NOTES

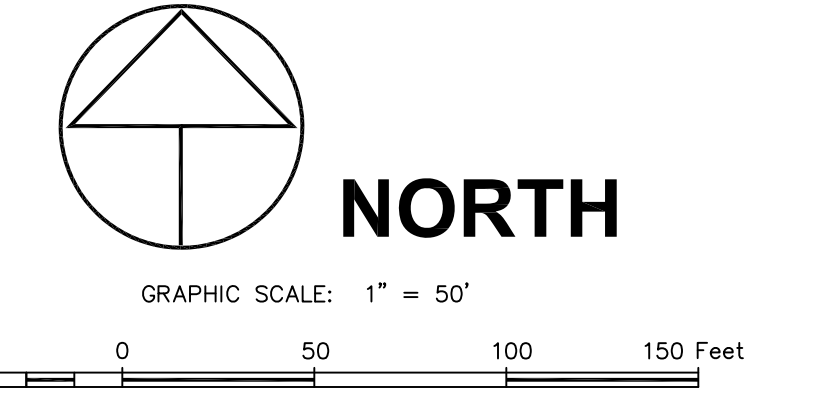
- 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2791024-05077 OF TEXAS AMERICAN TITLE, DATED JUNE 23, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 3. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999948071.
- 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 REMOVED AND VALID COVENANTS OR RESTRICTIONS.
- 8. 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 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. 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.
- 9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0230L, 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.
- 10. 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.
- 11. 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.

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.P. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IRC - IRON ROD
- IRC - CAPPED IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VO. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- C.O.U.E. - CITY OF TOMBALL UTILITY EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"



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



LINE TABLE

LINE	BEARING	DISTANCE
LT	N 43°08'09" E	35.42'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	330.00'	13°54'11"	80.08'	N 04°25'29" E	79.88'

TOMBALL MEDICAL COMPLEX TWO

A SUBDIVISION OF
2.7321 ACRES/119,009.40 SQ. FT.
SITUATED IN THE
WILLIAM HURD SURVEY, ABSTRACT NO. 378
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

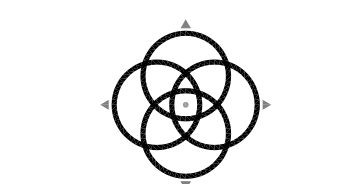
1 BLOCK 1 LOT

JULY 2024

Owner

Tannos Tomball LLC
505 S Friendswood Dr., Suite 119
Friendswood, TX 77546
281-993-5502

Surveyor



WINDROSE
LAND SURVEYING I PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

2, 59734 - TOMBALL MEDICAL - COMMERCIAL PLAT 20240731 - PLAT - TOMBALL MEDICAL COMPLEX TWO - 5/8" IRON ROD - SURVEYOR - 07/31/24