

STATE OF TEXAS
COUNTY OF HARRIS

WE, SOURCEONE CARWASH ADVISORS, LLC, ACTING BY AND THROUGH, _____, BEING AN OFFICER OF SOURCEONE CARWASH ADVISORS, LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 5.3593 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CLEAN CAR WASH 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.

FUTHER 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 (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21' 6") IN WIDTH.

FUTHER 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WITH.

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, SOURCEONE CARWASH ADVISORS, LLC HAS CAUSE THESE PRESENTS TO BE SIGNED BY _____, 2022.

SOURCEONE CARWASH ADVISORS, LLC

BY: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXX, 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 DATE SHOWN; 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 CLEAN CAR WASH 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 TAQUE, 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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 62°10'12" E	50.49'
L2	N 64°22'17" E	11.05'
L3	S 25°37'54" E	28.07'
L4	S 62°10'12" W	57.25'
L5	S 27°18'07" E	5.48'
L6	S 27°33'54" E	5.48'

LOT 1, BLOCK 1
LSP TOMBALL DEVELOPMENT
F.C. NO. 679810
H.C.M.R.

STATE HIGHWAY 249 BYPASS
(350' R.O.W.)

L=135.66'
R=3644.72'
D=2°07'57"
CHB=N27°30'40"W
CHD=135.65'

CALLD 5.2445 ACRES
IANCAN INVESTORS, L.L.C.
H.C.C.F. NO. 20070114155

NOTES:

- 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: 0.8899423783
- 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.
- 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.
- 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 STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES AT 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 REMOVE OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- CENTERPOINT ENERGY HAS RIGHTS TO PLACE GAS AND ELECTRIC INFRASTRUCTURE WITHIN ALL UTILITY EASEMENTS HEREBY DEDICATED BY THIS PLAT AND IS NOT RESTRICTED BY THE SANITARY CONTROL EASEMENTS RECORDED UNDER H.C.C.F. NO. K183379

LOT 1, BLOCK 1
LSP TOMBALL DEVELOPMENT
F.C. NO. 679810
H.C.M.R.

RESTRICTED RESERVE "A"
BLOCK 1
LSP TOMBALL DEVELOPMENT
REPLAT NO. 2
F.C. NO. 688472
H.C.M.R.

BLOCK 1
LOT 3
1.672 ACRES
72,836 S.F.

BLOCK 1
LOT 1
2.430 ACRES
105,831 S.F.

BLOCK 1
LOT 2
1.258 ACRES
54,795 S.F.

METES AND BOUNDS DESCRIPTION OF 5.3593 ACRES

BEING A TRACT OF LAND CONTAINING 5.3593 ACRES, LOCATED IN THE SAM LEWIS SURVEY, ABSTRACT 1704, IN HARRIS COUNTY, TEXAS; SAID 5.360 ACRES TRACT BEING ALL OF THE REMAINDER OF A CALLED 5.4854 ACRE TRACT OF LAND RECORDED IN THE NAME OF TOMBALL BUSINESS CENTER, LLC, IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) RP-2017-55258; SAID 5.360 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE NORTHERLY CORNER OF SAID REMAINDER TRACT, SAME BEING THE EASTERLY CORNER OF RESTRICTED RESERVE "A", BLOCK 1, OF LSP TOMBALL DEVELOPMENT REPLAT NO. 2, A SUBDIVISION OF RECORD IN FILM CODE (F.C.) NO. 688472 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF TOMBALL PARKWAY (STATE HIGHWAY 249 BUSINESS, ONE HUNDRED AND EIGHTY FEET WIDE PER VOLUME 4258, PAGE 147, VOLUME 4282, PAGE 245, VOLUME 4417, PAGE 362 AND VOLUME 4449, PAGE 307, ALL OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.)), FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINES OF SAID REMAINDER TRACT AND WITH THE SOUTHWEST R.O.W. LINE OF SAID TOMBALL PARKWAY, 301.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,549.16 FEET, A CENTRAL ANGLE OF 02° 29' 53", AND A CHORD THAT BEARS SOUTH 24° 58' 43" EAST, A DISTANCE OF 301.97 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EASTERLY CORNER OF SAID REMAINDER TRACT AND THE HEREIN DESCRIBED TRACT, FOR THE NORTHERLY CORNER OF A CALLED 5.2445 ACRE TRACT OF LAND RECORDED IN THE NAME OF IANCAN INVESTORS, LLC IN H.C.C.F. NO. 20070114155;

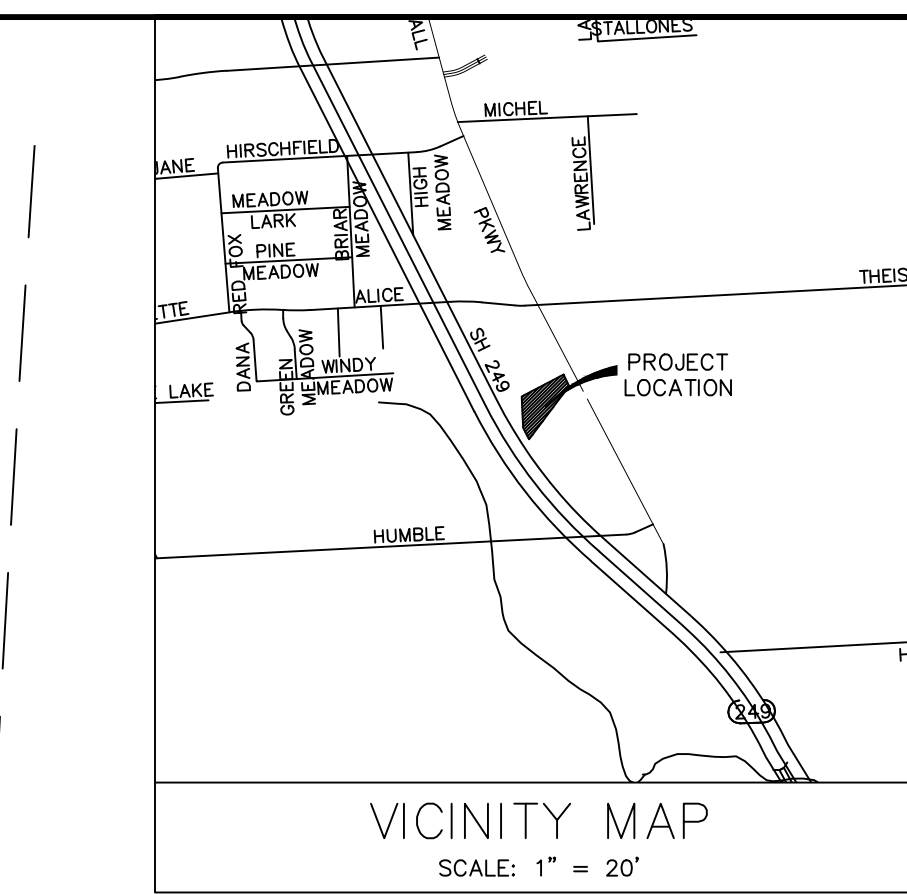
THENCE, SOUTH 36° 47' 56" WEST, WITH THE LINE COMMON TO SAID REMAINDER TRACT AND SAID 5.2445 ACRE TRACT, A DISTANCE OF 693.60 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHERLY CORNER OF SAID REMAINDER TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE WESTERLY CORNER OF SAID 5.2445 ACRE TRACT, ON THE NORTHEAST R.O.W. LINE OF STATE HIGHWAY 249 BYPASS (THREE HUNDRED AND FIFTY FEET WIDE);

THENCE, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND WITH THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 249 BYPASS, 135.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,644.72 FEET, A CENTRAL ANGLE OF 02° 07' 57", AND A CHORD THAT BEARS NORTH 27° 30' 40" WEST, A DISTANCE OF 135.65 FEET TO A 3/8-INCH IRON ROD FOUND AT THE WESTERLY SOUTH CORNER OF SAID REMAINDER TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHERLY CORNER OF LOT 1, BLOCK 1, OF LSP TOMBALL DEVELOPMENT, A SUBDIVISION OF RECORD IN F.C. NO. 679810 OF THE H.C.M.R.;

THENCE, NORTH 02° 29' 03" WEST, WITH THE LINE COMMON TO SAID REMAINDER TRACT AND SAID LOT 1, A DISTANCE OF 514.39 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 62° 24' 29" EAST, WITH THE NORTHWEST LINE OF SAID REMAINDER TRACT AND WITH THE SOUTHEAST LINES OF SAID LOT 1 AND SAID RESTRICTED RESERVE "A", A DISTANCE OF 421.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.360 ACRES OF LAND.

L=301.98'
R=11549.16'
D=1°29'53"
CHB=S24°55'43"E
CHD=301.97'
TOMBALL PARKWAY
(STATE HIGHWAY 249)
(180' R.O.W.)
(VOL.4258, PG. 147 - H.C.D.R.)
(VOL.4284, PG. 245 - H.C.D.R.)
(VOL.4417, PG. 362 - H.C.D.R.)
(VOL.4449, PG. 307 - H.C.D.R.)
PUBLIC & ASPHALT PAVED



LEGEND

A.E.	AERIAL EASEMENT
L	LENGTH
R	RADIUS
D	CENTRAL ANGLE
CHB	CHORD BEARING
CHD	CHORD LENGTH
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
P.G.	PAGE
R.O.W.	RIGHT OF WAY
SAN. SWR.	SANITARY SEWER
STM. SWR.	STORM SEWER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
FND.	FOUND
I.R.	IRON ROD
C.I.R.	CAPPED IRON ROD
H. L. & P.	HOUSTON LIGHTNING & POWER

RESTRICTED RESERVE "A"
BLOCK 1
REPLAT NO. 679814
F.C. NO. 688472
H.C.M.R.

40 20 0 40
SCALE IN FEET
1" = 40'

CLEAN CAR WASH TOMBALL

A SUBDIVISION OF 5.3593 ACRES OF LAND, LOCATED IN THE
SAM LEWIS SURVEY, A-1704,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 3 LOTS

DATE: NOVEMBER 9, 2022

JOB NO. 21137

OWNER: SOURCEONE CARWASH ADVISORS, LLC
3777 SOUTHWEST FWY.
HOUSTON, TX 77027
713-224-0456



FIRM No. 10143800 OFFICE: (713) 839-9181
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