

ABBR.	DEFINITION
CIRF	Capped iron rod found
CIRS	Iron rod w/ red plastic cap stamped "W.A.I. 5714" set
XCF	"X" cut in concrete found
CC#	County Clerk's Instrument No.
H.C.C.F.	Harris County Clerk's File
H.C.M.R.	Harris County Map Records
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. 5714" set

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48201C0230L, dated June 18, 2007, and LOMR No. 16-06-4203P, dated September 18, 2017, this property is within Flood Zone AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF HARRIS §

WHEREAS, We Costco Wholesale Corporation and First Community Land Ventures, LLC, are the sole owners of a tract of land situated in the C.M. PILLOT SURVEY, ABSTRACT NO. 632, City of City of Tomball, Harris County, Texas, being a portion of Reserve "A", Maple Group, an addition to the City of Tomball, Harris County, Texas, according to the plat thereof recorded in Film Code No. 683989, Harris County Map Records (H.C.M.R.) and a portion of the same tract of land as described in deed to Costco Wholesale Corporation, recorded in Harris County Clerk File (H.C.C.F.) No. RP-2023-141098, Deed Records, Harris County, Texas, and being a portion of Commercial Lot 1, Kenneth Lee Subdivision, an addition to the City of Tomball, Harris County, Texas, according to the plat thereof recorded in Film Code No. 517126 H.C.M.R., and a portion of the same tract of land as described in deed to First Community Land Ventures, LLC, recorded in H.C.C.F. No. _____, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "TERRASURVEY" found for corner, said iron rod being situated in the North right-of-way line of Holderrieth Road (variable width right-of-way);

THENCE along said North right-of-way line, the following:

North 02 deg 32 min 26 sec West, a distance of 10.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 87 deg 39 min 20 sec West, a distance of 82.60 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated on the Southeast corner of a corner clip at the intersection of said North right-of-way line of Holderrieth Road and the Northeastly right-of-way line of Tomball Parkway (variable width right-of-way);

THENCE along said Northeastly right-of-way, the following:

North 66 deg 52 min 34 sec West, a distance of 18.06 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and being the beginning of a non-tangent curve to the right having a radius of 4,002.72 feet, a central angle of 2 deg 27 min 43 sec, a chord bearing of North 42 deg 42 min 36 sec West, and a chord length of 171.98 feet;

Along said non-tangent curve to the right, an arc distance of 171.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and being the beginning of a curve to the right having a radius of 4,002.72 feet, a central angle of 00 deg 13 min 04 sec, a chord bearing of North 44 deg 02 min 43 sec West, and a chord length of 15.22 feet;

Along said curve to the right, an arc distance of 15.22 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 27 deg 31 min 16 sec West, a distance of 520.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 88 deg 01 min 22 sec East, departing the Northeastly right-of-way line of Tomball Parkway, a distance of 146.05 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 02 deg 22 min 45 sec West, a distance of 486.69 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 87 deg 21 min 14 sec West, a distance of 36.83 feet to a point for corner from which a 5/8-inch iron rod with plastic cap stamped "ELGSURVEY" found bears South 84 deg 51 min 07 sec East, a distance of 0.33 feet;

THENCE North 02 deg 27 min 30 sec West, a distance of 69.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 87 deg 40 min 37 sec East, a distance of 1018.09 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 03 deg 36 min 32 sec East, a distance of 1,187.20 feet to a 5/8-inch iron rod with plastic cap stamped "TERRASURVEY" found for corner, said iron rod being situated in the North right-of-way line of said Holderrieth Road;

THENCE South 87 deg 41 min 19 sec West, along said North right-of-way line, a distance of 712.13 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 26.996 acres or 1,175,944 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 14th day of January, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Tomball, Harris County, Texas.

"PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(214) 490-7090

CERTIFICATE FOR COUNTY CLERK

I, Tenshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2024, at _____ o'clock (a.m. / p.m.), and in Film Code No. _____ of the map records of Harris County for said County. Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

Witness my hand this _____ day of _____, 2024.

By: _____
Tenshia Hudspeth, County Clerk of Harris County, Texas

CERTIFICATE FOR THE PLANNING AND ZONING COMMISSION

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of **COSTCO - FCCU ADDITION** 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 _____, 2023.

Date: _____

Craig Meyers, Director of Community Development

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

OWNER (LOT 1):
Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

OWNER (LOT 2):
First Community Land Ventures, LLC
15200 FM 529 Rd.
Houston, Texas 77095

COSTCO - FCCU ADDITION

LOTS 1 & 2, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1 IN KENNETH LEE SUBDIVISION AND RESERVE "A" OF MAPLE GROUP, BEING 26.996 ACRES (1,175,944 SQ. FT.) OUT OF THE C.M. PILLOT SURVEY, ABSTRACT NO. 632 IN THE CITY OF CITY OF TOMBALL, HARRIS COUNTY, TEXAS
PREPARED: January, 2024
REVISED: Wednesday, January 3, 2024 9:50:48 AM

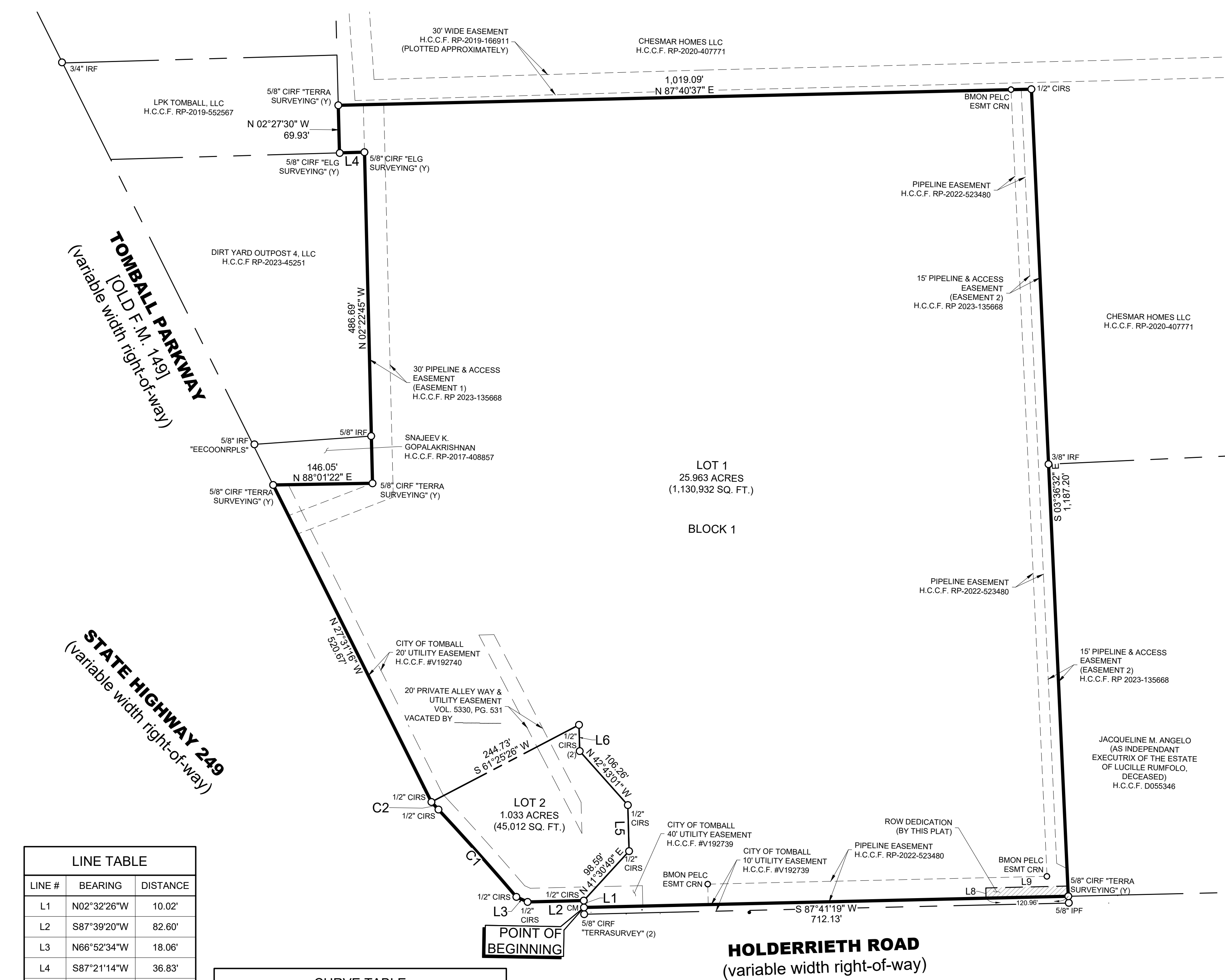
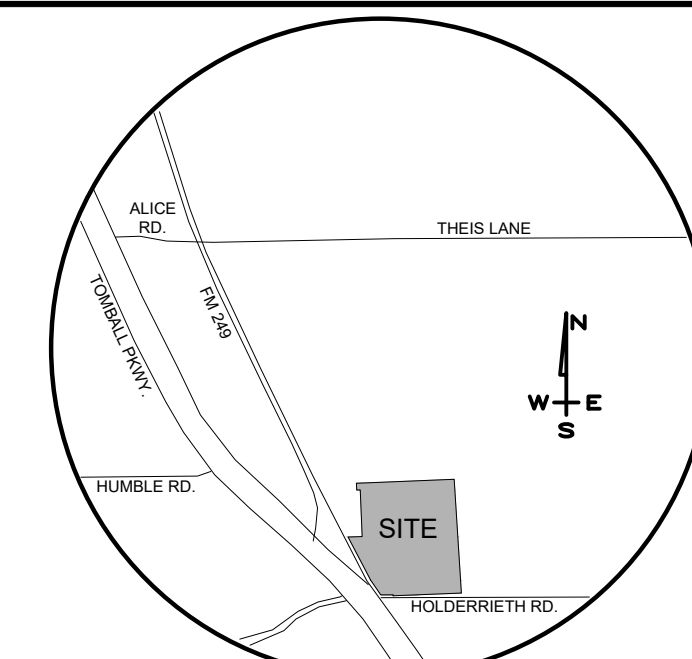
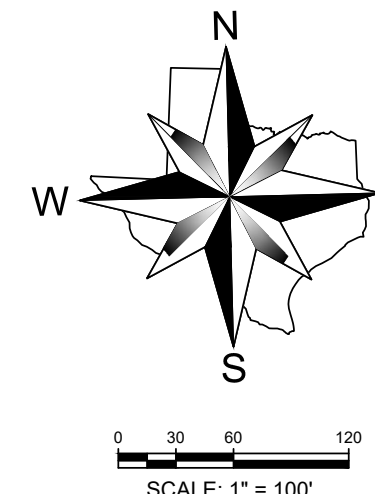
SHEET
1
OF
1

Date : 11.9.23
Scale : 1" = 100'
File : 68838-0A-RPLT
Project No. : 68838-0A

COSTCO - FCCU ADDITION
LOTS 1 & 2, BLOCK 1
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

C.M. PILLOT SURVEY, ABSTRACT NO. 632
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Texas Surveyor No. 1008600 Expires 03/31/2024
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LINE #	BEARING	DISTANCE
L1	N02°32'26"W	10.02'
L2	S87°39'20"W	82.60'
L3	N66°52'34"W	18.06'
L4	S87°21'14"W	36.83'
L5	N02°32'44"W	67.72'
L6	N02°32'26"W	38.58'
L8	N02°18'41"W	15.00'
L9	N87°41'19"E	120.62'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	2°27'43"	4,002.72'	171.99'	171.98'	N42°42'36"W
C2	0°13'04"	4,002.72'	15.22'	15.22'	N44°02'43"W

NOTES
Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000130.
This plat was prepared to meet the City of Tomball and Harris County requirements.

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 restrictive 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 if any obstruction in the public easement.

This plat does not attempt to amend or remove any valid covenants or restrictions.

Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Instructure.

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.

According to the Tandem Energy Corporation field representative this tract and the adjacent tracts have unidentified and abandoned pipelines that run through them, therefore there may be unmarked and abandoned pipelines that are not shown hereon.

No building or structure shall be constructed across and pipelines, building lines, and/or easements. Building setback lines will be require 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.

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 the City of Tomball utility easement up to and around the gas meter.