

METES AND BOUNDS

BEING 18.74-ACRES (816,286 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NO. 20 AND CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311, IN HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 130.971-ACRE TRACT OF LAND RECORDED UNDER COUNTY CLERK'S FILE NO. (C.C.F. NO.) 1469927, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 18.74-ACRES TRACT OF LAND BEING PREVIOUSLY RECORDED IN C.C.F. NO. RP-2017-242129, O.P.R.H.C.T., SAID 18.74-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW CAP FOUND IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF FM 2920 ROAD (120 FOOT WIDE), BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 122-ACRES TRACT RECORDED UNDER C.C.F. NO. M463098 & P133167, O.P.R.H.C.T., AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.023-ACRES TRACT RECORDED UNDER C.C.F. NO. U659556, O.P.R.H.C.T.;

THENCE (L1) SOUTH 89°16'00"EAST, WITH THE NORTHERLY R.O.W. LINE OF SAID FM 2920 ROAD, A DISTANCE OF 20.00 FEET TO A BENT 5/8-INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, THE SOUTHEAST CORNER OF SAID 0.023-ACRES TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE (L2) NORTH 00°38'17" WEST, WITH THE WEST LINE OF SAID 0.023-ACRES TRACT, A DISTANCE OF 50.00 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET FOR THE NORTHEAST CORNER OF SAID 0.023-ACRES TRACT, AND AN INTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE (L3) NORTH 89°16'00" WEST, WITH THE NORTH LINE OF SAID 0.023-ACRES TRACT, A DISTANCE OF 20.00 FEET, TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.023-ACRES TRACT, AND AN EXTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°38'17" WEST, WITH THE EAST LINE OF SAID 122-ACRES TRACT, A DISTANCE OF 1,286.87 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 31.159-ACRES TRACT RECORDED UNDER C.C.F. NO. V256093, O.P.R.H.C.T., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH - 0.57 FEET;

THENCE NORTH 88°59'50" EAST, WITH THE SOUTH LINE OF SAID 31.159-ACRES TRACT, A DISTANCE OF 630.10 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, OF FINAL PLAT SITEMAG AT TOMBALL, RECORDED IN FILM CODE NO. 700317, MAP RECORDS OF HARRIS COUNTY, TEXAS (M.R.H.C.T.), AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP (TOMY SWANSON) FOUND BEARS NORTH - 0.58 FEET;

THENCE SOUTH 00°29'00" WEST, WITH THE WEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 357.09 FEET, A 5/8-INCH IRON ROD WITH CAP (EIC) FOUND FOR AN ANGLE POINT OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 706.25 FEET, TO A 5/8-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 2.952-ACRES TRACT RECORDED UNDER C.C.F. NO. 20090443955, O.P.R.H.C.T., THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.636-ACRES TRACT RECORDED UNDER C.C.F. NO. U761658, O.P.R.H.C.T., AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

STATE OF TEXAS
COUNTY OF HARRIS

WE, INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH _____, BEING OFFICERS OF INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 18.7393 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF NEW TELGE ROAD DEVELOPMENT, 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, 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 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, THE INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THIS ____ DAY OF _____, 20____.

INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, BENJAMIN JAUMA, 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.



BENJAMIN JAUMA
Texas Registration No. 6417

I, MATHEW SIGMON, 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/SUBDIVIDER OWNS OR HAS A LEGAL INTEREST IN.

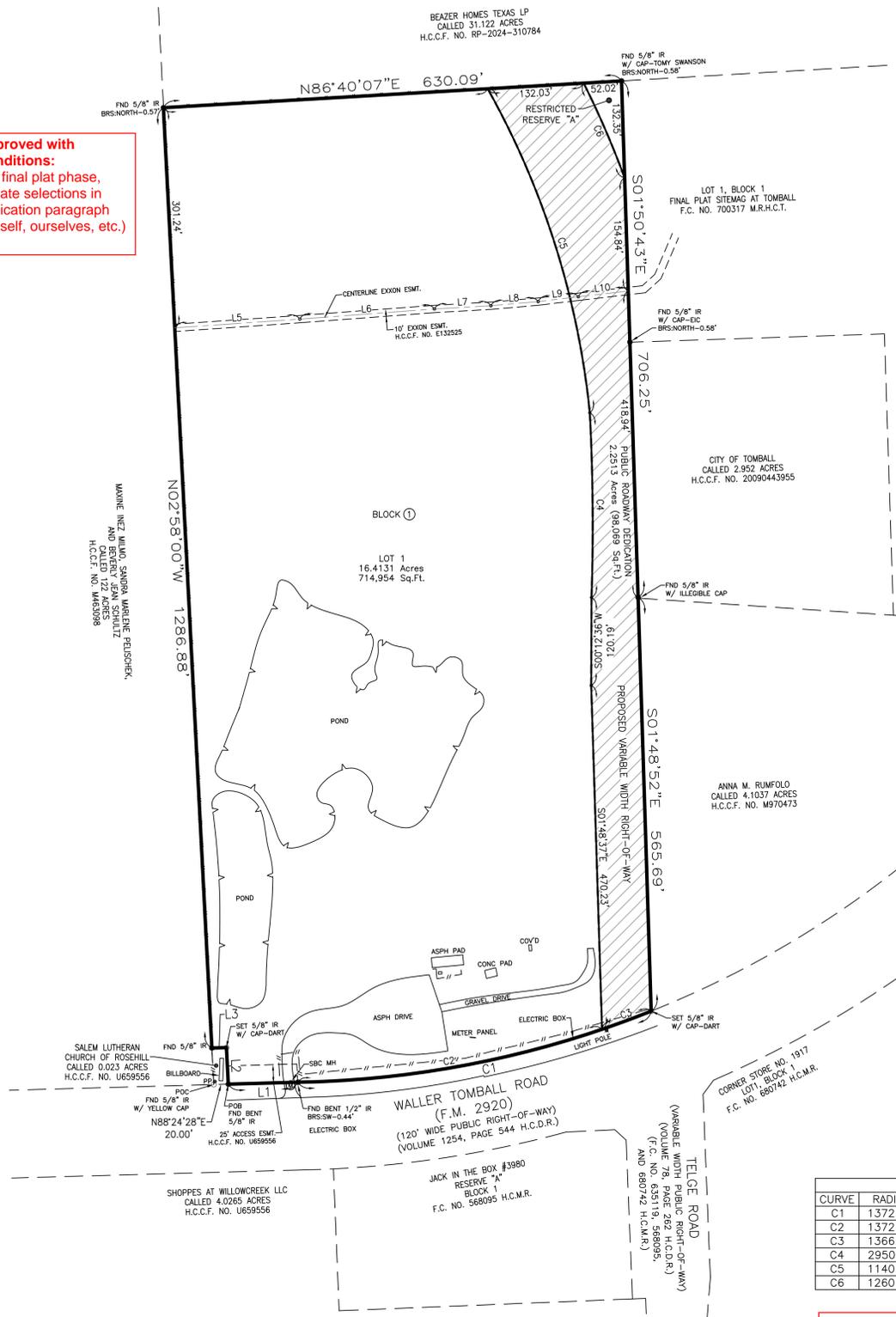
BY: _____
MATHEW SIGMON
TEXAS LAND MAPS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF NEW TELGE ROAD DEVELOPMENT 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 _____, 20____.

BY: _____
PLANNING AND ZONING COMMISSION CHAIR

MARIE NEZ MIJUN, SANGRA MARLENE PELSOCHK, AND BERRY JEAN SCHULTZ
CALLED "Z" MARSH
H.C.C.F. NO. W89898

Approved with Conditions:
For final plat phase, update selections in dedication paragraph (myself, ourselves, etc.)



RESERVE TABLE			
LABEL	USE	ACRE	SQUARE FEET
"A"	OPEN SPACE	0.0748	3,260

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°24'17"W	95.60'
L2	N02°58'44"W	50.00'
L3	S88d25'30"W	20.00'
L4	N85°42'57"E	23.51'
L5	N86°02'03"E	172.06'
L6	N85°42'07"E	185.40'
L7	N86°45'47"E	77.72'
L8	N85°00'33"E	65.10'
L9	N83°11'45"E	55.54'
L10	N83°27'47"E	69.03'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1372.40'	497.30'	494.58'	S78°40'05"W
C2	1372.02'	425.43'	423.73'	S80°10'02"W
C3	1366.56'	71.87'	71.86'	N69°47'37"E
C4	2950.80'	252.55'	252.47'	S00°32'05"E
C5	1140.31'	467.72'	464.44'	S17°34'10"E
C6	1260.00'	141.14'	141.07'	N23°28'59"W

CONSTRUCTION PLAN REQUIRED:
-Be advised: Prior to the final approval and recording of the FINAL PLAT for this subdivision, engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).
-Prior to the recording of the FINAL PLAT, all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee provided covering the overall costs of remaining improvements as deemed acceptable by the City Engineer.

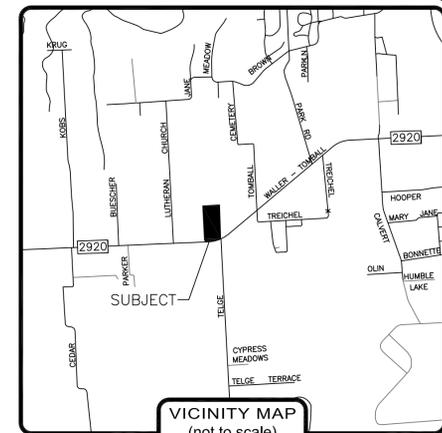


LEGEND:

- B.L. - Building Line
- C.I.R. - Capped Iron Rod
- Fnd - Found
- H.C.M.R. - Harris County Map Records
- H.C.D.R. - Harris County Deed Records
- H.C.C.F. - Harris County Clerk's File
- I.R. - Iron Rod
- SQ.FT. - Square Feet
- U.E. - Utility Easement

NOTES:

1. 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 of 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.
2. According to FEMA Firm Panel No. 48201C0210L, this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
3. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
4. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
5. 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.
6. This plat does not attempt to amend or remove any valid covenants or restrictions.
7. 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
(not to scale)
KeyMap:

PRELIMINARY PLAT OF
NEW TELGE ROAD DEVELOPMENT
A SUBDIVISION OF 18.7393 ACRES
LOCATED IN THE JOHN H. EDWARDS
SURVEY, ABSTRACT 20, CITY OF TOMBALL,
HARRIS COUNTY, TEXAS.

1 LOT, 1 RESERVE, 1 BLOCK

JULY, 2025

CITY OF TOMBALL
HARRIS COUNTY, TEXAS

SURVEYOR:
DART LAND SERVICES
14701 SAINT MARY'S LANE #150
HOUSTON, TEXAS 77079
(281) 584-6688
FIRM NO. 10194710

