

STATE OF TEXAS :
COUNTY OF HARRIS:

We, A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, its general partner, Owners; hereinafter referred to as Owners of the 65.3516 acre tract described in the above and foregoing map of **GRAND PARKWAY TOWN CENTER**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plot 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 myself (or ourselves), my (or 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 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 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 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 (15' 0") feet 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 is hereby 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 abutting 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 THE, A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, its general partner, thereunto

authorized, this ____ day of _____, 2022.

A-K 133 Hwy 249-Grand Parkway, L.P.,
a Texas limited partnership

By: A-K 133, L.C.,
a Texas limited liability company,
its general partner

By: _____
Steven D. Alvis, Managing Member

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, general partner of A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership 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 entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

I, Brian Nesvadba, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has a legal interest in.

Brian Nesvadba, R.P.L.S.

I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of civil engineering (or 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 have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.



Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776

NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99994164192.

2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY CHARTER TITLE COMPANY.

3.) THIS PLAT WAS PREPARED IN CONJUNCTION WITH A CITY PLANNING LETTER ISSUED BY SOUTHLAND TITLE COMPANY, FILE NO. TP2293052, AND EFFECTIVELY DATED OCTOBER 27, 2022. ALL EASEMENTS REFLECTED WITHIN SAID CITY PLANNING LETTER ARE SHOWN HEREON. THIS PLAT INCLUDED CONTIGUOUS LAND OWNED BY OWNERSHIP SHOWN HEREON.

4.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

5.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN THE RAILROAD COMMISSION OF TEXAS ENVIRONMENTAL RESPONSE ACTION DEED NOTICE.

6.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN CITY OF TOMBALL ORDINANCE NO. 2015-09 FOR LIMITED PURPOSE ANNEXATION.

7.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN H.C.C.F. NOS. RP-2016-192067, RP-2016-368018, RP-2017-170002, RP-2022-354389, AND RP-2022-461513.

8.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "TEAM - 281-491-2525" OR MCKIM A& CREED", UNLESS OTHERWISE NOTED.

9.) 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.

10.) ACCORDING TO FEMA FIRM PANEL NO. 48201-C-0240 M (EFFECTIVE DATE OCTOBER 16, 2013), THIS PROPERTY IS IN ZONE "X" AND IS NOT WITHIN IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

11.) ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS AS REFLECTED ON CITY PLANNING LETTER PREPARED BY TEXAS STATE TITLE, FILE NO. 1420122245-CPL AND DATED 5-25-16 HAVE BEEN SHOWN HEREON.

12.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

13.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS.

14.) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

A FIELD NOTE DESCRIPTION OF 65.3516 acres of land in the Williams Perkins, Survey, Abstract No. 621, in the T. A. Duclos Survey, Abstract No. 1473, and in the C. W. Hall Survey, Abstract No. 1639, Harris County, Texas; said 65.3516 acre tract of land being the remainder of a 65.6190 acre tract of land conveyed to A-K 133 HWY 249-Grand Parkway, L.P., as recorded in Harris County Clerk's File Nos. RP-2016-418424; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a TXDOT monument disk found at the northeast end of a cutback corner at the intersection of the south right-of-way line of State Highway 99 (Grand Parkway) (width varies), as recorded in Harris County Clerk's File Nos. RP-2021-276718, 20130533161, 20130533160, 20130533159, L091863, and T419832 with the east right-of-way line of Rocky Road (previously called Boudreaux Road, 60 feet wide);

THENCE, North 88° 01' 15" East -945.88 feet with the south right-of-way line of said State Highway 99 to a 5/8-inch iron rod with cap stamped "Cobb/Fendley" found for an angle point of this tract;

THENCE, South 83° 28' 52" East -397.64 feet with the south right-of-way line of said State Highway 99 to a 5/8-inch iron rod with cap stamped "Mckim & Creed" set for the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction with the south right-of-way line of said State Highway 99 and with said curve to the right having a radius of 1,030.79 feet, a length of 166.69 feet, a central angle of 09° 15' 56" and a chord bearing South 60° 04' 42" East - 166.51 feet to a 5/8-inch iron rod with cap stamped "Cobb/Fendley" found for a point-of-non-tangency;

THENCE, South 36° 46' 22" East -247.03 feet with the south right-of-way line of said State Highway 99 to a 5/8-inch iron rod with cap stamped "Cobb/Fendley" found at the intersection of the south right-of-way line of said State Highway 99 with the southwest right-of-way line of State Highway 249 (width varies) for an angle point of this tract

THENCE, South 22° 44' 12" East -59.76 feet with the southwest right-of-way line of said State Highway 249 to a TXDOT monument disk found for a point-of-curvature of a curve to the left;

THENCE, in a southeasterly direction with the southwest right-of-way line of said State Highway 249 and with said curve to the left having a radius of 1,512.00 feet, a length of 329.80 feet, a central angle of 12° 29' 50" and a chord bearing South 28° 59' 08" East -329.14 feet to a TXDOT monument disk found for a point-of-non-tangency;

THENCE, South 35° 12' 22" East -395.67 feet with the southwest right-of-way line of said State Highway 249 to a TXDOT monument disk found at the northeast end of a cutback corner at the intersection of the southwest right-of-way line of said State Highway 249 with the northwest right-of-way line of Boudreaux Road (100 feet wide), as recorded in Harris County Clerk's File No. D900150;

THENCE, South 08° 39' 54" West -53.94 feet with said cutback corner to a TXDOT monument disk found at the southwest end of said cutback;

THENCE, South 58° 19' 09" West -791.84 feet with the northwest right-of-way line of said Boudreaux Road to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right;

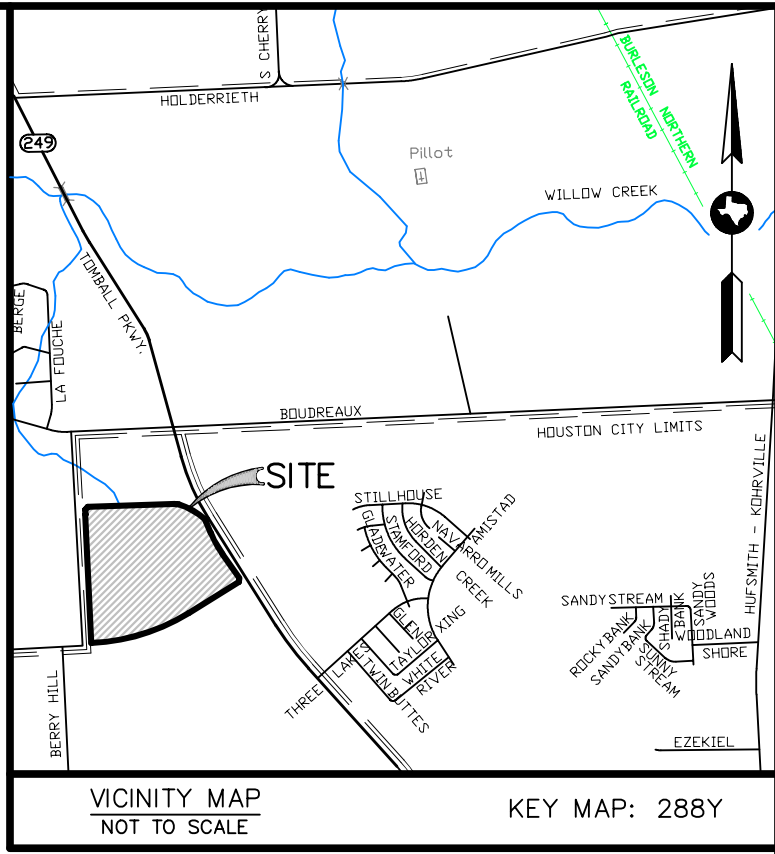
THENCE, in a southwesterly direction with the northwest right-of-way line of said Boudreaux Road and with said curve to the right having a radius of 2,750.00 feet, a central angle of 28° 57' 23", a length of 1,389.80 feet and a chord bearing South 72° 50' 56" West -1,375.06 feet to a 5/8-inch iron rod found at the intersection of the north right-of-way line of said Boudreaux Road with the east right-of-way line of said Rocky Road for the southwest corner of this tract;

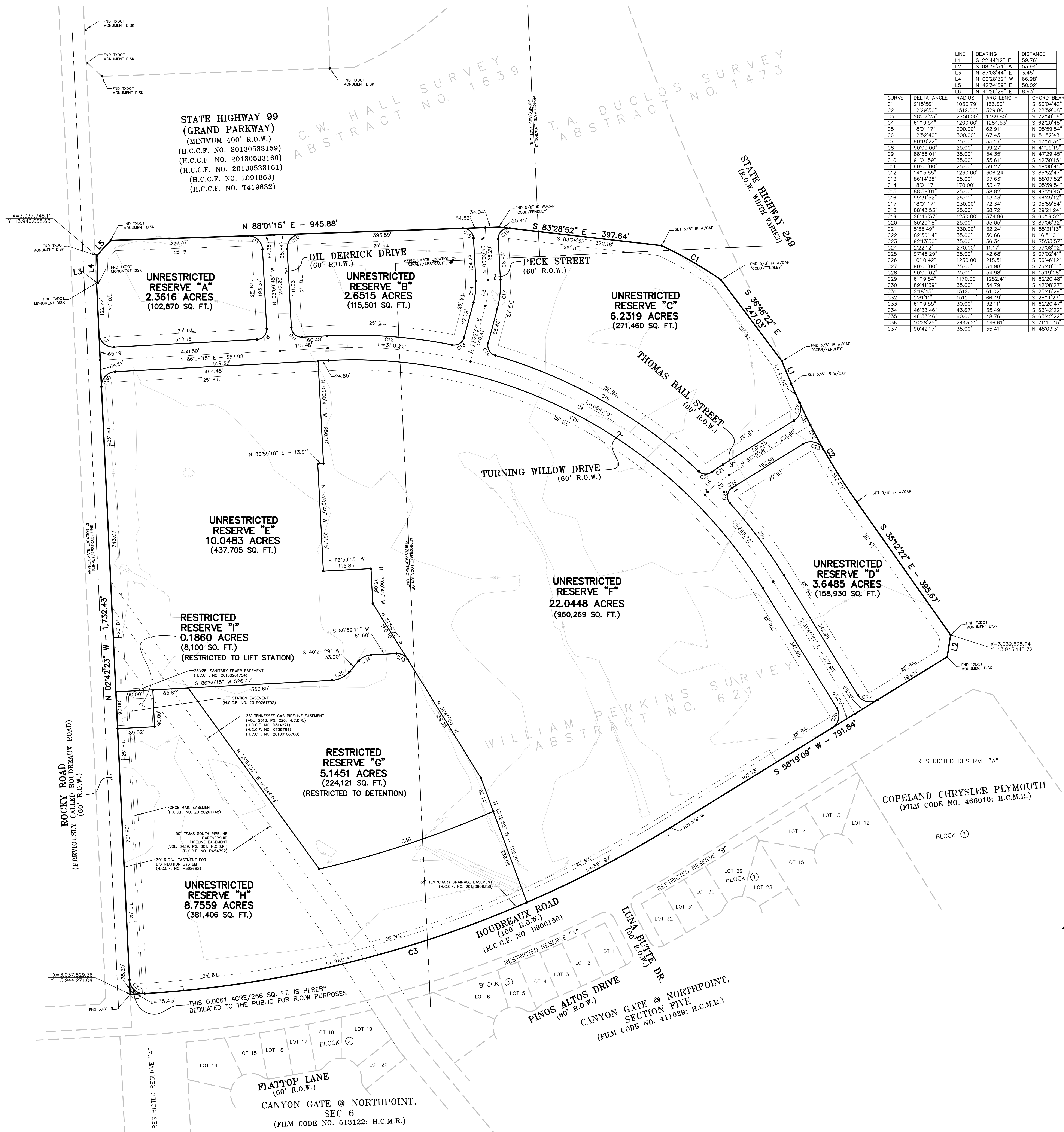
THENCE, North 02° 42' 23" West -1,732.43 feet with the east right-of-way line of said Rocky Road to a TXDOT monument disk found for a northwest corner of this tract;

THENCE, North 87° 08' 44" East - 3.45 feet with a jog in the east right-of-way line of said Rocky Road to a TXDOT monument disk found for an interior corner of this tract;

THENCE, North 02° 28' 32" West - 66.98 feet with the east right-of-way line of said Rocky Road to a TXDOT monument disk found at the southwest end of said cutback corner at the intersection of the south right-of-way line of said State Highway 99 with the east right-of-way line of said Rocky Road;

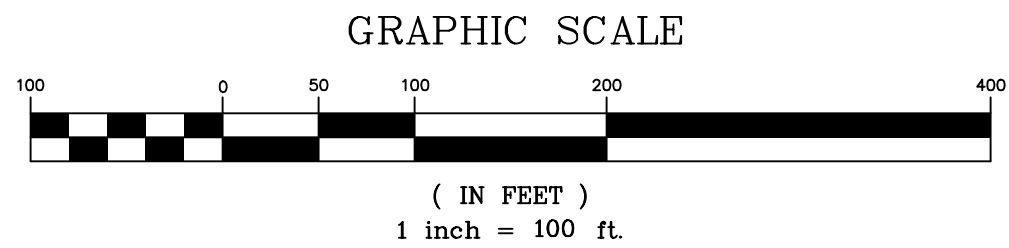
THENCE, North 42° 34' 59" East - 50.02 feet with said cutback corner to the POINT OF BEGINNING and containing 65.3516 acres of land.





LINE	BEARING	DISTANCE
L1	S 22°44'12" E	59.76'
L2	S 08°39'54" W	53.94'
L3	N 87°08'44" E	3.45'
L4	N 02°28'32" W	66.88'
L5	N 42°34'59" E	50.02'
L6	N 45°26'28" E	8.93'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°15'56"	1030.79'	166.69'	S 60°04'42" E	166.51'
C2	22°29'50"	1512.00'	329.80'	S 28°59'08" E	329.14'
C3	28°57'23"	2750.00'	1389.80'	S 72°50'56" W	1375.06'
C4	61°19'54"	1200.00'	1284.53'	S 62°20'48" E	1224.07'
C5	18°01'17"	200.00'	62.91'	N 05°59'54" E	62.65'
C6	12°52'40"	300.00'	67.43'	N 51°52'48" E	67.29'
C7	90°19'22"	35.00'	55.16'	S 47°51'34" E	49.63'
C8	90°00'00"	25.00'	39.27'	N 41°59'15" E	35.36'
C9	88°58'01"	35.00'	54.35'	N 47°29'45" W	49.05'
C10	91°01'59"	35.00'	55.61'	S 42°30'15" W	49.94'
C11	90°00'00"	25.00'	39.27'	S 48°00'45" E	35.36'
C12	141°55'58"	1230.00'	306.24'	S 85°52'47" E	305.45'
C13	85°14'36"	25.00'	37.63'	N 58°07'52" E	34.18'
C14	18°01'17"	170.00'	53.47'	N 05°59'54" E	53.25'
C15	88°58'01"	25.00'	38.82'	N 47°29'45" W	35.04'
C16	99°31'50"	25.00'	43.43'	S 46°45'12" W	38.17'
C17	18°01'17"	230.00'	72.34'	S 05°59'54" W	72.04'
C18	88°43'53"	25.00'	38.72'	S 29°21'24" E	34.96'
C19	25°46'59"	1230.00'	574.96'	S 60°19'52" E	569.74'
C20	80°20'18"	25.00'	35.05'	S 87°06'32" E	32.25'
C21	5°35'49"	330.00'	32.24'	N 55°31'13" E	32.22'
C22	82°56'14"	35.00'	50.66'	N 16°51'01" E	46.35'
C23	92°13'50"	35.00'	56.34'	N 75°33'57" W	50.45'
C24	22°21'12"	270.00'	11.17'	S 57°08'02" W	11.17'
C25	97°48'23"	25.00'	42.68'	S 07°02'41" W	37.68'
C26	90°00'00"	35.00'	54.98'	N 13°19'08" E	49.50'
C27	82°56'14"	35.00'	50.66'	N 16°51'01" E	46.35'
C28	90°00'00"	1170.00'	1232.41'	N 62°00'48" W	1193.47'
C29	89°41'59"	35.00'	54.79'	S 42°08'27" W	49.37'
C30	218°45'	1512.00'	61.02'	S 25°48'29" E	61.02'
C31	231°11'	1912.00'	66.46'	S 28°11'57" E	66.46'
C32	61°19'55"	30.00'	32.11'	N 62°20'47" W	30.60'
C33	46°33'46"	43.67'	35.49'	S 63°42'22" W	34.52'
C34	46°33'46"	60.00'	46.76'	S 63°42'22" W	47.43'
C35	102°28'25"	2443.21'	446.61'	S 71°40'45" W	445.99'
C36	90°42'17"	35.00'	55.41'	N 48°03'31" W	49.80'
C37	90°42'17"	35.00'	55.41'	N 48°03'31" W	49.80'



- LEGEND**
- B.L. - BUILDING LINE
 - FND - FOUND
 - 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
 - IP - IRON PIPE
 - IR - IRON ROD
 - ND - NUMBER
 - R.O.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - ST.S.E. - STORM SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - W/ - WITH

GRAND PARKWAY TOWN CENTER

A SUBDIVISION OF A 65.3516 ACRE TRACT OF LAND BEING IN THE C. W. HALL SURVEY, ABSTRACT NO. 1639, AND IN THE WILLIAM PERKINS SURVEY, ABSTRACT NO. 621, AND IN THE T.A. DUCLOS SURVEY, ABSTRACT NO. 1473, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

9 RESERVES
~ OWNER ~
A-K 133 HWY 249-GRAND PARKWAY, L.P.
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Houston, Texas 77040
PHONE: 281-477-4300

~ SURVEYOR ~
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TBPES Firm Registration No. 10176000
JOB NO. 08499-0025
NOVEMBER 7, 2022