

STATE OF TEXAS

COUNTY OF HARRIS

We, 10910 FM 2920 INCORPORATED, a Texas corporation, acting by and through Charles Duke, President and Oksana V. Duke, Secretary, being officers of 10910 FM 2920 INCORPORATED, a Texas corporation; and Oksana V. Duke, owners in this section after referred to as owners of the 11.9861 acre tract described in these above and foregoing plat of CHARLIES BUSINESS PARK, 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, watercourses, drains, easements, and public places shown therein for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & 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 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 square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislative and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the 10910 FM 2920 INCORPORATED, a Texas corporation, has caused these presents to be signed by Charles Duke, President and Oksana V. Duke, Secretary, thereunto authorized this _____ day of _____, 2024.

10910 FM 2920 INCORPORATED, a Texas corporation

By: _____
Charles Duke
President

By: _____
Oksana V. Duke
Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles Duke and Oksana V. Duke, known to me to be the persons whose names are 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 _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

WITNESS my hand in the City of Tomball, Texas this _____ day of _____, 2024.

By: _____
Oksana V. Duke
Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Oksana V. Duke, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

This is to certify that the planning and zoning commission of the city of Tomball has approved this plat and subdivision of CHARLIES BUSINESS PARKS in conformance with the laws of the state and he ordinances of the city as shown hereon an authorized the recording of this plat this _____ day of _____, 2024.

By: _____
CRAIG MEYERS
DIRECTOR OF COMMUNITY DEVELOPMENT

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 _____, 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.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held _____, 20____ by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

We, Private Mortgage Investments, LLC Series 32 c/o Private Mortgage Financing Partners, LLC, owner and holder of liens against the property described in the plat known as CHARLIES BUSINESS PARK said liens being evidenced by instrument of record in the Clerk's File No. RP-2020-344564 and RP-2022-235428 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

By: _____

PRINT NAME

TITLE

STATE OF TEXAS

COUNTY OF HARRIS

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 she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

I, Charles L. Gilmore, owner and holder of a lien against the property described in the plat known as CHARLIES BUSINESS PARK said lien being evidenced by instrument of record in the Clerk's File No. RP-2020-3446566 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate my interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

Charles L. Gilmore

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles L. Gilmore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

LEGEND:

P.O.B. - POINT OF BEGINNING
FND. - FOUND
I.R. - IRON ROD
C.M. - CONTROL MONUMENT
D.C.L. - DIRECTIONAL CONTROL LINE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F.NO. - HARRIS COUNTY CLERK FILE NUMBER
R.O.W. - RIGHT-OF-WAY
C.O.T.U.E. - CITY OF TOMBALL EASEMENT
B.L. - BUILDING LINE
VOL. - VOLUME
PG. - PAGE
F.C.NO. - FILM CODE NUMBER

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Fred W. Lawton, am 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.

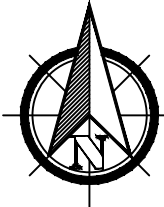


Fred W. Lawton
Texas Registration No. 2321

We, Owens Management Systems, LLC, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the 10910 FM 2920, Incorporated, a Texas Corporation and Oksana V. Duke owns or has a legal interest in.

NOTES:

- 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 of procuring the permission of the property owner. Any public utility, including 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 or it's 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.
- 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 of 0.99994892967132.
- According to the FEMA Panel No. 48201C0230L (Effective Date 06-18-2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- 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 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 centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
- Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- Access and maintenance easements (blanket in nature) affecting the subject property, as set forth by instrument(s) filed for record under Harris County Clerk's File No(s) RP-2016-175173.
- A private pressure cemented Water well cannot be constructed within 50 feet of the property line. A private Non-pressure cemented Water well cannot be constructed within 100 feet of the property line.
- A twenty five 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 and around the gas meter.
- Unlocated pipeline easement(s) affecting the subject property line(s) as set forth and defined by instrument(s) filed for record under Volume 1554, page 124, of the Deed Records of Harris County, Texas.



SCALE:
1" = 100'
100 50 0 100 200

CHARLIES BUSINESS PARK

A SUBDIVISION OF 11.9861 ACRES OF LAND
OUT OF THE J S SMITH SURVEY, ABSTRACT NO 730
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNER:

10910 FM 2920 INCORPORATED, a Texas corporation
1406 CARNESWOOD LANE
TOMBALL, TEXAS 77375-4008
and
OKSANA DUKE
5523 RANCH HILL DRIVE
MAGNOLIA, TEXAS 77354

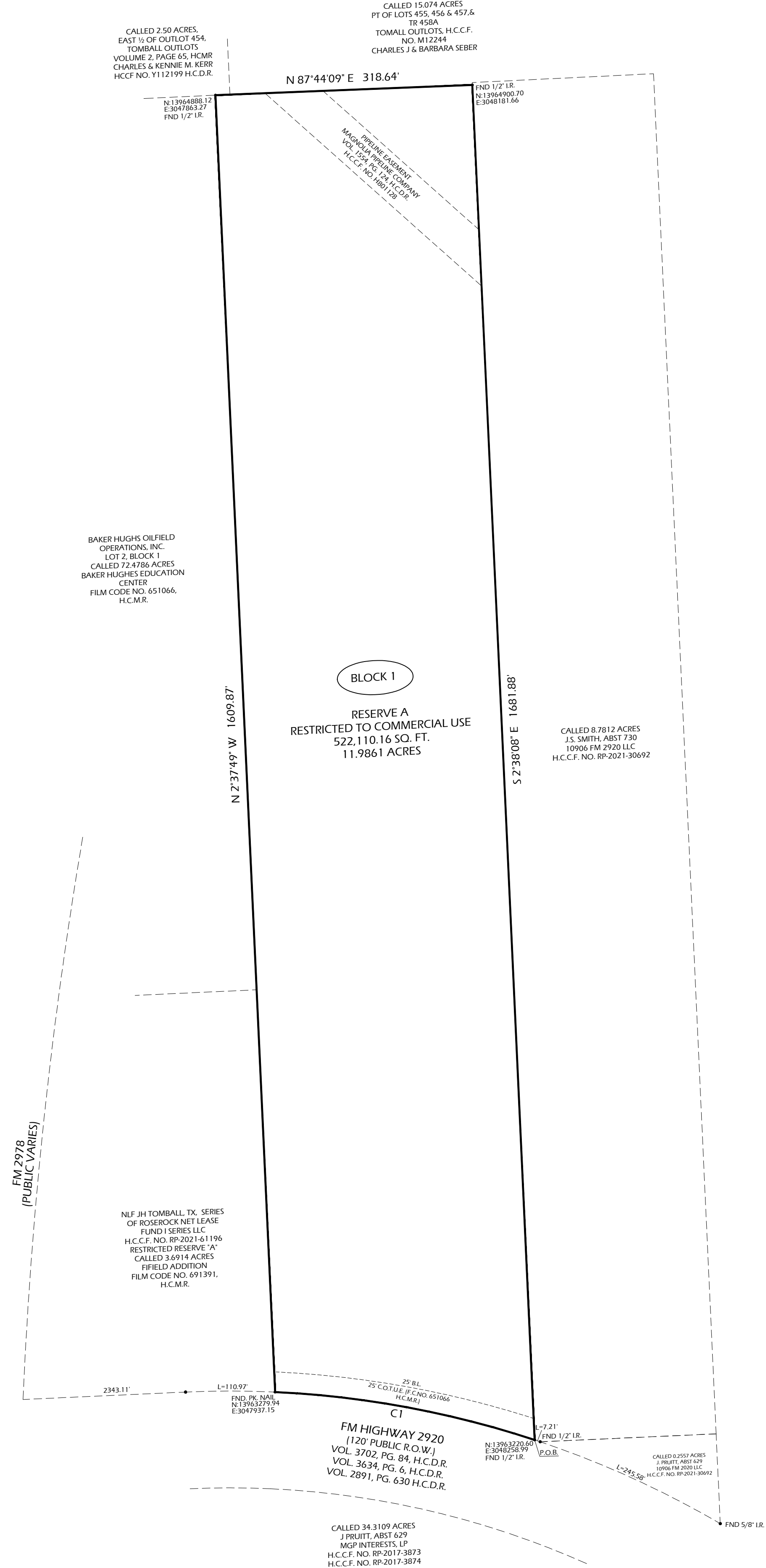
DATE: MAY, 2024 SCALE: 1" = 100'

LAND PLANNER:

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333
WWW.OMSBUILD.COM

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 RICHMOND AVE. BLDG J, SUITE 101
HOUSTON, TEXAS 77082
281-556-6918 - (FAX) 281-556-9331
FIRM # 10045400

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	328.28'	1,205.92'	15°35'51"	N 79°33'13" W	327.27'



METES & BOUNDS

A tract of land containing 11.9861 acres (522,118 square feet) of land out of the J. S. Smith Survey, Abstract No. 730, Harris County, Texas, being all of a called 1.31 acre tract as recorded under Clerk's File No. W409549 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.) and all of the called 10.70863 acre tract as recorded under Clerk's File No. W000422 O.P.R.R.P.H.C., all bearings and coordinates are based on the monumented west line of the subject tract called North 00 degrees, 04 minutes 49 seconds West as recorded under Clerk's File No. W000422, said 11.986 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a southwestern corner of a called 8.7182 acre tract as recorded under Clerk's File No. T362542 O.P.R.R.P.H.C., lying in the northern right of way of FM Highway 2920, and being the southeast corner of the herein described tract;

THENCE WESTERLY along FM 2920 and a curve to the left through a central angle of 15 degrees 35 minutes 51 seconds to the southwest corner of the herein described tract and the southeast corner of a called 3.69 acre tract as recorded under Clerk's File No. RP-2016-310276 O.P.R.R.P.H.C. from which point a PK Nail bears SOUTH) degrees, 4 minutes 49 seconds WEST, 0.33', said curve having a radius of 1205.92 feet, an arc length of 328.29 feet and a long chord bearing NORTH 77 degrees 00 minutes 13 seconds WEST, 327.27 feet;

THENCE NORTH 00 degrees 04 minutes 49 seconds WEST, 1609.87 feet along the east line of the said 3.69 acre tract and along the east line of Lot 2, Block 1 of the Baker Hughes Education Center subdivision as recorded under Film Code 651066 of the Map Records of Harris County to a 1/2" iron rod found at the northwest corner of the herein described tract;

THENCE SOUTH 89 degrees 42 minutes 51 seconds EAST, 318.64 feet along the south line of the called 15.207 acres recorded under Clerk's File No. Y112197 O.P.R.R.P.H.C. to a 1/2" iron rod found at the northeast corner of the herein described tract;

THENCE SOUTH 00 degrees 05 minutes 08 seconds EAST, 1681.88 feet along said west line of the 8.7182 acre tract to the POINT OF BEGINNING of the herein described tract, containing 11.986 acres (522,118 square feet) of land.