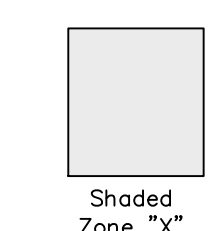


- Legend:
- AC. . . . . "Acres"
  - BL. . . . . "Building Line"
  - CF. . . . . "Clerk's File"
  - DE. . . . . "Drainage Easement"
  - ESMT. . . . . "Easement"
  - FC. . . . . "Film Code"
  - HCDR. . . . . "Harris County Deed Records"
  - HCMR. . . . . "Harris County Map Records"
  - HCOPRRP. . . . . "Harris County Official Public Records of Real Property"
  - No. . . . . "Number"
  - POB. . . . . "Point of Beginning"
  - ROW. . . . . "Right-of-Way"
  - Sq Ft. . . . . "Square Feet"
  - UE. . . . . "Utility Easement"
  - VOL. PG. . . . . "Volume Page"
  - . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "Quiddity Eng. Property Corner") as Per Certification unless noted otherwise"
  - ① . . . . . "Block Number"

- 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 it's 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.48201C0230L dated June 18, 2007, this property is in Zone "AE" and is within the 1% annual chance flood event (100-year flood) with base flood elevations determined and Shaded Zone X defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood
- 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.
- All drainage easements shall be kept clear of fences, buildings, obstructive vegetation, and other obstructions to the operation and/or maintenance of the drainage facilities.
- Construction of fences or buildings, whether temporary or permanent, or installation or maintenance of plantings or other obstructions to the operation and maintenance of the facility, within the stormwater detention easement or upon properties adjacent thereto, furthermore the drainage from abutting properties directly into the stormwater detention easement (unless by means of a drainage structure approved by the City Engineer and/or authorized public drainage or flood control official) is hereby prohibited.




# HOLDERRIETH COMMERCE CENTER

A SUBDIVISION OF 20.3280 ACRES (885,489.75 SQUARE FEET)  
OF LAND OUT OF THE C.N. PILLOT SURVEY, A-632,  
CITY OF TOMBALL,  
HARRIS COUNTY, TEXAS  
**2 LOTS    3 RESERVES    1 BLOCK**  
**MAY 2025**

**DEVELOPER**  
IDV DEVELOPMENT SERVICES, LLC  
A TEXAS LIABILITY COMPANY  
10375 NORTHWEST FREEWAY, STE. 200  
HOUSTON, TX 77042

**OWNER**  
249 HOLDERRIETH, LLC  
A TEXAS LIABILITY COMPANY  
15120 NORTHWEST FREEWAY, STE. 200  
HOUSTON, TX 77040

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. E-23250 & 10040300  
1575 Sawdust Road, Suite 600 • The Woodlands, TX 77380 • 281.363.4039

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11549.86'	1°25'31"	287.31'	S88°08'32"W	287.31'



STATE OF TEXAS

COUNTY OF HARRIS

We, 249 Holderrieth, LLC, a Texas limited liability company acting by and through Jarred Coulter, Manager, being an officer of 249 Holderrieth, LLC, a Texas limited liability company, owner in this section after referred to as owners (whether one or more) of the 20.3280 acre tract described in the above and foregoing plat of Holderrieth Commerce Center, 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 ourselves, 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.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon 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 operation 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 249 Holderrieth, LLC, a Texas limited liability company has caused these presents to be signed by Jarred Coulter, Its Manager, thereunto authorized, attested by its secretary (or authorized trust officer), (name of secretary or authorized trust officer), and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

249 Holderrieth, LLC, a Texas limited liability company

Jarred Coulter  
Manager

Signature

Print Name

Title

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jarred Coulter, Manager, 249 Holderrieth, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

I, Mikala Hodges, 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 249 Holderrieth, LLC, a Texas limited liability company owns or has a legal interest in.

Signature

I,William B. Awalt, 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.

William B. Awalt  
Registered Professional Land Surveyor  
Texas Registration No.6738

This is to certify that the planning commission of the City of Tomball has approved this plat and subdivision of Holderrieth Commerce Center in conformance with the laws of the State of Texas and the ordinances of the City as shown hereon, and authorized the recording of this

plat this day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Craig Meyers  
Director of Community Development

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 §

A **METES AND BOUNDS** description of a 20.33 acre tract of land situated in the Claude N. Pillot Survey, Abstract Number 632, Harris County, Texas; being out of and a part of a called 20.641 acre tract conveyed to 249 Holderrieth, LLC by Special Warranty Deed dated May 1, 2015 and filed for record under Clerk's File No. 20150186441 of the Harris County Official Public Records of Real Property; said 20.33 acres being more particularly described as follows with all bearings and coordinates based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a point (Having a Grid coordinate of N: 13,951,823.00, E: 3,038,802.20) in the east line of a called 7.5682 acre tract conveyed to the City of Tomball by General Warranty Deed dated March 31, 2003 and filed for record under Clerk's File No. W565672 of the Harris County Official Public Records of Real Property, for the southwest corner of Restricted Reserve "C" of Cherry Pines Section 4 as shown on a plat filed for record under Film Code No. 696646 of the Harris County Map records and the northwest corner of said 20.641 acres and the herein described tract, from which a found 3/4-inch iron rod bears South 80°44'26" East, 0.28 feet and a found 1/2-inch iron rod (with illegible cap) for the northwest corner of said Restricted Reserve "C" bears North 02°28'13" West, 27.45 feet;

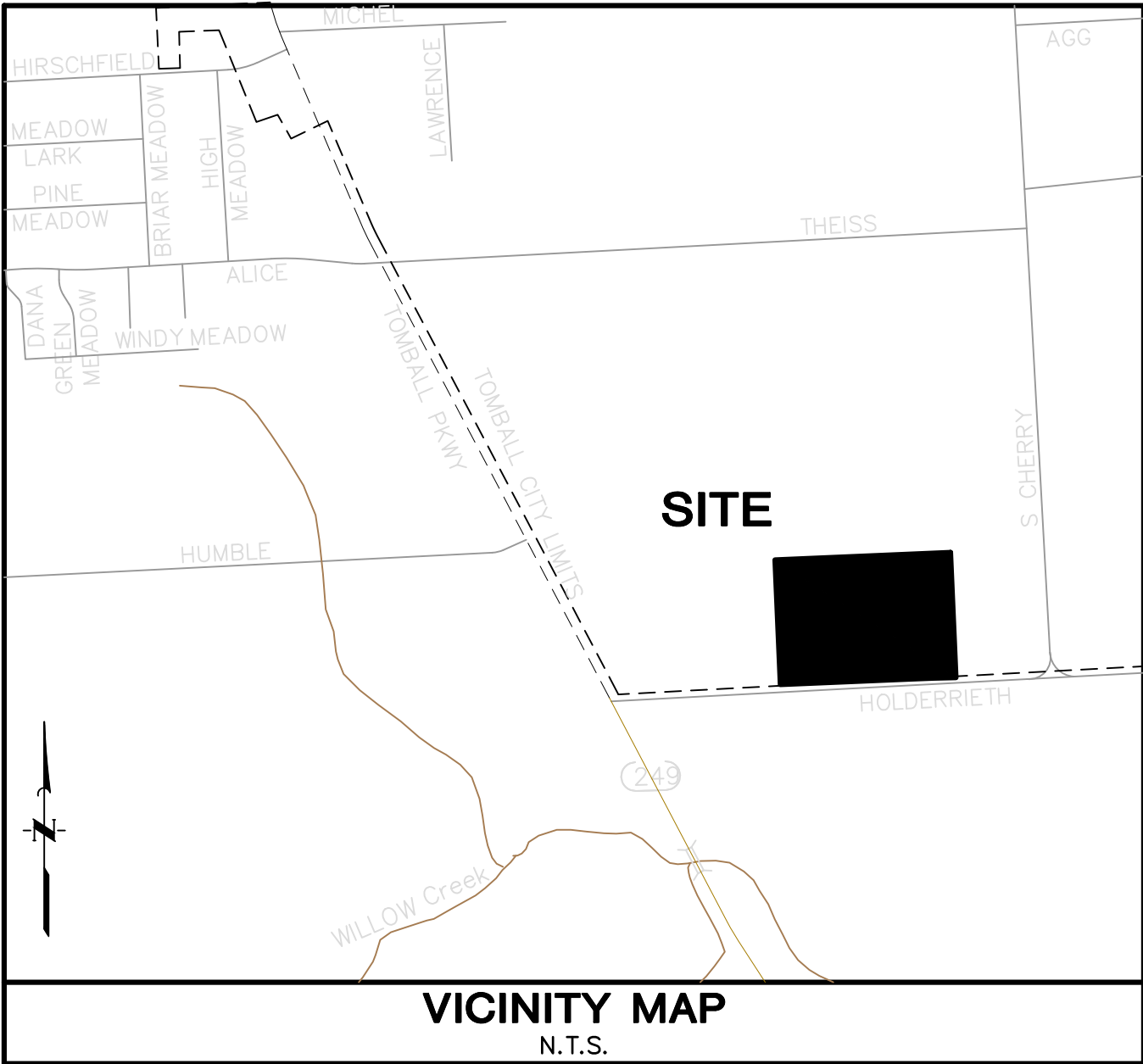
THENCE, North 87°33'57" East, 1116.35 feet, departing the east line of said 7.5682 acres, along the south line of said Restricted Reserve "C" and the north line of said 20.641 acres to a found 5/8-inch iron rod in the west line of Restricted Reserve "E" of Cherry Pines Section 1 as shown on a plat filed for record under Film Code No. 687939 of the Harris County Map Records, for the southeast corner of said Restricted Reserve "C" and the northeast corner of said 20.641 acres and the herein described tract;

THENCE, South 02°28'16" East, along the west line of said Restricted Reserve "E", the west line of Lot 1, Block 1 of Tomball Forest Estates as shown on a plat filed for record under Film Code No. 625280 of the Harris County Map Records and the east line of said 20.641 acres, passing a found 5/8-inch iron rod (with cap stamped "EIC Surveying") at 474.90 feet and a found 5/8-inch iron rod (bent) at 791.47 feet, continuing for a total distance of 795.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") in the north right-of-way of Holderrieth Road (width varies) filed for record in Volume 816, Page 359, Volume 817, Page 42 and Volume 1036, Page 259 all of the Harris County Deed Records, Film Code No(s). 625280, and 694782, both of the Harris County Map Records and Clerk's File No(s). RP-2020-507049, RP-2021-196210, RP-2021-285893, RP-2021-299876, RP-2021-299878, RP-2021-340021, RP-2021-700948 and RP-2021-707397 all of the Harris County Official Public Records of Real Property, for the southeast corner of the herein described tract, beginning a non-tangent curve to the left;

THENCE, in a southwest direction, departing the west line of said Lot 1, Block 1 of Tomball Forest Estates and the east line of said 20.641 acres, along the north right-of-way of said Holderrieth Road, with the arc of said non-tangent curve to the left, having a radius of 11549.86 feet, a central angle of 01°25'31", an arc length of 287.31 feet, and a chord bearing of South 88°08'32" West, 287.31 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng. Property Corner");

THENCE, South 87°34'57" West, 829.07 feet, continuing along the north right-of-way of said Holerrieth Road to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") in the east line of said 7.5682 acres and the west line of said 20.641 acres, for the southwest corner of the herein described tract;

THENCE, North 02°28'13" West, 792.82 feet, departing the north right-of-way of said Holderrieth Road, along the east line of said 7.5682 acres and the west line of said 20.641 acres to the **POINT OF BEGINNING**, CONTAINING 20.33 acres of land in Harris County, Texas, as shown on drawing number 20779.



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2 LOTS 3 RESERVES 1 BLOCK

MAY 2025

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15120 NORTHWEST FREEWAY, STE. 200  
HOUSTON, TX 77040

**ENGINEER/PLANNER/SURVEYOR:**

**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 10040300  
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