

STATE OF TEXAS :
COUNTY OF HARRIS:

We, A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, its general partner; owner in this section after referred to as owners of the 65.3516 acre tract described in the above and foregoing plat of **GRAND PARKWAY TOWN 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 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 ground level upward, located adjacent to 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 easement totals twenty one feet, 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 easements, from a plane sixteen feet (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 easement 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 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.

IN TESTIMONY WHEREOF, the A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, has caused these presents to be signed by Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, its general partner, and its common seal hereunto affixed this ____ day of _____, 2023.

A-K 133 Hwy 249-Grand Parkway, L.P.,
a Texas limited partnership

By: A-K 133, L.C.,
a Texas limited liability company,
its general partner

By: _____
Steven D. Alvis, Managing Member

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Steven D. Alvis, Managing Member of A-K 133, L.C., a Texas limited liability company, the general partner of A-K 133 Hwy 249-Grand Parkway, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

We, Frost Bank, owners and holders of a lien against the property described in the plat known as **GRAND PARKWAY TOWN CENTER**, said liens being evidenced by instruments of record in Harris County Clerk's File Nos. RP-2016-418423 and RP-2018-463085 of the Harris County Deed Records, 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 in this section to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Signature

Print name and title

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared _____,

_____ of Frost Bank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

I, Brian Nesvadba, 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 owner owns or has a legal interest in.

Brian Nesvadba, R.P.L.S.

I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of land 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 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.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99993816021.

2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY SOUTHLAND TITLE COMPANY.

3.) THIS PLAT WAS PREPARED IN CONJUNCTION WITH A CITY PLANNING LETTER ISSUED BY SOUTHLAND TITLE COMPANY, FILE NO. TP2293052, (EFFECTIVELY DATED OCTOBER 27, 2022). ALL EASEMENTS REFLECTED WITHIN SAID CITY PLANNING LETTER ARE SHOWN HEREON. THIS PLAT INCLUDES CONTIGUOUS LAND OWNED BY OWNERSHIP SHOWN HEREON.

4.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

5.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN THE RAILROAD COMMISSION OF TEXAS ENVIRONMENTAL RESPONSE ACTION DEED NOTICE, AS SET FORTH IN HARRIS COUNTY CLERK'S FILE NO. 20060099518.

6.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN CITY OF TOMBALL ORDINANCE NO. 2015-09 FOR LIMITED PURPOSE ANNEXATION, RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20150199384.

7.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN H.C.C.F. NOS. 20150194315, RP-2016-192067, RP-2016-368018, RP-2017-170002, RP-2022-354389, AND RP-2022-461513.

8.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.

9.) 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.

10.) ACCORDING TO FEMA FIRM PANEL NO. 48201-C-0240 M (EFFECTIVE DATE OCTOBER 16, 2013), THIS PROPERTY IS IN ZONE "X" AND IS NOT WITHIN IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

11.) ALL KNOWN OIL/GAS PIPELINES OR PIPELINE EASEMENTS AS REFLECTED ON CITY PLANNING LETTER PREPARED BY SOUTHLAND TITLE COMPANY, FILE NO. TP2293052 (EFFECTIVELY DATED OCTOBER 27, 2022), HAVE BEEN SHOWN HEREON.

12.) THERE IS NO VISIBLE EVIDENCE OF OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) LOCATED ON THE SUBJECT PROPERTY. TWO PLUGGED AND ABANDONED OIL WELLS ARE SHOWN ON THIS PROPERTY PER TEXAS RAILROAD COMMISSION'S WEBSITE. [HTTPS://WWW.RRC.TEXAS.GOV/RESOURCE-CENTER/RESEARCH/GIS-VIEWER/](https://www.rrc.texas.gov/resource-center/research/gis-viewer/)

13.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS.

14.) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

15.) THE SQUARE FOOTAGE SHOWN HEREON IS BASED ON A MATHEMATICALLY CLOSED FIGURE AND DOES NOT INDICATE THE ACCURACY OF THE SURVEY.

16.) 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.

A FIELD NOTE DESCRIPTION OF 65.3516 acres of land in the Williams Perkins, Survey, Abstract No. 621, in the T. A. Duclos Survey, Abstract No. 1473, and in the C. W. Hall Survey, Abstract No. 1639, Harris County, Texas; said 65.3516 acre tract of land being the remainder of a 65.6190 acre tract of land conveyed to A-K 133 HWY 249-Grand Parkway, L.P., as recorded in Harris County Clerk's File Nos. RP-2016-418424; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a TXDOT monument found at the northeast end of a cutback corner at the intersection of the south right-of-way line of State Highway 99 (Grand Parkway) (width varies - minimum 400 feet right-of-way), as recorded in Harris County Clerk's File Nos. RP-2021-278718, 20150073271, 20140547311, 20130533160, L091863, and T419832 with the east right-of-way line of Rocky Road (previously called Boudreaux Road, 60 feet wide);

THENCE, North 88° 01' 15" East -945.88 feet with the south right-of-way line of said State Highway 99 to a 5/8-inch iron rod with cap stamped 'Cobb/Fendley' found for an angle point of this tract;

THENCE, South 83° 28' 52" East -397.64 feet with the south right-of-way line of said State Highway 99 to a 5/8-inch iron rod with cap stamped 'Mckim & Creed' set for the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction with the south right-of-way line of said State Highway 99 and with said curve to the right having a radius of 1,030.79 feet, a length of 166.69 feet, a central angle of 09° 15' 56" and a chord bearing South 60° 04' 42" East -166.51 feet to a 5/8-inch iron rod with cap stamped 'Cobb/Fendley' found for a point-of-non-tangency;

THENCE, South 36° 46' 22" East -247.03 feet with the south right-of-way line of said State Highway 99 to a 5/8-inch iron rod with cap stamped 'Cobb/Fendley' found at the intersection of the south right-of-way line of said State Highway 99 with the southwest right-of-way line of State Highway 249 (width varies) for an angle point of this tract

THENCE, South 22° 44' 12" East -59.76 feet with the southwest right-of-way line of said State Highway 249 to a TXDOT monument found for a point-of-curvature of a curve to the left;

THENCE, in a southeasterly direction with the southwest right-of-way line of said State Highway 249 and with said curve to the left having a radius of 1,512.00 feet, a length of 329.80 feet, a central angle of 12° 28' 50" and a chord bearing South 28° 59' 08" East -328.14 feet to a TXDOT monument found for a point-of-non-tangency;

THENCE, South 35° 12' 22" East -395.67 feet with the southwest right-of-way line of said State Highway 249 to a TXDOT monument found at the northeast end of a cutback corner at the intersection of the southwest right-of-way line of said State Highway 249 with the northwest right-of-way line of Boudreaux Road (100 feet wide), as recorded in Harris County Clerk's File No. D900150;

THENCE, South 08° 39' 54" West -53.94 feet with said cutback corner to a TXDOT monument found at the southwest end of said cutback;

THENCE, South 58° 19' 09" West -791.84 feet with the northwest right-of-way line of said Boudreaux Road to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right;

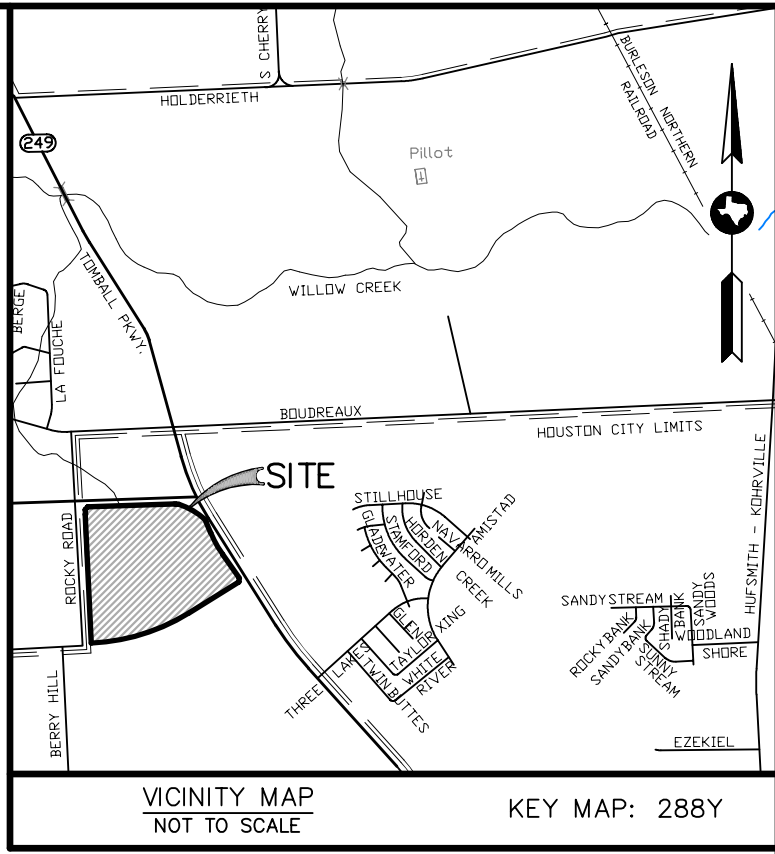
THENCE, in a southwesterly direction with the northwest right-of-way line of said Boudreaux Road and with said curve to the right having a radius of 2,750.00 feet, a central angle of 28° 57' 23", a length of 1,389.80 feet and a chord bearing South 72° 50' 56" West -1,375.06 feet to a 5/8-inch iron rod found at the intersection of the north right-of-way line of said Boudreaux Road with the east right-of-way line of said Rocky Road for the southwest corner of this tract;

THENCE, North 02° 42' 23" West -1,732.43 feet with the east right-of-way line of said Rocky Road to a TXDOT monument found for a northeast corner of this tract;

THENCE, North 87° 08' 44" East - 3.45 feet with a jog in the east right-of-way line of said Rocky Road to a TXDOT monument found for an interior corner of this tract;

THENCE, North 02° 28' 32" West - 66.98 feet with the east right-of-way line of said Rocky Road to a TXDOT monument found at the southwest end of said cutback corner at the intersection of the south right-of-way line of said State Highway 99 with the east right-of-way line of said Rocky Road;

THENCE, North 42° 34' 59" East - 50.02 feet with said cutback corner to the POINT OF BEGINNING and containing 65.3516 acres of land.



This is to certify that the Planning and Zoning Commission of the City of Tomball has approved this plat and subdivision of **GRAND PARKWAY TOWN CENTER** 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.

By: _____
Barbara Tague, Chairman

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 _____, 2023, at _____ O'clock _____M., and duly recorded on _____, 2023, 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 Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

GRAND PARKWAY TOWN CENTER

**A SUBDIVISION OF 65.3516 ACRES (2,846,717.57 SQ.FT.)
OF LAND BEING IN THE W. HALL SURVEY, ABSTRACT NO. 1639,
IN THE WILLIAM PERKINS SURVEY, ABSTRACT NO. 621,
AND IN THE T.A. DUCLOS SURVEY, ABSTRACT NO. 1473,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS**

7 LOTS - 2 RESERVES - 5 BLOCKS

~ OWNER ~

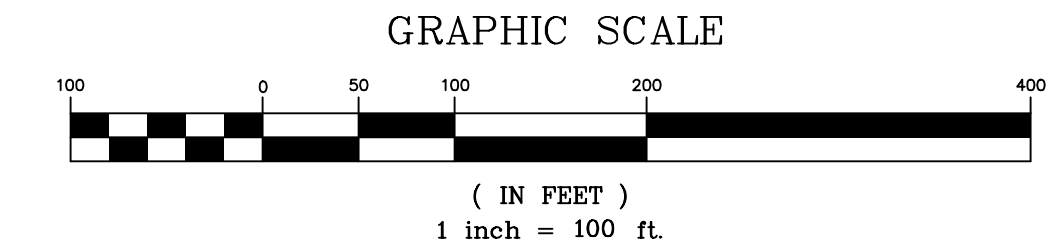
A-K 133 HWY 249-GRAND PARKWAY, L.P.
a Texas limited partnership
8827 W Sam Houston Parkway
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~

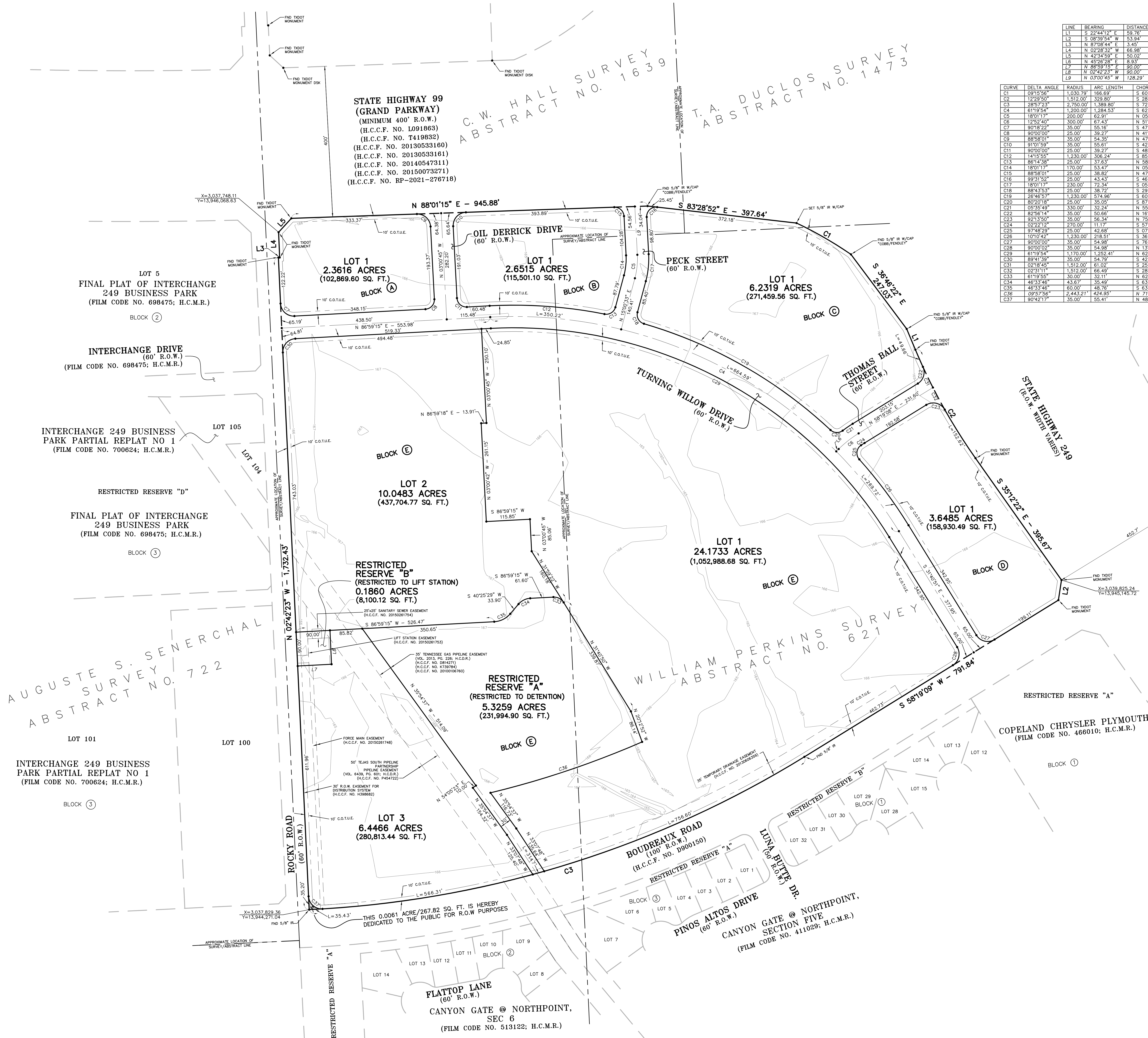
MCKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TIRELL Firm Registration No. 00372000
JOB NO. 08499-0025
MARCH 7, 2023

LINE	BEARING	DISTANCE
L1	S 22°44'12" E	59.78
L2	S 08°39'54" W	53.94
L3	N 87°08'44" E	3.45
L4	N 02°28'32" W	68.98
L5	N 42°34'59" E	50.02
L6	N 45°26'28" E	8.93
L7	N 86°59'15" E	90.00
L8	N 02°42'23" W	90.00
L9	N 03°00'45" W	128.29

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°15'58"	1,030.79	166.69	S 60°04'42" E	166.51
C2	22°29'50"	1,512.00	329.80	S 28°59'08" E	329.14
C3	28°57'23"	2,750.00	1,389.80	S 72°50'56" W	1,375.06
C4	61°19'54"	1,200.00	1,284.53	S 63°20'48" E	1,224.07
C5	18°01'17"	200.00	62.91	N 05°59'54" E	62.65
C6	12°52'40"	300.00	67.43	N 51°52'48" E	67.29
C7	90°19'22"	35.00	55.18	S 47°51'14" E	49.63
C8	90°00'00"	25.00	39.27	N 41°59'15" E	35.36
C9	88°58'01"	35.00	54.35	N 47°29'45" W	49.05
C10	91°01'59"	35.00	55.61	S 42°30'15" W	49.94
C11	90°00'00"	25.00	39.27	S 48°00'45" E	35.36
C12	141°5'55"	1,230.00	306.24	S 85°52'47" E	305.45
C13	86°14'36"	25.00	37.63	N 58°07'52" E	34.18
C14	18°01'17"	170.00	53.47	N 05°59'54" E	53.25
C15	88°58'01"	25.00	38.82	N 47°29'45" W	35.04
C16	99°31'50"	25.00	43.43	S 46°45'12" W	38.17
C17	18°01'17"	230.00	72.34	S 05°59'54" W	72.04
C18	88°43'53"	25.00	38.72	S 29°21'24" E	34.98
C19	25°48'59"	1,230.00	574.96	S 60°19'52" E	569.74
C20	80°20'18"	25.00	35.05	S 87°06'32" E	32.25
C21	05°55'49"	330.00	32.24	N 55°31'13" E	32.22
C22	82°56'18"	35.00	50.66	N 16°51'01" E	46.35
C23	92°13'50"	35.00	56.34	N 75°33'57" W	50.45
C24	02°22'12"	270.00	11.17	S 57°08'02" W	11.17
C25	97°48'28"	25.00	42.68	S 07°02'41" W	37.68
C26	101°0'42"	1,230.00	218.51	S 36°46'12" E	218.22
C27	90°00'00"	35.00	54.98	S 76°40'51" E	49.50
C28	90°00'00"	35.00	54.98	N 13°19'08" E	49.50
C29	61°19'54"	1,170.00	1,192.41	N 62°20'48" W	1,183.47
C30	89°41'59"	35.00	54.79	S 42°08'27" W	49.37
C31	02°18'45"	1,512.00	61.02	S 25°48'29" E	61.02
C32	02°31'11"	1,512.00	66.49	S 28°11'57" E	66.49
C33	61°19'55"	30.00	32.11	N 62°20'47" W	30.60
C34	46°33'46"	43.67	35.49	S 63°42'22" W	34.52
C35	46°33'46"	60.00	48.76	S 63°42'22" W	47.43
C36	09°27'56"	2,443.21	424.95	N 71°25'31" E	424.42
C37	90°42'12"	35.00	55.41	N 48°03'31" W	49.80



- LEGEND**
- C.D.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK'S FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - IND - NUMBER
 - R.D.W. - RIGHT OF WAY
 - SQ.FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - W - WITH



GRAND PARKWAY TOWN CENTER

A SUBDIVISION OF 65.3516 ACRES (2,846,717.57 SQ.FT.) OF LAND BEING IN THE W. HALL SURVEY, ABSTRACT NO. 1639, IN THE WILLIAM PERKINS SURVEY, ABSTRACT NO. 621, AND IN THE T.A. DUCLOS SURVEY, ABSTRACT NO. 1473, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

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 TPELIS Firm Registration No. 10177600
 JOB NO. 08499-0025

MARCH 7, 2023