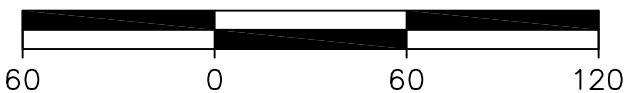


VICINITY MAP N.T.S

KEY MAP 289N

LEGEND:

I.R.	-	IRON ROD
SQ. FT.	-	SQUARE FEET
U.E.	-	UTILITY EASEMENT
NO.	-	NUMBER
VOL.	-	VOLUME
PG.	-	PAGE
C.F.	-	CLERK'S FILE
I.P.	-	IRON PIPE
FND.	-	FOUND
P.O.B.	-	POINT OF BEGINNING
R.O.W.	-	RIGHT-OF-WAY
F.E.M.A.	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	-	FLOOD INSURANCE RATE MAP
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	-	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY



SCALE: 1" = 60'

FIELD NOTES:

All that certain 7.5651 acres of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being that same called 7.6266 acres of land conveyed to James R. Grope and spouse, Carolyn J. Grope, as described in the deed recorded under Clerk's File No. N572984 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and corrected by Clerk's File No. N584790 of the H.C.O.P.R.R.P., also being out of Lots 366 and 367, CORRECTED MAP OF TOMBALL OUTLOTS, according to the map or plat thereof recorded in Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.), SAVE & EXCEPT a portion of a called 0.2506 acre of land granted to City of Tomball, Texas, as described in the deed recorded under Clerk's File No. RP-2020-447554 of the H.C.O.P.R.R.P., said 7.5651 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod at a chain link fence corner post found at the common southwest corner of said 7.6266 acres and the herein described tract of land, same being situated in the apparent original east right-of-way line of South Persimmon Street (width varies) as established by the map or plat thereof recorded in Volume 2, Page 65 of the H.C.M.R. and as recited in the legal description of the 7.6266 acres, said 5/8 inch iron rod also being situated in the south line of said Lot 366 and the north line of Lot 372, CORRECTED MAP OF TOMBALL OUTLOTS;

THENCE North 02 deg. 35 min. 42 sec. West, along and with the west line of the 7.6266 acres and said apparent original east right-of-way line of South Persimmon Street, a distance of 140.43 feet to an "X" set in concrete in the new east right-of-way line of South Persimmon Street (80 feet wide at this point according to the legal description of said 0.2506 acre of land);

THENCE in a northerly direction, over and across the 7.6266 acres and Lot 366, with said new east right-of-way line of South Persimmon Street, along the arc of a non-tangent curve to the left subtending a central angle of 06 deg. 40 min. 45 sec., having a radius of 2,040.00 feet, an arc length of 237.81 feet, a chord bearing of North 01 deg. 24 min. 08 sec. East, and a chord distance of 237.67 feet to a 5/8 inch iron rod with cap set in the north line of Lot 366 and the upper north line of the 7.6266 acres at the northwest corner of the herein described tract of land, same being the northeast corner of the 0.2506 acre of land, from which a 5/8 inch iron rod with cap found at the southwest corner of Reserve "H", Block 4, RABURN RESERVE SEC. 2 AMENDING PLAT NO. 1, according to the map or plat thereof recorded in Film Code No. 702422 of the H.C.M.R., bears witness North 04 deg. West, a distance of 4.38 feet;

THENCE North 87 deg. 47 min. 09 sec. East (called South 89 deg. 45 min. 37 sec. East), departing the new east right-of-way line of South Persimmon Street, along said upper north line of the 7.6266 acres, same being the north line of Lots 366 and 367, with an old barbed-wire fence, a distance of 762.18 feet (called 777.87 feet) to a 10" wood fence corner post (leaning southeast) found at the common upper northeast corner of the 7.6266 acres and the herein described tract of land, from which a found 1/2 inch iron pipe bears witness North 43 deg. West, a distance of 2.21 feet, and a 5/8 inch iron rod with cap found at the common corner of Lots 13 and 14, Block 4, RABURN RESERVE SEC. 2 AMENDING PLAT NO. 1, bears witness North 18 deg. West, a distance of 3.43 feet;

THENCE South 22 deg. 59 min. 30 sec. East (called South 20 deg. 31 min. 39 sec. East), over and across Lot 367, along the upper east line of the 7.6266 acres, same being the apparent west line of a called 10.89 acres of land conveyed to Hufsmith 24, LLC, as described in the deed recorded under Clerk's File No. RP-2024-466416 of the H.C.O.P.R.R.P., with a 4-foot hogwire and barbed-wire fence, a distance of 321.65 feet (called 323.04 feet) to a 5/8 inch iron rod found at an angle point, from which a 5" x 8" wood fence corner post (leaning northeast) bears witness North 31 deg. East, a distance of 1.20 feet;

THENCE South 83 deg. 38 min. 08 sec. East (called South 80 deg. 42 min. 09 sec. East), continuing over and across Lot 367, along the lower north line of the 7.6266 acres and the apparent south line of said 10.89 acres, with a 4-foot hogwire and barbed-wire fence, a distance of 253.74 feet (called 253.65 feet) to a 1-1/2 inch galvanized steel fence corner post (leaning south) found at the common lower northeast corner of the 7.6266 acres and the herein described tract of land, same being situated in the east line of Lot 367 and the west right-of-way line of a 30-foot wide unimproved road as reflected on said plot recorded in Volume 2, Page 65 of the H.C.M.R. and said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 10 inch wood fence corner post bears witness South 64 deg. East, a distance of 1.0 feet, and a found 5/8 inch iron rod with cap bears witness North 08 deg. East, a distance of 1.10 feet;

THENCE South 02 deg. 12 min. 37 sec. East (called South 00 deg. 04 min. 07 sec. West), along the lower east line of the 7.6266 acres, same being said east line of Lot 367 and said west right-of-way line of a 30-foot wide unimproved road, also being the apparent west line of a called 6.188 acres of land conveyed to John W. Randall, Jr. and wife, Tracy A. Randall, as described in the deed recorded under Clerk's File No. 20100453523 of the H.C.O.P.R.R.P., with a 5-foot hogwire fence, a distance of 33.82 feet (called 33.86 feet) to a 2-1/2 inch galvanized steel fence corner post found at the common southeast corner of the 7.6266 acres and the herein described tract of land, same being the southeast corner of Lot 367 and the northeast corner of Lot 373, CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 5/8 inch iron rod bears witness North 43 deg East, a distance of 0.72 feet;

THENCE South 87 deg. 38 min. 00 sec. West, along the south line of the 7.6266 acres, same being the north line of Lots 373 and 372, with a 4-foot hogwire and barbed-wire fence, a distance of 1,140.90 feet to the POINT OF BEGINNING and containing within these metes and bounds 7.5651 acres (329,534 square feet) of land.

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999944888.

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 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.

3. ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0230L, EFFECTIVE JUNE 18, 2007, THIS LOT IS NOT IN THE 1% OR 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN.

4. OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN ACCORDING TO THE CURRENT TITLE REPORT PROVIDED BY INTEGRITY TITLE COMPANY LLC, DATED ?????, 2025.

5. PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN.

6. 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.

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

8. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY 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, IF AND WHEN INSTALLED.

9. THIS LOT IS SUBJECT TO AN UNLOCATED RIGHT-OF-WAY AND EASEMENT FOR PIPE LINE PURPOSES GRANTED TO HUMBLE OIL & REFINING COMPANY AS RECORDED IN VOLUME 969, PAGE 236 OF THE H.C.D.R. SURVEYOR OBSERVED NO EVIDENCE OF PIPELINES ON, OVER OR ACROSS THE SUBJECT PROPERTY.

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	2,040.00'	006°40'45"	237.81'	N 01°24'08" E - 237.67'
C2	2,040.00'	000°31'32"	18.71'	N 02°18'38" W - 18.71'

LINE TABLE

NO.	BEARING	DIST.
L1	N 02°35'42" W	140.43'
L2	S 02°12'37" E	33.82'

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of JORGENSEN SOLUTIONS 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 _____, 2025.

By: _____
Craig Myers
Director of Community Development

I, Daniel N. Pinnell, am authorized 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 nearest survey corner.



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

I, Teneshia 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 _____, 2025, at _____ o'clock ____ M., and duly recorded on

_____, 2025, at _____ o'clock ____ M., and at Film Code

Number _____ 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.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

STATE OF TEXAS

COUNTY OF HARRIS

We, MATERIAL AND DESIGN SOLUTIONS, LLC, acting by and through Andy Jorgensen, President, being an officer of MATERIAL AND DESIGN SOLUTIONS, LLC, owners hereinafter referred to as Owners (whether one or more) of the 7.5651 acre tract described in the above and foregoing plat of JORGENSEN SOLUTIONS, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, 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 at public 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.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen 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 Tomball, 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the MATERIAL AND DESIGN SOLUTIONS, LLC have caused these presents to be signed

by Andy Jorgensen, President, thereunto authorized, this _____ day of _____, 2025.

MATERIAL AND DESIGN SOLUTIONS, LLC

By: _____
Andy Jorgensen, President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Andy Jorgensen, 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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

We, Trustmark National Bank, owner and holder of a lien against the property described in the plat known as JORGENSEN SOLUTIONS, said lien being evidenced by instrument of record in the Clerk's File No. RP-2025-244331 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JORGENSEN SOLUTIONS

A SUBDIVISION OF 7.5651 ACRES (329,534 SQUARE FEET) OF LAND, SITUATED IN THE JESSE PRUETT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS.

BEING A PARTIAL REPLAT OF LOTS 366 & 367, CORRECTED MAP OF TOMBALL OUTLOTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 1 LOT.

1 BLOCK

1 LOT

OWNERS:
MATERIAL AND DESIGN SOLUTIONS, LLC
6431 CUNNINGHAM ROAD
HOUSTON, TEXAS 77041
713-732-0020

CONSULTANT:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

DATE: JULY, 2025

SCALE: 1" = 60'

PROJECT NO. 25-109

