

STATE OF TEXAS
COUNTY OF HARRIS

WE, LESSING PROPERTY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, MICHAEL LESSING, OWNER/PRESIDENT AND MICHAEL LESSING II, CO-OWNER, BEING OFFICERS OF LESSING PROPERTY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 0.7155 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LESSING PROPERTY HOLDINGS LLC, 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 AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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 FOUND 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 (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS 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 PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENINGS OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, LESSING PROPERTY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL LESSING, OWNER/PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY MICHAEL LESSING II, CO-OWNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF ____ 2025.

LESSING PROPERTY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: MICHAEL LESSING, OWNER/PRESIDENT ATTEST: MICHAEL LESSING II, CO-OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL LESSING AND MICHAEL LESSING II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, CHRIS RHODES, AM AUTHORIZED (OR 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.



CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF LESSING PROPERTY HOLDINGS LLC 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.

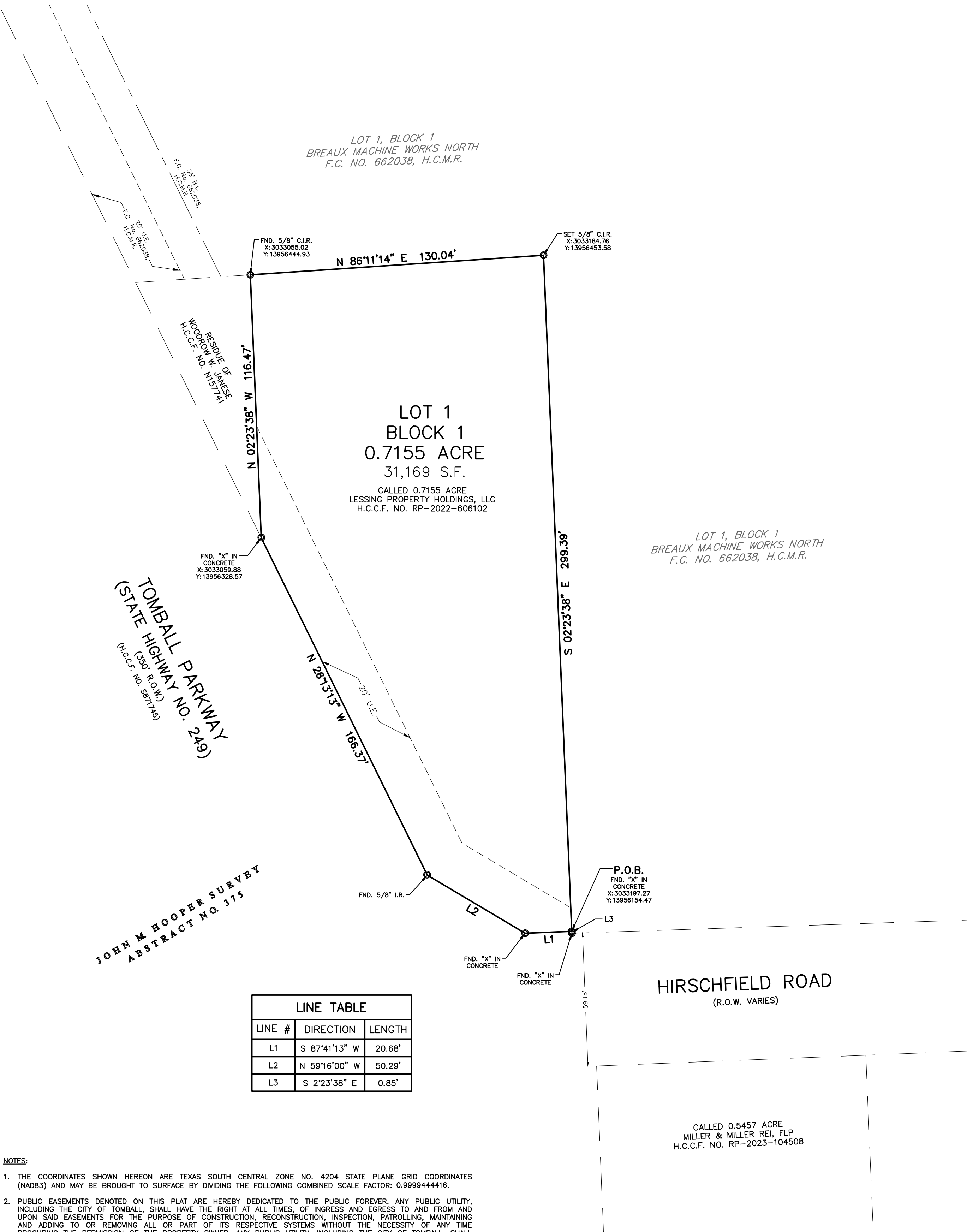
BY: CRAIG MEYERS, DIRECTOR OF COMMUNITY DEVELOPMENT

I, TENESHA 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 NO. ____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHA HUDSPETH
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: DEPUTY



METES AND BOUNDS DESCRIPTION OF A 0.7155 ACRE TRACT

Being 0.7155 acre (31,169 square feet) of land, located in the John M. Hooper Survey, Abstract Number 375, in Harris County, Texas; Said 0.7155 acre tract being all of a called 0.7155 acre tract of land recorded in the name of Lessing Property Holdings, LLC, in Harris County Clerk's File Number (H.C.C.F. No.) RP--2022--606102; Said 0.7155 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING, at an "X" in concrete found on the northerly right-of-way (R.O.W.) line of Hirschfield Road (width varies) at the southeasterly corner of said 0.7155 acre tract, from which an "X" in concrete found at the southwesterly corner of Lot 1, Block 1 of Breaux Machine Works North, a subdivision of record in Film Code No. 662038 of the Harris County Map Records (H.C.M.R.), bears South 02° 23' 38" East, a distance of 0.85 feet;

THENCE, South 87° 41' 13" West, with the northerly R.O.W. line of said Hirschfield Road, a distance of 20.68 feet to an "X" in concrete found at the southeasterly cut-back corner at the intersection of the northerly R.O.W. line of said Hirschfield Road and the easterly R.O.W. line of Tomball Parkway (State Highway No. 249, three hundred and fifty wide per H.C.C.F. No. S871745);

THENCE, North 59° 16' 00" West, with said cut-back, a distance of 50.29 feet to a 5/8-inch iron rod found at the northwesterly corner of said cut-back;

THENCE, North 26° 13' 13" West, with the easterly R.O.W. line of said Tomball Parkway, a distance of 166.37 feet to an "X" in concrete found on the easterly line of a tract of land recorded in the name of Woodrow W. Janese, in H.C.C.F. No. N157741;

THENCE, North 02° 23' 38" West, with the common line of said 0.7155 acre tract and said Janese tract, a distance of 116.47 feet to a 5/8-inch capped iron rod found on a southerly line of said Lot 1 at the common northerly corner of said 0.7155 acre tract and said Janese tract;

THENCE, with the common lines of said 0.7155 acre tract and said Lot 1, the following two (2) courses:

- North 86° 11' 14" East, with, a distance of 130.04 feet to a 5/8-inch capped iron rod set at the northeasterly corner of said 0.7155 acre tract, same being an interior corner of said Lot 1;
- South 02° 23' 38" East, with, a distance of 299.39 feet to the POINT OF BEGINNING and containing 0.7155 acre (31,169 square feet) of land.

LESSING PROPERTY HOLDINGS LLC

A SUBDIVISION OF 0.7155 ACRE (31,169 S.F.) OF LAND
LOCATED IN THE
JOHN M. HOOPER SURVEY, A-375
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

DATE: NOVEMBER, 2025 JOB NO. 25164

OWNERS: LESSING PROPERTY HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

SHEET 1 OF 1