

STATE OF TEXAS  
COUNTY OF HARRIS

We, HH 11701 Properties, LLC, a Texas limited liability company, acting by and through \_\_\_\_\_ and attested by \_\_\_\_\_ being officers of HH 11701 Properties, LLC, a Texas limited liability company, owners in this section after referred to as owners of the 11,990.2 acre tract described in the above and foregoing plat of HOLDERRIETH 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, porks, 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 do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

IN TESTIMONY WHEREOF, HH 11701 Properties, LLC, a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_ thereunto authorized, attested by \_\_\_\_\_, 2024.

HH 11701 Properties, LLC, a Texas limited liability company,

By: \_\_\_\_\_  
Print:  
Title:

Attest: \_\_\_\_\_  
Print:  
Title:

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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: \_\_\_\_\_

We, AMERICAN BANK, N.A., owners and holders of a lien against the property described in the plat known as HOLDERRIETH BUSINESS PARK, said lien being evidenced by instrument of record in the Clerk's File No. RP-2023-410556 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 owners of said lien and have not assigned the same nor any part thereof.

AMERICAN BANK, N.A.

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

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 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 Harris County and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

I, Daniel Villa, Jr., 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.

Daniel Villa, Jr. PE, RPLS  
Texas Registration No. 6751

This is to certify that the Planning and Zoning Commission of the City of Tomball has approved this plat and subdivision of HOLDERRIETH BUSINESS PARK in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Barbara Tague  
Chairman

I, Tenneshia 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 \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 2024, 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.

Tenneshia Hudspeth  
County Clerk  
of Harris County, Texas

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

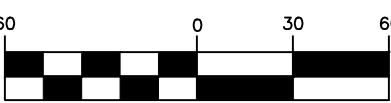
#### ABBREVIATIONS LEGEND

A ABSTRACT  
A.E. AERIAL EASEMENT  
B.L. BUILDING LINE  
FND FOUND  
H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER  
H.C.D.R. HARRIS COUNTY DEED RECORDS  
H.C.M.R. HARRIS COUNTY MAP RECORDS  
I.R. IRON ROD  
R.O.W. RIGHT OF WAY  
SQ. FT. SQUARE FEET  
VOL. VOLUME  
PG. PAGE  
U.E. UTILITY EASEMENT  
U.T.S. UNABLE TO SET

#### SYMBOLS LEGEND

○ IRON ROD FOUND  
● 1/2" I.R. W/ "VILLA 6751" CAP SET

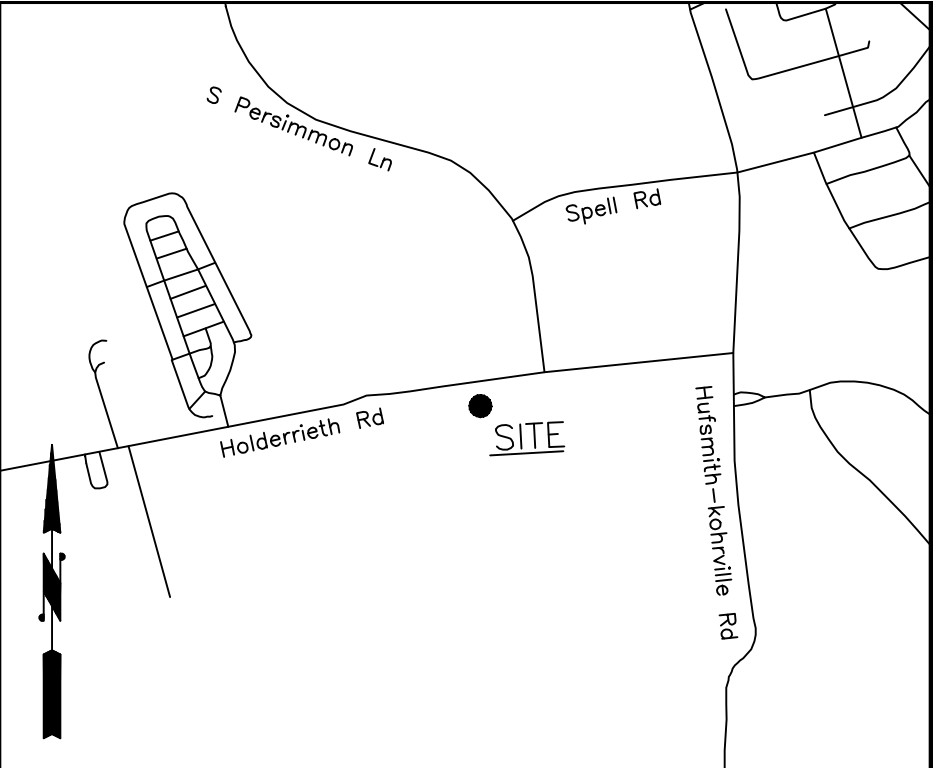
#### GRAPHIC SCALE



1 inch = 60 ft.

#### NOTES:

- 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.
- According to FEMA Firm Panel No. 48201C0230L, dated June 18, 2007, this property is in Zone "X", areas determined to be outside the 0.2% annual chance floodplain and in Zone "X" shaded, areas determined to be within the 0.2% annual chance floodplain. Subject to LOMR 15-06-0921P, dated June 29, 2016.
- 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 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.
- 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.



VICINITY MAP NTS

KEY MAP: 286L

SOUTH PERSIMMON STREET  
(WIDTH VARIES)  
F.C. No. 653006, H.C.M.R.

LOT 308  
TOMBALL BUSINESS AND  
TECHNOLOGY PARK LOTS 4 AND 8  
REPLAT No. 2  
F.C. No. 703494, H.C.M.R.

CALLLED 29.707 ACRES  
BERNARD C. HOLDERRIETH, ET UX  
VOL. 4515, PG. 571, H.C.D.R.

LOT 5  
TOMBALL BUSINESS AND  
TECHNOLOGY PARK FINAL PLAT  
F.C. No. 653006, H.C.M.R.

HOLDERRIETH ROAD  
(100' R.O.W.)  
VOL. 815, PG. 253, H.C.D.R.  
VOL. 819, PG. 157, H.C.D.R.  
H.C.C.F. No. RP-2016-486901  
H.C.C.F. No. RP-2016-633395  
H.C.C.F. No. RP-2021-633395  
H.C.C.F. No. RP-2021-633395  
H.C.C.F. No. RP-2021-449369  
H.C.C.F. No. RP-2021-617716  
F.C. No. 653006, H.C.M.R.

6.3455 ACRES  
(170' WIDE DRAINAGE R.O.W.)  
F.C. No. 653006, H.C.M.R.

X: 3045512.74  
Y: 13951823.96

86.68' FND. 5/8" I.R. L=72.47'

FND. 5/8" I.R.

REMAINDER OF 20' CITY OF TOMBALL UTILITY ESMT. H.C.C.F. No. W075544

REMAINDER OF 30.182 ACRES H.C.C.F. No. T174508

CALLLED 1.5778 ACRES  
CITY OF TOMBALL  
H.C.C.F. No. V187502

C2

N 17°00'34"E 113.68'

C1

N 24°21'30"W 477.12'

CALLLED 7.3995 ACRES  
CITY OF TOMBALL  
H.C.C.F. No. V109876

X: 3045706.37  
Y: 13950832.68

ZONE "X" SHADED

CALLLED 16.4724 ACRES  
11311 HOLDERRIETH LIMITED, L.P.  
H.C.C.F. No. W840420

ZONE "AE"

#### LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 27°59'26" W	17.58'

#### CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1325.00'	71.37'	71.23'	N 10°43'04" E	12°34'58"
C2	475.00'	373.07'	363.55'	N 05°29'37" W	45°00'02"
C3	11450.00'	66.03'	66.03'	N 81°58'41" E	0°19'49"

### HOLDERRIETH BUSINESS PARK

A SUBDIVISION OF 11.9902 ACRES OF LAND,  
LOCATED IN THE  
ELIZABETH SMITH LEAGUE, A-70  
& CLAUDE N. PILOT SURVEY, A-632  
HARRIS COUNTY, TEXAS

SCALE: 1"=60' MARCH 2024

1 BLOCK 1 LOT

OWNER:

HH 11701 PROPERTIES, LLC,  
9103 EMMOTT ROAD, STE. 21  
HOUSTON, TEXAS 77040



TX ENGINEERING FIRM NO. F-22322  
TX SURVEYING FIRM NO. 10194609

8118 FRY ROAD, SUITE 402  
CYPRESS, TEXAS 77433

281.213.2517  
PROJECT No. 23-0836