

STATE OF TEXAS
COUNTY OF HARRIS

We, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, Owner, hereinafter referred to as Owners of the 87.688 acre tract described in the above and foregoing map of INTERCHANGE 249 BUSINESS PARK REPLAT NO 1 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 oil streets, 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 easement that are designated with aerial easements (u.e. and a.e.) as indicated and depicted hereon whereby the aerial easements totals twenty-one feet, six inches (21'6") in width.

FUTHER, 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 shall be 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 opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, has caused these presents to be signed by _____ thereunto authorized, this the _____ day of _____, 20____.

LIT Interchange 249 Business Park, LLC,
a Delaware limited liability company

By: Interchange 249 Business Park, LP, a Texas Limited
partnership, its operating member

By: Interchange 249 Business Park, GP, a Texas Limited
liability company, its general partner

By: _____
Name: Charles F. Meyer, Jr.
Title: Authorized Representative

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared _____, 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, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of INTERCHANGE 249 BUSINESS PARK REPLAT NO 1 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 the _____ day of _____, 20____.

By: _____
Barbara Tague
Chairman

I, Tenneshia 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 _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, 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.

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

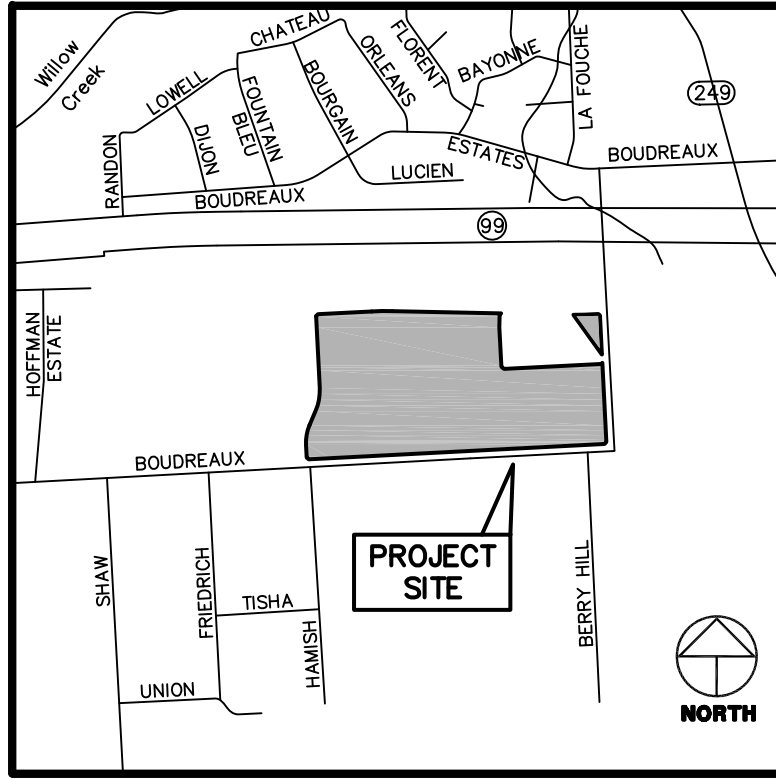
By: _____
Deputy

GENERAL NOTES

- 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NOS. 48201C0220L REVISED/DATED JUNE 18, 2007, AND 48201C0240M REVISED/DATED OCTOBER 16, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS 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 WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999936999.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE ZONING CLASSIFICATION OF THE PROPERTY IS HEREBY CHANGED TO THE LIGHT INDUSTRIAL DISTRICT (SEC. 50-78) AND GENERAL RETAIL DISTRICT (SEC. 50-76). THE ZONING HAS BEEN ADOPTED IN THE CITY OF TOMBALL AND MAY HAVE ADDITIONAL PROPERTY DEVELOPMENT STANDARDS AND SETBACKS.
- 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.
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOLUME 937, PAGE 528 (FILE NO. 599159), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT TO THE TEXAS COMPANY RECORDED IN VOLUME 1199, PAGE 259 (FILE NO. 23465), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED AS RECORDED UNDER H.C.C.F. NO. U741309. (BLANKET, NOT PLOTTABLE)
- SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-89246.
- SUBJECT TO BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-186764.

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
P.G. - PAGE
R.O.W. - RIGHT-OF-WAY
AC - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
S - SET 5/8" IRON ROD MARKED "WINDROSE"



CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

PRELIMINARY PLAT OF INTERCHANGE 249 BUSINESS PARK REPLAT NO 1

A SUBDIVISION OF 87.688 AC. / 3,819,689 SQ. FT.
BEING A REPLAT OF LOTS 3 AND 4, BLOCK 1, INTERCHANGE 249
BUSINESS PARK, FILM CODE NO. 698475, H.C.M.R.
SITUATED IN THE AUGUSTE SENECHAL SURVEY,
ABSTRACT NO. 722, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

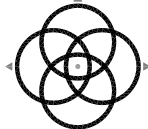
1 BLOCK 6 LOTS

JUNE 2022

REASON FOR REPLAT: TO CREATE 6 (SIX) LOTS

Owner
LIT Interchange 249 Business Park, LLC,
a Delaware limited liability company
1902 Washington Avenue, Suite A
Houston, Texas 77007
713.212.1562

Surveyor

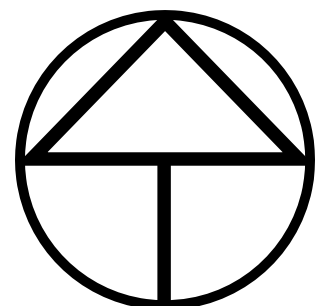


WINDROSE

LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\6841-SH 249 INDUSTRIAL\PLAT\6841-11696.DWG - SHENDERSON - 06/02/22



100 0 100 200 300 Feet

GRAPHIC SCALE: 1" = 100'

ABBREVIATIONS

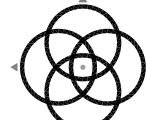
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⑤ - SET 5/8" IRON ROD MARKED "WINDROSE"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°05'09" W	102.46'
L2	N 47°55'16" W	21.29'
L3	N 35°33'11" W	189.98'
L4	S 42°01'16" W	14.16'
L5	S 42°03'13" W	28.30'
L6	N 47°58'44" W	28.28'
L7	S 02°58'44" E	130.00'
L8	S 23°05'57" W	162.92'
L9	S 42°04'18" W	28.28'
L10	N 46°09'44" E	21.19'
L11	S 01°06'45" W	131.44'
L12	N 47°58'44" W	35.36'
L13	S 43°56'14" E	21.36'
L14	N 01°06'45" E	132.91'
L15	S 88°47'16" E	66.10'
L16	S 02°54'51" E	52.86'
L17	S 87°08'21" W	143.09'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°08'27"	2,970.00'	214.65'	N 89°08'31" E	214.60'
C2	26°04'41"	470.00'	213.92'	S 10°03'37" W	212.08'
C3	26°01'37"	530.00'	240.76'	N 10°05'08" E	238.69'
C4	31°9'50"	2,030.00'	118.00'	S 88°48'18" W	117.99'

Owner
LIT Interchange 249 Business Park, LLC,
a Delaware limited liability company
1902 Washington Avenue, Suite A
Houston, Texas 77007
713.212.1562

Surveyor



WINDROSE

LAND SURVEYING & PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77062 | 713.658.2281
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