

STATE OF TEXAS
COUNTY OF HARRIS

We, Ronald O. Rodriguez and Paula E. Rodriguez, Owners, hereinafter referred to as Owners of the 2,7286 acre tract described in the above and foregoing map of JOHNSON ROAD BUSINESS PARK, 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 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 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

WITNESS my hand in the City of Galveston, Galveston County, Texas, this ____ day of _____, 2025.

By: _____
Ronald O. Rodriguez

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Ronald O. Rodriguez, known to me to be the person whose name is 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 _____, 2025

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

WITNESS my hand in the City of Tomball, Harris County, Texas this ____ day of _____, 2025.

By: _____
Paula E. Rodriguez

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Paula E. Rodriguez, known to me to be the person whose name is 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 _____, 2025

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

TRACT 2
HOWE TRACT
FILM CODE NO. 410011
M.R.H.C.

I, Mary M. McKenzie, 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 three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Mary M. McKenzie
Texas Registration No. 6123



MICHEL ROAD (60' R.O.W.)

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of JOHNSON ROAD BUSINESS PARK 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 Meyers
Director of Community Development

LOT 12
REPLAT 1 OF
TOMBALL MEDICAL PLAZA
FILM CODE NO. 639299
M.R.H.C.

I, Tenechia 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 _____, 202__, at _____ o'clock ____M., and duly recorded on _____, 202__, 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.

Tenechia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

LOT 13

POINT OF BEGINNING
FND. 1/2" I.R.
X=3,035,435.19
Y=13,956,154.75

LOT 11, BLOCK 1
1.3643 ACRES, 59,430 SQ.FT.

S 87°43'00" E 375.00'
N 87°43'00" E 375.00'

LOT 10, BLOCK 1
1.3643 ACRES, 59,430 SQ.FT.

S 87°43'00" W 375.00'

TRACT 9
MEADOWLARK HILL
AN UNRECORDED SUBDIVISION
CALLED 1.3643 ACRES
H.C.C.F. NO. W812588

DESCRIPTION

2,7286 acres of land situated in the William Hurd Survey, Abstract Number 378, City of Tomball, Harris County, Texas, being that certain called Tract 10 and Tract 11 of Meadowlark Hill, an unrecorded subdivision, being all of that certain called 1.3643 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2018-395714 and being all of that certain called 1.3643 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Numbers RP-2018-395715 and RP-2018-429572, said 2,7286 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the Easterly right-of-way line of Johnson Road (60 foot right-of-way) for the Southwesterly corner of that certain called Lot 12 of Replat 1 of Tomball Medical Plaza, a subdivision as shown on map or plat recorded under Film Code Number 639299 of the Map Records of Harris County, Texas, the Northwesterly corner of said 1.3643 acre tract recorded under County Clerk's File Numbers RP-2018-395715 and RP-2018-429572, also being the Northwesterly corner of said Tract 11;

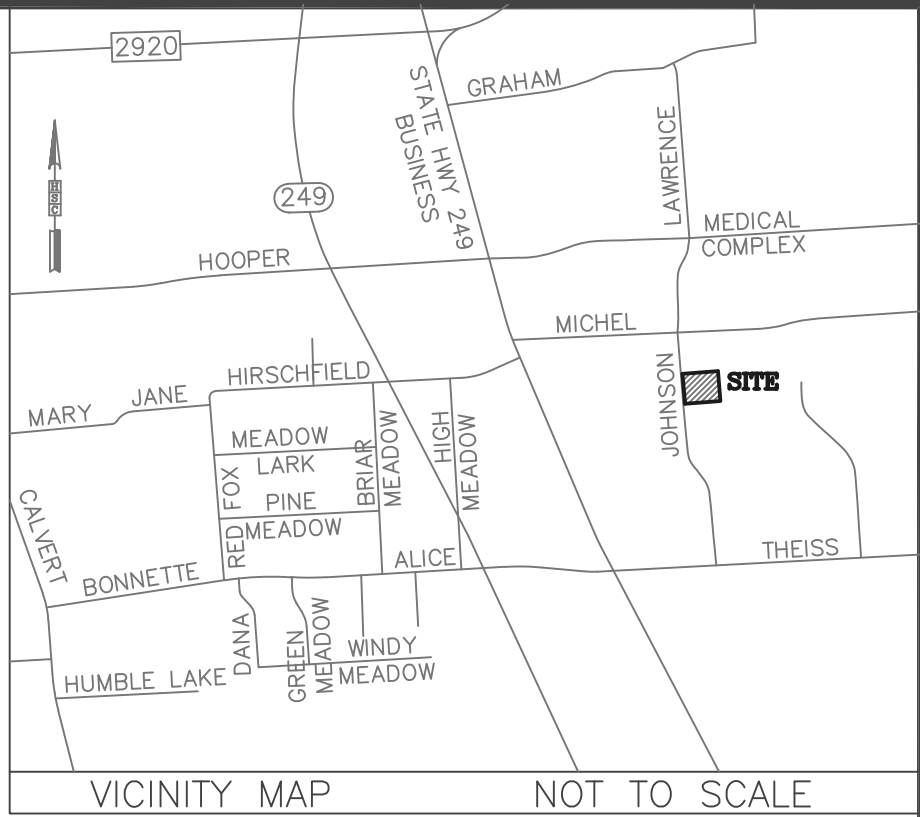
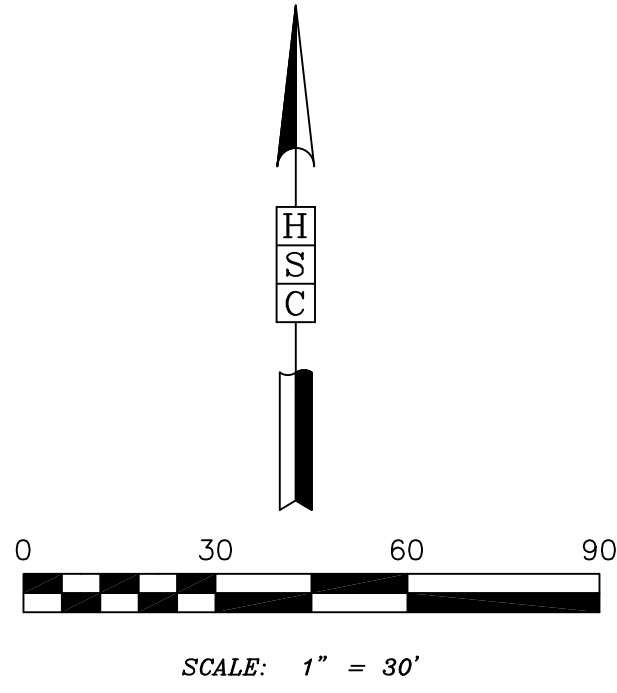
Thence, N 87°43'00" E, along the Southerly line of said Lot 12, a distance of 375.00 feet to a 5/8 inch iron rod with cap set in the Westerly line of that certain called 15.891 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140530473, for the Southeastery corner of said Lot 12;

DESCRIPTION CONTINUED

Thence, S 02°27'59" E, along the Westerly line of said 15.891 acre tract and the Westerly line of that certain called Commercial Reserve "A" of Soulant Place Tomball Industrial Park Subdivision Replat Lot 1, Block 2 Final, a subdivision as shown on map or plat recorded under Film Code Number 560289 of the Map Records of Harris County, Texas, at a distance of 158.48 feet pass a 1/2 inch iron rod bent found for Northeastery said Tract 10, in all a total distance of 316.96 feet to a 1/2 inch iron rod found for the Northeastery corner of that certain called 1.3643 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W812588, also being the Northeastery corner of that certain called Tract 9 of said Meadowlark Hill;

Thence, S 87°43'00" W, along the Northerly line of said Tract 9 and the Northerly line of said 1.3643 acre tract described under County Clerk's File Number W821588, a distance of 375.00 feet to a 5/8 inch iron rod with cap set in the Easterly right-of-way line of said Johnson Road, for the Northwesterly corner of said Tract 9, from which a found 1/2 inch iron rod bent bears S 32°42'45" W, 0.57 feet;

Thence, N 02°27'59" W, along the Easterly right-of-way line of said Johnson Road, a distance of 316.96 feet to the POINT OF BEGINNING and containing 2,7286 acres of land.



KeyMap Page: 288Q

NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown or noted hereon.
- All oil/gas wells ownership (plugged, abandoned and/or active) through the subdivision have been shown.
- 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.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- 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.
- According to FEMA Firm Map Number 48201C0210L, Panel Number 480315 0210 L, (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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: 0.99994773.
- C.T.U.E. indicates City of Tomball Utility Easement, D.R.H.C. indicates Dead Records Harris County, F.C. indicates Film Code, H.C.C.F. indicates Harris County Clerk's File Number, M.R.H.C. indicates Map Records Harris County, R.O.W. indicates right-of-way, STM.S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- Subject to unlocated Pipe Line Easement granted to Humble Oil & Refining Company recorded under Volume 959, Page 300 D.R.H.C.
- Subject to unlocated Pipe Line Easement granted to Stanolind Pipe Line company recorded under Volume 989, Page 76 of the D.R.H.C.
- 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.

JOHNSON ROAD BUSINESS PARK

A SUBDIVISION OF 2.7286 ACRES OF
LAND BEING TRACTS 10 & 11 OF
MEADOWLARK HILL, AN UNRECORDED
SUBDIVISION SITUATED IN THE
WILLIAM HURD SURVEY, ABSTRACT
NO 378, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS
2 LOTS, 1 BLOCK

PREPARED BY:

HOVIS
SURVEYING
COMPANY

Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Texas Firm Registration No. 10030400

DATE: JULY 7, 2025 SCALE: 1" = 30' JOB NO. 25-036-00