

STATE OF TEXAS  
COUNTY OF HARRIS

We, WEST WOODLAND BUSINESS PARK, LLC, acting by and through Robert Banzhaf, its Managing Member, and Jack Ryan, its Managing Member, and TOMBALL ECONOMIC DEVELOPMENT CORPORATION, acting by and through Gretchen Fagan, President, hereinafter referred to as Owners of the 20.0330 acre tract described in the above and foregoing map of TOMBALL BUSINESS AND TECHNOLOGY PARK LOTS 4 AND 8 REPLAT NO 2, 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, 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 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 (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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, the West Woodland Business Park, LLC, has caused these presents to be signed by Robert Banzhaf, its Managing Member, and Jack Ryan, its Managing Member, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

West Woodland Business Park, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
Robert Banzhaf  
Managing Member

By: \_\_\_\_\_  
Jack Ryan  
Managing Member

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert Banzhaf, Managing Member, and Jack Ryan, Managing Member, of West Woodland Business Park, LLC, a Texas limited liability company, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the  
State of Texas

My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, the TOMBALL ECONOMIC DEVELOPMENT CORPORATION has caused these presents to be signed by Gretchen Fagan, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
Gretchen Fagan  
President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Gretchen Fagan, President, of Tomball Economic Development Corporation, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 TOMBALL BUSINESS AND TECHNOLOGY PARK LOTS 4 AND 8 REPLAT NO 2 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: \_\_\_\_\_  
Nathan Dietrich  
Community Development Director

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

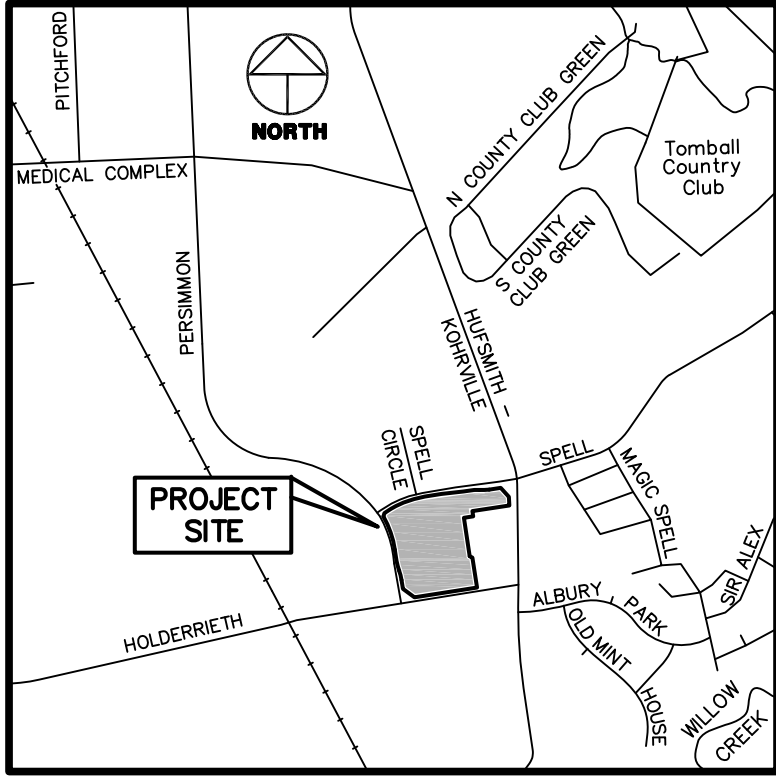
By: \_\_\_\_\_  
Deputy



LISA M. DOBROWSKI  
Registered Professional Land Surveyor  
Texas Registration No. 6544

#### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2023-0022 OF CHARTER TITLE COMPANY, DATED JANUARY 21, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999942131.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- 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. 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 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 LAND SERVICES.
- 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.
- SUBJECT TO SHORT FORM BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED AT FILM CODE NO. RP-2016-206095, H.C.D.R.



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

## TOMBALL BUSINESS AND TECHNOLOGY PARK LOTS 4 AND 8 REPLAT NO 2

A SUBDIVISION OF  
20.0330 AC. / 872,637.57 SQ. FT.  
BEING A REPLAT OF ALL OF LOTS 4-1 AND 8, BLOCK 1,  
TOMBALL BUSINESS AND TECHNOLOGY PARK  
LOT 4 AND 8 REPLAT,  
FILM CODE NO. 698466, H.C.M.R.  
SITUATED IN THE  
ELIZABETH SMITH LEAGUE, ABSTRCT NO. 70  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS  
1 BLOCK 2 LOTS

REASON FOR REPLAT: TO CREATE TWO (2) LOTS

JANUARY 2023

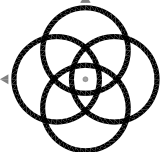
Owners

West Woodland Business Park, LLC,  
a Texas limited liability company  
2710 Buckthorne Pl, Suite 150  
The Woodlands, TX 77380

Tomball Economic Development Corporation

P.O. Box 820  
Tomball, TX 77375

Surveyor



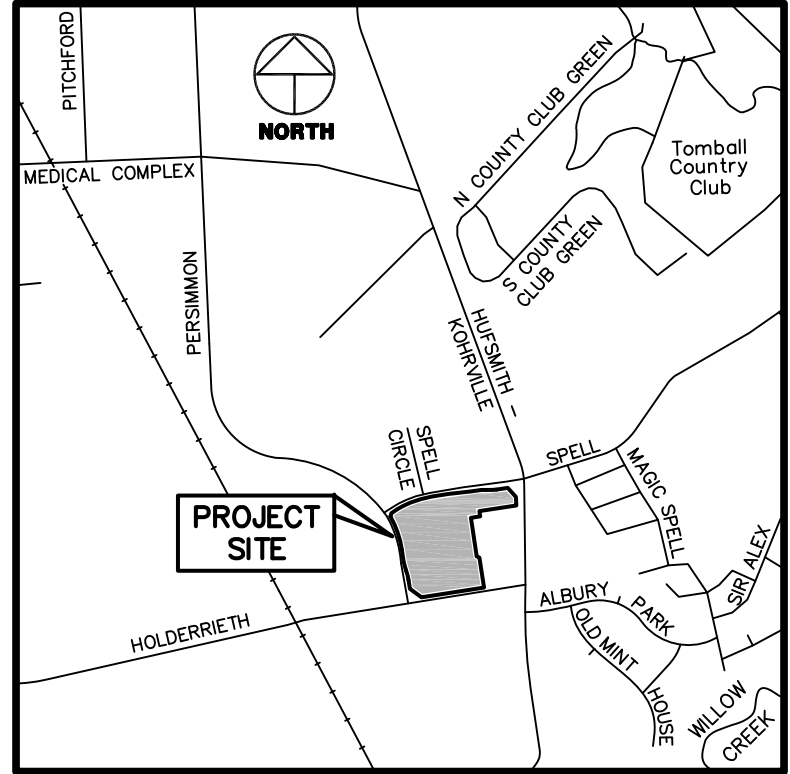
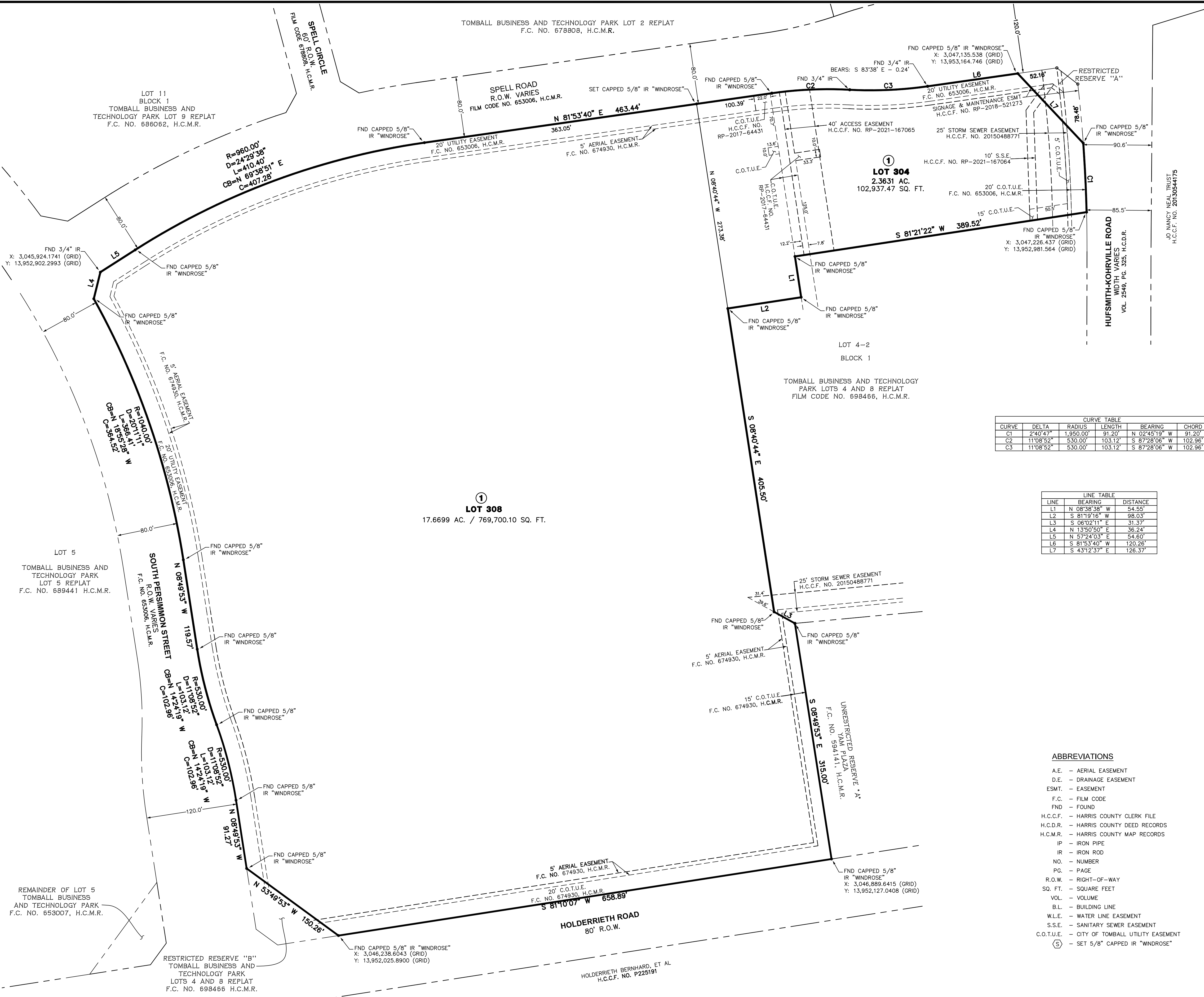
**WINDROSE**  
LAND SURVEYING | PLATTING

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

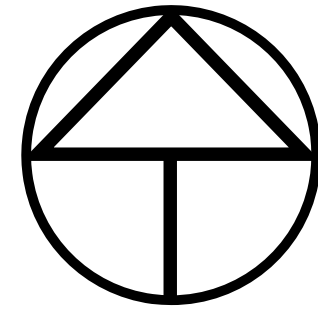
#### ABBREVIATIONS

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

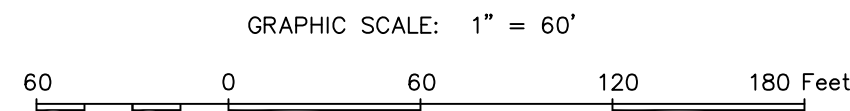
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CITY OF TOMBALL, HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



**NORTH**



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°40'47"	1,950.00'	91.20'	N 02°45'19" W	91.20'
C2	11°08'52"	530.00'	103.12'	S 87°28'06" W	102.96'
C3	11°08'52"	530.00'	103.12'	S 87°28'06" W	102.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°38'38" W	54.55'
L2	S 81°19'16" W	95.03'
L3	S 08°02'11" E	31.37'
L4	N 13°50'50" E	36.24'
L5	N 57°24'03" E	54.60'
L6	S 81°53'40" W	120.26'
L7	S 43°12'37" E	126.37'

**ABBREVIATIONS**

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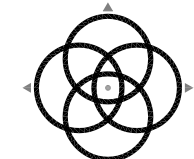
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