

STATE OF TEXAS
COUNTY OF HARRIS

We, J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY acting by and through and attested by being an officer of J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, owners hereinafter referred to as Owners of the 0.75 acre tract described in the above and foregoing map of J & J SELECT PROPERTIES, 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 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 herein, 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 herein, 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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 Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY has caused these presents to be signed by _____ thereunto authorized, this _____ day of _____, 2024.

J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

By: _____
Print: _____
Title: _____
Attest: _____
Print: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

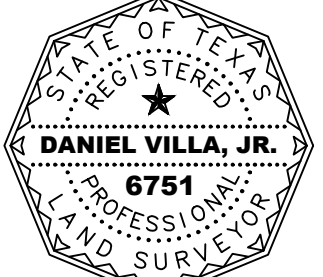
BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed

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: _____

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 (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 J & J SELECT PROPERTIES 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: _____
Craig Meyers,
Director of Community Development

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, Tenehia 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 on _____, 2024 by an order entered into the minutes of the court.

Tenehia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Tenehia 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 Firm 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.

Tenehia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

FND. 5/8" I.R.
W/ RPLS 4787 CAP
S 08°15'59"E
0.56'
X: 303197.31
Y: 13955810.97

FND. 1" I.P.
N 25°43'01"E
0.62'
X: 3032097.34
Y: 13955816.63

LEGAL DESCRIPTION:
METES AND BOUNDS DESCRIPTION
0.75 ACRE (32,669 SQUARE FEET)
JOHN M. HOOPER SURVEY, ABSTRACT 375,
HARRIS COUNTY, TEXAS

LOT 16, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

Being a tract or parcel, containing 0.75 acre (32,669 square feet) of land situated in the John M. Hooper Survey, Abstract 375, Harris County, Texas; said 0.75 acre tract of record in the name of J&J Select Properties, LLC in Harris County Clerk's File (H.C.C.F.) Number RP-2022-394197 and all of Lot 4, Block 4 in Hirschfield Farms, Section 2, an unrecorded subdivision; said 0.75 acre tract being more particularly described by metes and bounds as follows (bearing referenced herein are based on the Texas Coordinate System, Central Zone NAD83):

BEGINNING at a 3/8 inch Pinched top pipe found for the northwest corner of the herein described tract and the northeast corner of Lot 3 in aforesaid subdivision, and being on the south Right-of-Way (R.O.W.) line of Hirschfield Road (60 feet wide);

THENCE, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid Hirschfield Road, North 87 Degrees 41 Minutes 13 Seconds East, a distance of 140.14 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract and the northeast corner of Lot 5 in said subdivision, and being on the south R.O.W. line of said Hirschfield Road;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid Lot 5, South 02 Degrees 18 Minutes 47 Seconds East, a distance of 233.12 feet to the southeast corner of the herein described tract and the southwest corner of said Lot 5, being the northwest corner of Lot 14 and the northeast corner of Lot 15 in aforesaid subdivision, from which a 1 inch iron pipe found bears North 25 Degrees 43 Minutes 01 Seconds East, a distance of 0.62 feet;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid Lot 15, South 87 Degrees 41 Minutes 13 Seconds West, a distance of 140.14 feet to the southwest corner of the herein described tract, the northwest corner of said Lot 15, the northeast corner of Lot 16 and the southeast corner of aforesaid Lot 3, from which a 5/8 inch iron rod with "RPLS 4787" cap found bears South 08 Degrees 15 Minutes 59 Seconds East, a distance of 0.56 feet;

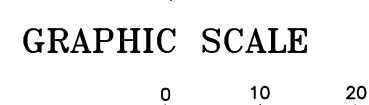
THENCE, coincident the west line of the herein described tract and the east line of aforesaid Lot 3, North 02 Degrees 18 Minutes 47 Seconds West, a distance of 233.12 feet to the POINT OF BEGINNING and containing 0.75 acres (32,669 square feet) of land.

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

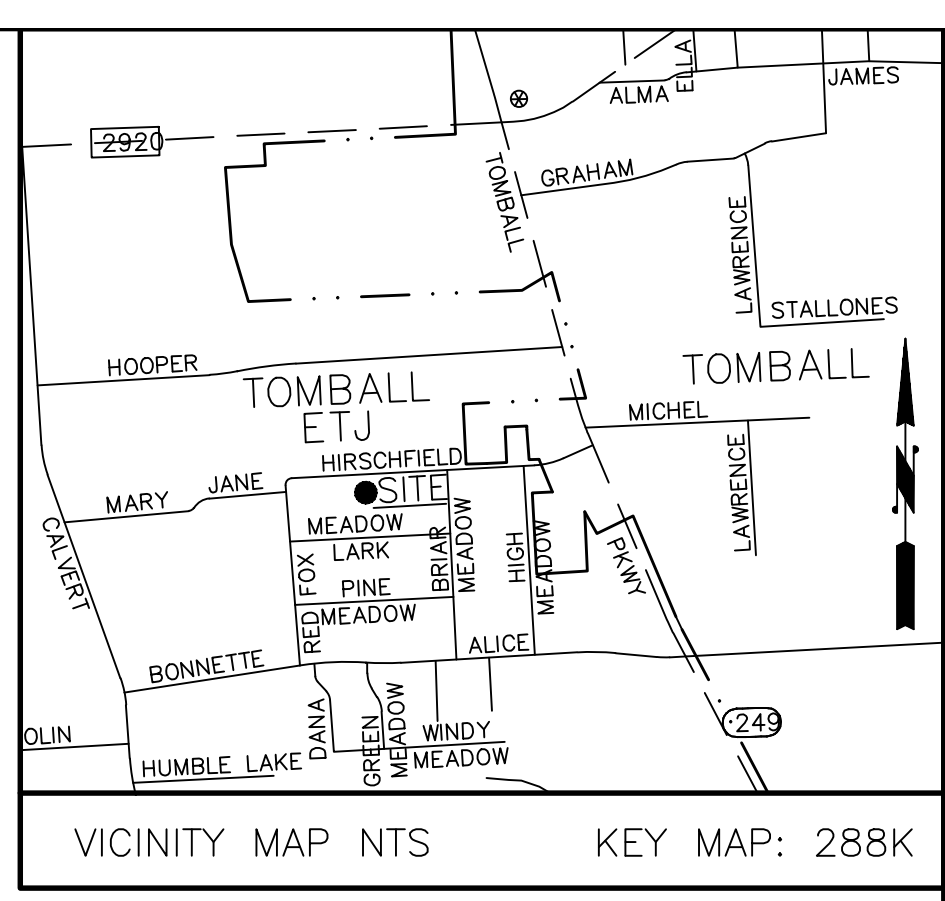
SYMBOLS LEGEND

- IRON ROD FOUND



NOTES:

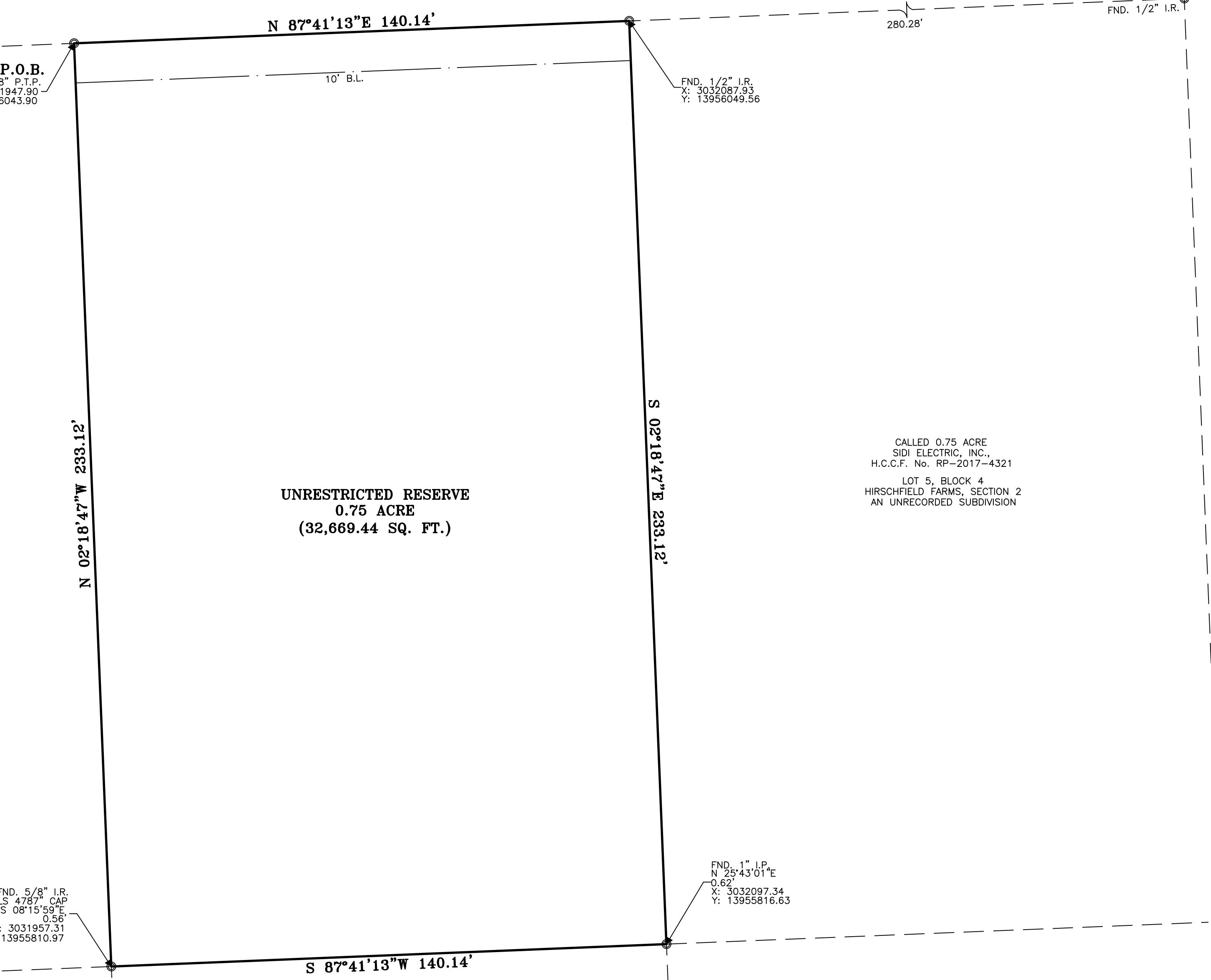
1. State Plane Coordinates are in NAD 83; NAVD 1988, 2001 adjustment.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 1.0000598350.
3. This tract lies in Zone "X", areas determined to be outside of the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48201C0210L, effective date: 18, 2007.
4. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown (Tortuga Operating Co. E.E. Mueller Well # 3 RRC #09431-No Easement found relating to this well at the time of this survey).
5. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
6. 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.
7. Site drainage plans for the future development of this reserve must be submitted to the Harris County Engineering Department.
8. 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.
9. This plat does not attempt to amend or remove any valid covenants or restrictions.
10. 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 on 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.
11. Water service is provided by HMW Special Utility District.
12. 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.



CALLED 1.1815 ACRES
ESCHER ROAD HOLDINGS, LLC
H.C.C.F. No. 20110052828

**HIRSCHFIELD ROAD
(60' R.O.W.)**

(BY USE AND OCCUPATION;
CALLED 60' WIDE IN H.C.C.F. No. RP-2019-359514)
(NO RECORD OF THE DEDICATION OF THIS ROAD WAS FOUND)



**UNRESTRICTED RESERVE
0.75 ACRE
(32,669.44 SQ. FT.)**

CALLED 0.75 ACRE
SIDI ELECTRIC, INC.,
H.C.C.F. No. RP-2017-4321

LOT 5, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

LOT 15, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

LOT 14, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

J&J SELECT PROPERTIES

A SUBDIVISION OF 0.75 ACRE OF LAND,
LOCATED IN THE
JOHN M. HOOPER SURVEY, A-375
CITY OF TOMBALL ETJ,
HARRIS COUNTY, TEXAS

SCALE: 1"=20' JULY 2024

1 RESERVE

OWNER:
J & J SELECT PROPERTIES, LLC,
A LOUISIANA LIMITED LIABILITY COMPANY
11 HOMED LARK PLACE
THE WOODLANDS, TEXAS 77389



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0543