

THE STATE OF TEXAS

COUNTY OF HARRIS

We, TCG Capital, LLC, a Texas limited liability company, acting by and through Jorge Arturo Campos, Sole Manager of TCG Capital, a Texas limited liability company, owners hereinafter referred to as owners of the 5.9854 acre tract described in the above and foregoing plat of TCG CAPITAL TWO, 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 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 to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line 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 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 shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation 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.

IN TESTIMONY WHEREOF, TCG Capital, LLC, a Texas limited liability company, has caused these presents to be signed by Jorge Arturo Campos, its sole manager, thereunto authorized, on this ____ day of _____, 202__.

TCG Capital, LLC, a Texas limited liability company

By: JORGE ARTURO CAMPOS, Sole Manager

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jorge Arturo Campos, Sole Manager of TCG Capital, LLC, a Texas limited liability company, 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, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TCG CAPITAL TWVO 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 _____, 202__.

By: _____
Craig Meyers
Community Development Director

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 202__, at ____ o'clock ____ M., and duly recorded on _____, 202__, 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, Steven L. Crews, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Steven L. Crews
Texas Registration Number 4141

We, Austin Bank, Texas National Association, owner and holder of liens against the property described in the plat known as TCG CAPITAL TWO, said liens being evidenced by instruments of record in Clerk's File Numbers RP-2021-260625, RP-2022-492029 and RP-2022-492028 of the R.P.R.H.C.T. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and the 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.

of Austin Bank, Texas National Association

STATE OF TEXAS

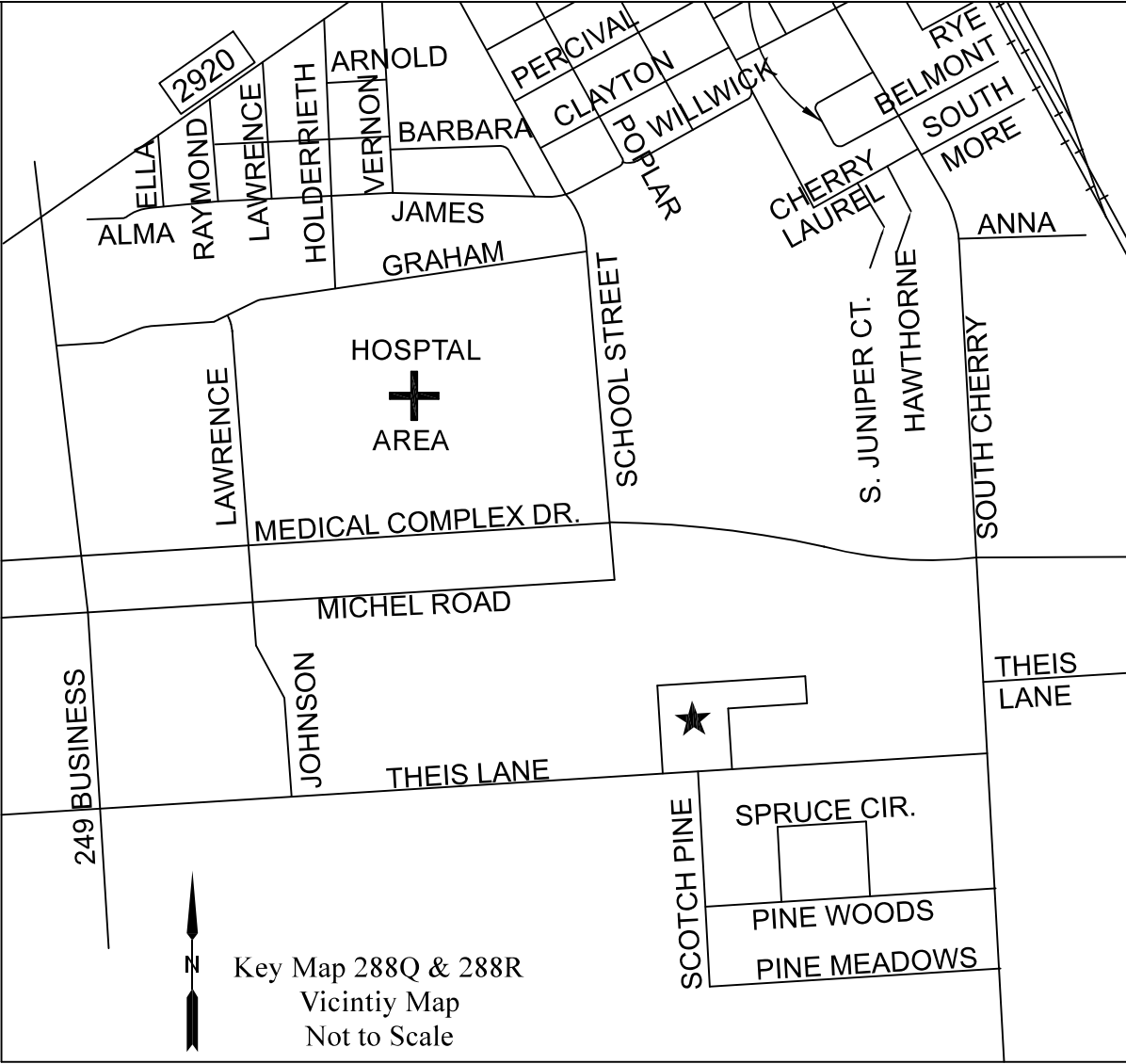
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Austin Bank, Texas National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. 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.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by 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.
6. Public Easements:
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 easement 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 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.
7. 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 0.999943399814.

D.R.H.C.T. = DEED RECORDS OF HARRIS
COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS
COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF
HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED
TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

TCG CAPITAL TWO

Being 5.9854 acre (260,724.59 sq. ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG CAPITAL as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of SWINGHAMMER/HAUCK SUBDIVISION as recorded in Film Code Number 678215, of said Map Records.

1 Lot, 1 Block

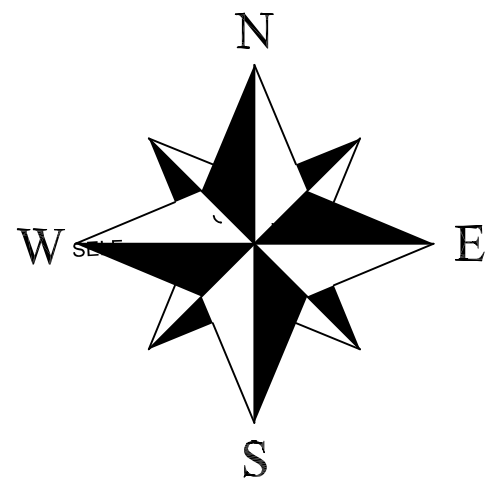
Owner:
TCG Capital, LLC
a Texas Limited Liability Company
Phone Number 713-202-8759
9303 Stratford Place
Tomball, Texas 77375

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

May 2024
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24-0050

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°14'12"	1970.00'	8.14'	N 86°33'32" W	8.14'
C2	6°05'30"	2030.00'	215.83'	N 89°29'11" W	215.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°26'09" W	143.89'
L2	N 86°26'26" W	100.00'



Scale: 1" = 40'

SWINGHAMMER/HAUCK SUBDIVISION
LOT 2, BLOCK 1
FILM CODE # 678215
M.R.H.C.T.

Set Iron Rod w/Survey Cap
X: 3039614.8947
Y: 13955981.6762
Found Iron Rod w/Survey Cap
S 03°00' E 0.93'

QUENTIN BLANCHARD
REMAINDER OF
SWINGHAMMER/HAUCK SUBDIVISION
LOT 1, BLOCK 1
FILM CODE # 678215
M.R.H.C.T.

HIGHTOWER INVESTMENTS,LTD
CALLED 2.684 ACRES
CF No. 20150587574
R.P.R.H.C.T.

HIGHTOWER INVESTMENTS,LTD
REMAINDER OF
CALLED 3.072 ACRES
CF No. 20150587574
R.P.R.H.C.T.

TCG CAPITAL, LLC
CALLED 1.495 ACRES
CF No. RP-2020-164077
R.P.R.H.C.T.

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1 Lot, 1 Block

Owner:
TCG Capital, LLC
a Texas Limited Liability Company
Phone Number 713-202-8759
9303 Stratford Place
Tomball, Texas 77375

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

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24-0050

CITY OF TOMBALL

30' UNIMPROVED ROWWAY
VOL. 10, PAGE 16
M.R.H.C.T.

Point of Beginning
Found Iron Rod w/ Survey Cap
X: 3038716.2653
Y: 13955942.1087

Found Iron Rod
w/ Survey Cap

N 02°31'23" W 411.06'

5.9854 ACRES
LOT 1
BLOCK 1

Found Iron Rod
w/ Survey Cap

S 87°29'32" W 432.65'

Found Iron Rod
w/ Survey Cap

Set Iron Rod
w/Survey Cap

S 02°31'23" E 288.54'

Found Iron Rod
w/ Survey Cap

C.D.T. 10' Utility & Drainage Easement
CF No. S551075 R.P.R.H.C.T.

Found Iron Rod
w/ Survey Cap

Found Iron Rod
w/ Survey Cap

Found Iron Rod
w/ Survey Cap

Found Iron Rod
w/ Survey Cap

C.O.T. 10' Utility & Drainage Easement
CF No. S551075 R.P.R.H.C.T.

Found Iron Rod
w/ Survey Cap

(VARIABLE WIDTH)
THEISS LANE

LOT 13

LOT 14

LOT 15

LOT 1

BLOCK 3

BLOCK 1

LOT 1

PINE MEADOWS
F.C. # 555232
M.R.H.C.T.

SCOTCH PINE STREET

JESSE PRUITT A-629
C.M. PILOT A-632

JESSE PRUITT A-629
W.M. HOLDERREITH A-1703

W.M. HOLDERREITH A-1703
C.M. PILOT A-632