

STATE OF TEXAS
COUNTY OF HARRIS

I, DONALD P. MURCHISON, OWNER OF THE 0.3344 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MURCHISON COMMERCIAL, 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 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 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.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONER'S COURT OF HARRIS COUNTY.

WITNESS MY HAND IN THE CITY OF TOMBALL, TEXAS, THIS
_____, 202____, DAY OF _____.

BY: _____
DONALD P. MURCHISON, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____ DAY OF _____, 202____, PERSONALLY APPEARED DONALD P. MURCHISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, EVERETT FINANCIAL, INC. DBA SUPREME LENDING, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MURCHISON COMMERCIAL, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2025-293730 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 OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
PRINT NAME

PRINT TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____ DAY OF _____, 202____, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF MURCHISON COMMERCIAL IS 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 _____, 202____.

CRAIG T. MEYERS
COMMUNITY DEVELOPMENT DIRECTOR

I, SEAN CONLEY, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



SEAN CONLEY
TEXAS REGISTRATION NUMBER 6739

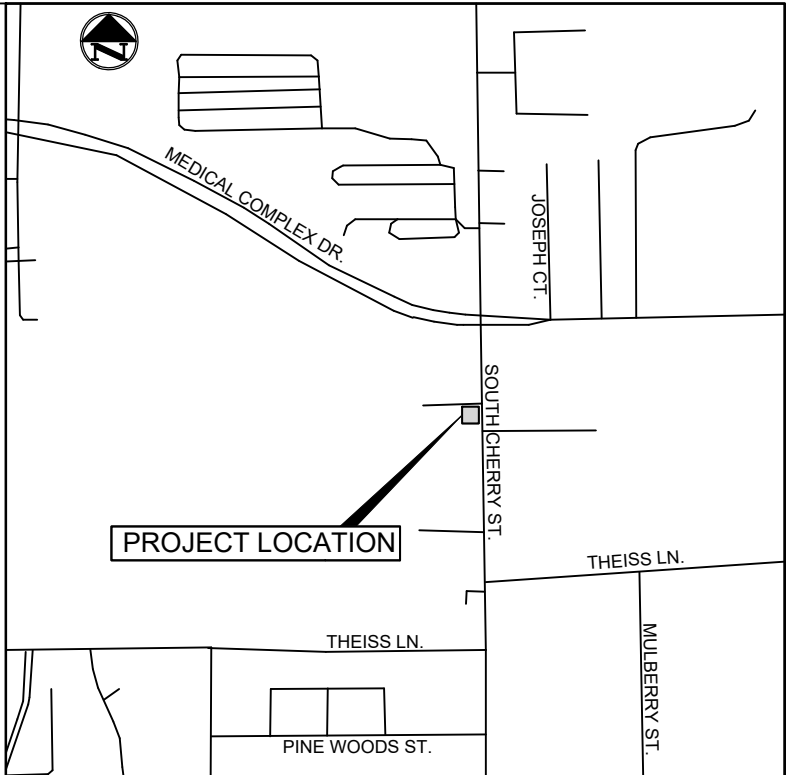
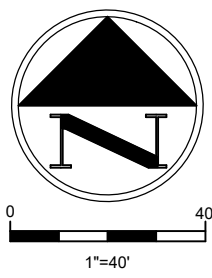
WITNESS MY HAND AND SEAL OF OFFICE, AT HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY

BY: _____
DEPUTY

LEGEND

BRS. BEARS
C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT
F.C. NO. FILM CODE NUMBER
FN. FOUND
H.C.C.F. HARRIS COUNTY CLERK FILE
H.C.M.R. HARRIS COUNTY MAP RECORDS
I. IRON
NO. NUMBER
OD. OUTSIDE DIAMETER
PG. PAGE
P.O.B. POINT OF BEGINNING
PTP. PINCHED TOP PIPE
R.O.W. RIGHT OF WAY
SQ. FT. SQUARE FOOT
VOL. VOLUME



VICINITY MAP
NOT TO SCALE
KEY MAP NO. 288M



DESCRIPTION OF A 0.3344 ACRE TRACT OF LAND SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629 PORTION OF OUTLOTS 180 AND 184 OF TOMBALL TOWNSITE CITY OF TOMBALL HARRIS COUNTY, TEXAS

BEING A 0.3344 ACRE (14,568 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS, BEING A PORTION OF OUTLOTS 180 AND 184 OF TOMBALL TOWNSITE, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 2, PAGE 65 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND BEING ALL OF A CALLED 0.3360 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO DONALD P. MURCHISON RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2025-293729, SAID 0.3344 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING, AT A 5/8-INCH IRON ROD FOUND LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH CHERRY STREET (80 FEET WIDE) AS DESCRIBED UNDER VOLUME 826, PAGE 729 OF THE HARRIS COUNTY DEED RECORDS, SAME BEING THE SOUTHEAST CORNER OF DEVASCO INTERNATIONAL, A SUBDIVISION PER MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER (F.C. NO.) 615009 OF THE H.C.M.R., SAME BEING THE NORTHEAST CORNER OF SAID 0.3360 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A FOUND 1-INCH IRON PINCH TOP PIPE BEARS S 56°21' E, A DISTANCE OF 0.85 FEET;

THENCE S 02°28'48" E (CALLED 02°26'24" E), WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH CHERRY STREET AND EAST LINE OF SAID 0.3360 ACRE TRACT, A DISTANCE OF 96.82 FEET TO A POINT FOR THE NORTHEAST CORNER OF FNR LLC A SUBDIVISION PER MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 644043 H.C.M.R., SAME BEING THE SOUTHEAST CORNER OF SAID 0.3360 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 5/8-INCH IRON ROD BEARS N 85°01' E, A DISTANCE OF 0.64 FEET;

THENCE, S 87°08'20" W (CALLED S 87°08'14" W), WITH THE NORTH LINE OF SAID FNR LLC AND THE SOUTH LINE OF SAID 0.3360 ACRE TRACT, A DISTANCE OF 149.85 (CALLED 150.50 FEET) TO A 5/8-INCH IRON ROD WITH CAP STAMPED "E.I.C. SURVEYING" FOUND FOR AN INTERIOR CORNER OF SAID FNR LLC, SAME BEING THE SOUTHWEST CORNER OF SAID 0.3360 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 02°26'36" W (CALLED N 02°26'42" W), WITH THE EAST LINE OF SAID FNR LLC AND THE WEST LINE OF SAID 0.3360 ACRE TRACT, A DISTANCE OF 97.66 FEET TO A 1/2-INCH IRON PIPE (INSIDE DIAMETER) FOUND LYING ON THE SOUTH LINE OF SAID DEVASCO INTERNATIONAL, SAME BEING THE NORTH LINE OF SAID FNR LLC, SAME BEING THE NORTHWEST CORNER OF SAID 0.3360 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 87°27'37" E (CALLED 87°27'31" E), WITH THE SOUTH LINE OF SAID DEVASCO INTERNATIONAL AND THE NORTH LINE OF SAID 0.3360 ACRE TRACT, A DISTANCE OF 149.79 FEET (CALLED 150.50 FEET) TO THE **POINT OF BEGINNING** AND CONTAINING 0.3344 ACRES OR 14,568 SQUARE FEET OF LAND.

NOTES

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE 06/18/2007), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN CITY PLANNING LETTER ISSUED BY FIDELITY NATIONAL TITLE, ORDER NO. FAHCS25008680, DATED EFFECTIVE OCTOBER, 23, 2025.
- 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.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN. PIPELINE LOCATIONS SHOWN HEREON ARE BASED ON TRRC GIS AND HAVE NOT BEEN FIELD VERIFIED.
- ALL OIL/GAS WELLS WITH 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.
- 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.

MURCHISON COMMERCIAL

BEING A SUBDIVISION OF
0.3344 ACRE OF LAND (14,568.15 SQ. FT.)
AND PARTIAL REPLAT OF LOTS 180 AND 184 OF
TOMBALL TOWNSITE, A SUBDIVISION PER PLAT
RECORDED UNDER VOLUME 2, PAGE 65
OF THE HARRIS COUNTY MAP RECORDS
SITUATED IN THE
JESSE PRUITT SURVEY, ABSTRACT 629
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 1 LOT, 1 BLOCK

SCALE: 1" = 40'
DATE: NOVEMBER, 2025

OWNER
DONALD P. MURCHISON,
12602 MUTINY LANE
TOMBALL, TX 77377

SURVEYOR



18635 N. ELDRIDGE PARKWAY
TOMBALL, TX 77377
TEL: 832-729-4997
CONLEYLAND.COM
TBPELS FIRM NO. 10194732