

STATE OF TEXAS
COUNTY OF HARRIS

WE, EAN HOLDINGS, LLC, ACTING BY AND THROUGH, JXXXXX, XXXXX, BEING AN OFFICER OF EAN HOLDINGS, LLC, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 3.000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ENTERPRISE TOMBALL, 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 AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY 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 OPENINGS 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.

IN TESTIMONY WHEREOF, EAN HOLDINGS, LLC HAS CAUSE THESE PRESENTS TO BE SIGNED BY XXXXX, XXXXX, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.

EAN HOLDINGS, LLC

BY: _____
XXXXXX, XXXXX

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXX, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, CHRIS RHODES, AM AUTHORIZED (OR 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.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ENTERPRISE TOMBALL 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 _____, 2022.

BY: _____
BARBARA TAGUE, CHAIRMAN

BY: _____
DARRELL ROQUEMORE, VICE CHAIRMAN

I, TENESHA 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 _____, 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2022, 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.

TENESHA HUDSPETH
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



JOHN M. HOOPER SURVEY
ABSTRACT NO. 375

ALICE ROAD
(R.O.W. WIDTH VARIES)
(H.C.C.F. NO. R891794)

PORTION OF
CALLED 40.1148 ACRES
A. B. H. ENTERPRISES, INC.
H.C.C.F. NO. F417072

FND. 5/8" C.I.R.
X:3033420.06
Y:13953923.24

N 87°42'07" E 375.31'

FND. 5/8" C.I.R.
X:3033795.05
Y:13953938.29

20' UTILITY ESMT.
H.C.C.F. NO. RP-2018-60518

5' UTILITY ESMT.
H.C.C.F. NO. RP-2020-337453

20' UTILITY ESMT.
H.C.C.F. NO. RP-2018-60519

FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 5/8" C.I.R.
X:3033432.09
Y:13953623.50

APPROXIMATE LOCATION
OF SURVEY LINE

UNRESTRICTED RESERVE "A"
BLOCK 1
WILLOW CREEK CAMPUS
SECTION 1
F.C. NO. 686611
H.C.M.R.

CALLED 75.1117 ACRES
COUNTY OF HARRIS
H.C.C.F. NO. 20140471160

CALLED 1.4096 ACRE
CITY OF TOMBALL U.E.
H.C.C.F. NO. RP-2018-171267
H.C.C.F. NO. RP-2018-171268

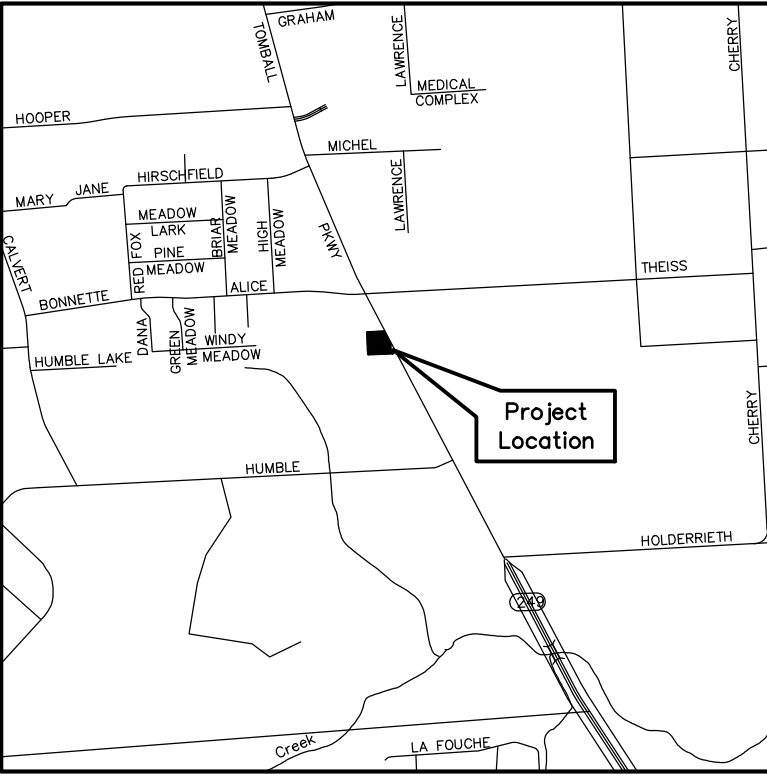
CALLED 0.6078 ACRE
ACCESS ESMT.
H.C.C.F. NO. RP-2019-449456

CALLED 0.0568 ACRE
CITY OF TOMBALL U.E.
H.C.C.F. NO. RP-2018-171265
H.C.C.F. NO. RP-2018-171266

CHAUNCEY GOODRICH SURVEY
ABSTRACT NO. 1704

ABBREVIATIONS

ESMT. = EASEMENT
F.C. = FILM CODE
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
No. = NUMBER
PG. = PAGE
R.O.W. = RIGHT OF WAY
STM. = STORM SEWER
U.E. = UTILITY EASEMENT
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING



VICINITY MAP
SCALE: 1" = 1/2 MI.

ABBREVIATIONS

F.C. = FILM CODE
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
No. = NUMBER
PG. = PAGE
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
FND. = FOUND

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999425526.
2. 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 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.
3. ACCORDING TO FEMA FIRM PANEL NO. 48201C0210L (EFFECTIVE DATE OF JUNE 18, 2007) THIS PROPERTY IS IN ZONE "X" (UNSHADED) AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
5. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED ABANDONED AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
6. NO BUILDING 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.
7. THIS PLAT DOES NOT ATTEMPT TO REMOVE OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

Show all easements and encumbrances on the plat shown on the City Planning Letter in Schedule B

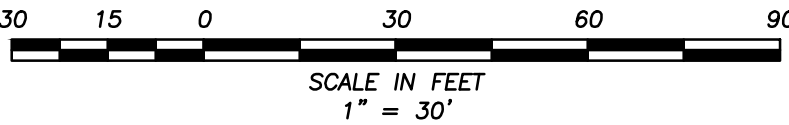
Add note: City of Tomball has adopted Zoning. Review ordinance to review for land use and other property development standards.

ENTERPRISE TOMBALL

A SUBDIVISION OF 3.000 ACRES OF LAND, LOCATED IN THE
JOHN M. HOOPER SURVEY, A-375,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS
1 BLOCK 1 RESERVE

OWNER: EAN HOLDINGS, LLC
3777 SOUTHWEST FWY.
HOUSTON, TX 77027
713-224-0456

SCALE: 1"=30'



FEBRUARY, 2022