

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



Harris County to STATE
Pass Through Deed
Based on ROW-N-14
(Rev. 11/20)
Page 1 of 3

TxDOT ROW CSJ: 0720-03-149
TxDOT Parcel ID: P00059005

DEED

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

WHEREAS, The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and

WHEREAS, The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **THE COUNTY OF HARRIS, a body corporate and politic under the laws of the State of Texas**, hereinafter referred to as Grantor, for and in consideration of the mutual covenants and agreements pursuant to that certain SH 249 from Brown Road to Spring Creek Construction Operations and Maintenance Agreement dated November 10, 2015, by and between Grantor and the **State of Texas, acting by and through the Texas Transportation Commission**, hereinafter sometimes referred to as Grantee, Grantor has this day transferred and by these presents does grant, bargain, transfer, and convey unto THE STATE OF TEXAS those certain twelve (12) tracts or parcels of land lying and being situated in the Joseph House Survey, Abstract No. 34, County of Harris, State of Texas, more particularly described and depicted in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes; **SAVE AND EXCEPT** any and all interest in that certain tract or parcel, described herein as "Parcel 531 TCE", containing 0.0048 acres (208 square feet) of land, said tract being more particularly described by metes and bounds as a part of and out of Lot 1, The Shoppes at Spring Creek Commons Section Two, in that certain plat of subdivision thereof recorded at Film Code (F.C.) Number RP056171613, Harris County Map Records, and a part of called 8.380 acres, referred to as Tract I, in that certain Deed as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101.

To the extent that Grantor may have an ownership interest in and title to oil, gas and sulphur, Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other materials thereon, therein and thereunder.

Grantor hereby acknowledges that its use of and access to the state highway facilities and/or turnpike project to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part (herein called "Highway Facility"), shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantor further acknowledges that the design and operation of such Highway Facility requires that rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said Highway Facility, shall hereafter be governed by the provisions set out in said Exhibit "A", SAVE AND EXCEPT in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements, and SAVE AND EXCEPT any and all access, or access points to and from or through the tract of land conveyed and described herein to Grantor's detention project at Spring Creek, as depicted on Exhibit "B" attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

[Remainder of page left blank. Signature pages to follow.]

EXECUTED on the date of acknowledgment as set forth below.


GRANTOR:

THE COUNTY OF HARRIS, a body corporate and politic of the State of Texas

BY: _____
LINA HIDALGO, County Judge

APPROVED AS TO FORM:

CHRISTIAN D. MENEFE
Harris County Attorney

BY:  _____
Justina Daniel-Wariya
Assistant County Attorney
CAO File No.: 21RPD0109

Acknowledgment

State of Texas
County of Harris

This instrument was acknowledged before me on _____
by LINA HIDALGO, as County Judge of Harris County, Texas, and the presiding officer of the Commissioner's
Court of Harris County, Texas on behalf of Commissioner's Court of Harris County, Texas, as the governing body
of Harris County, Texas.

Notary Public's Signature

AFTER RECORDING, RETURN TO:
Charter Title Company
1717 West Loop South, 12th Floor
Houston, Texas 77027

EXHIBIT "A"

TOMBALL TOLLWAY – PHASE 2
PARCEL 507C
0.0067 ACRE (293 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0067 acre (293 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of that certain called 10.2406 acres described in deed to CFH Tomball Partners, L.P., dated November 26, 2014, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20140550784 (Film Code (F.C.) Number 064-04-1654); said 0.0067 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at an angle point in the existing west right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and being the southwest corner of Parcel 508, as dedicated to State of Texas under H.C.C.F. Number S542963 (F.C. Number 513-89-0446); also being the southeast corner of that certain called 1.077 acres described in two deeds to Pamela B. Castelain: 1) dated January 7, 2003, as recorded under H.C.C.F. Number W409857 (F.C. Number 562-73-2331) - 50% interest; and 2) dated April 24, 2004, as recorded under H.C.C.F. Number 20070149610 (F.C. Number 040-97-0053) - 50% interest; also being in the most easterly north line of said 10.2406 acre tract; thence:

North 87°01'27" East, with the existing west R.O.W. line of said S.H. 249, the south line of said Parcel 508, and the most easterly north line of said 10.2406 acre tract, a distance of 139.39 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed west R.O.W. line of S.H. 249, based on a varying width, and marking the **POINT OF BEGINNING** and northwest corner of the herein described tract, and having surface coordinates of X=3,031,299.48 and Y=13,966,357.21;

THENCE, North 87°01'27" East, continuing with the existing west R.O.W. line of said S.H. 249, the south line of said Parcel 508, and the most easterly north line of said 10.2406 acre tract, a distance of 6.56 feet to a point for the northwest corner of Parcel 507A, as dedicated to State of Texas under H.C.C.F. Number 20070059638 (F.C. Number 038-65-1026), and being the most easterly northeast corner of said 10.2406 acre tract and the herein described tract, from which a found 1/2-inch iron rod bears South 01°12' East, 0.83 feet;

TOMBALL TOLLWAY – PHASE 2
PARCEL 507C
0.0067 ACRE (293 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

THENCE, South $11^{\circ}18'07''$ East, with the existing west R.O.W. line of said S.H. 249, the west line of said Parcel 507A, and the most southerly east line of said 10.2406 acre tract, at 68.13 feet pass a 5/8-inch iron rod with Texas Department of Transportation cap found marking an angle point in said west R.O.W. line and said Parcel 507A, and the most northerly corner of the remainder of that certain called 1.022 acres described in deed to Tomball Riverwalk Limited Partnership (formerly known as Burnside Wichita Limited Partnership), dated April 2, 2002, as recorded under H.C.C.F. Number V723478 (F.C. Number 550-82-3394); departing said west R.O.W. line with the west line of said 1.022 acre tract and the most southerly east line of said 10.2406 acre tract, a total distance of 92.62 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point in the proposed west R.O.W. line of said S.H. 249 and the most southerly corner of the herein described tract;

THENCE, across said 10.2406 acre tract with the proposed west R.O.W. line of said S.H. 249, the following courses:

North $15^{\circ}09'34''$ West, a distance of 80.39 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the beginning of a tangent curve to the left;

Northerly, with said curve to the left, having a radius of 485.00 feet, an arc length of 13.40 feet, a delta angle of $01^{\circ}35'00''$, and a chord which bears North $15^{\circ}57'04''$ West, 13.40 feet to the **POINT OF BEGINNING** and containing 0.0067 acre (293 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401



ABBREVIATIONS

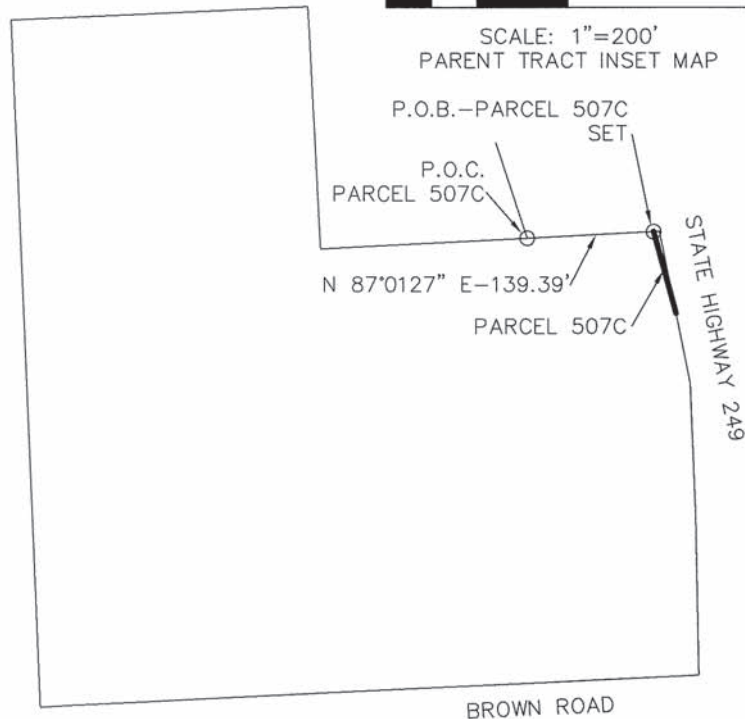
| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |



0 200 400



SCALE: 1"=200'
PARENT TRACT INSET MAP




CURVE TABLE

| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
|-----|---------|------------|-------------|---------------|--------|
| C1 | 485.00' | 13.40' | 01°35'00" | N 15°57'04" W | 13.40' |

LINE TABLE

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | N 87°01'27" E | 6.56' |
| L2 | S 11°18'07" E | 92.62' |
| L3 | N 15°09'34" W | 80.39' |

BY: 
GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 507C
CFH TOMBALL PARTNERS, L.P.
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

DRAWN BY: SDM

PAGE 3 OF 4

STATE HIGHWAY 249 (R.O.W. WIDTH VARIES)

TO STATE OF TEXAS
H.C.C.F. NO. 20070059638 (PARCEL 507A)
(F.C. NO. 038-65-1026)
& H.C.C.F. NO. S542963 (PARCEL 508)
(F.C. NO. 513-89-0446)

P.O.B.-PARCEL 507C

SET
X=3,031,299.48
Y=13,966,357.21

N 87°01'27" E 139.39'
EXIST. R.O.W. LINE

P.O.C.
PARCEL 507C

PARCEL 507C
0.0067 ACRE
(293 SQ. FT.)

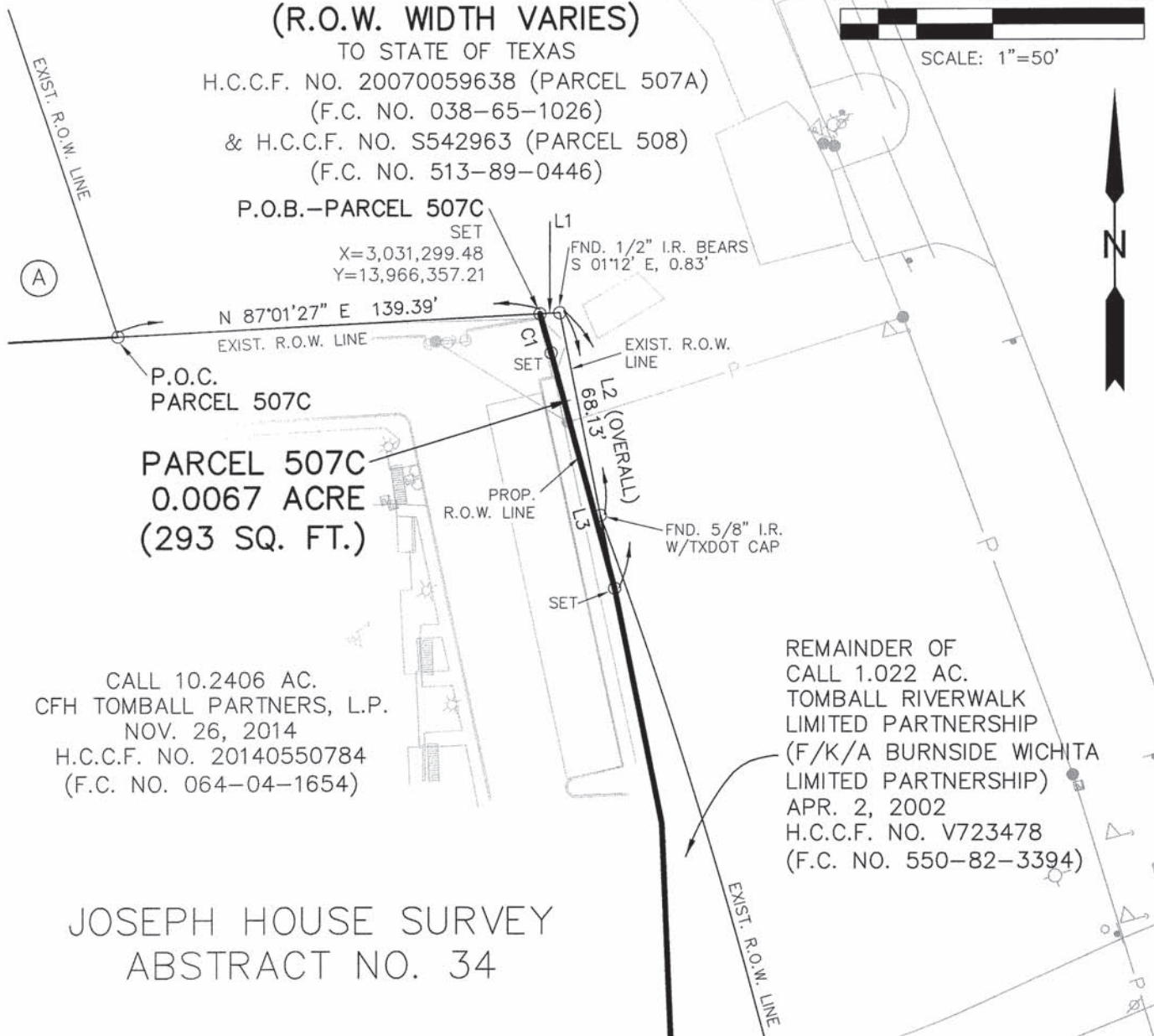
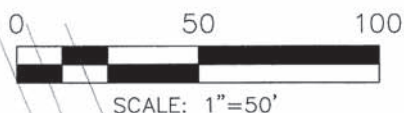
CALL 10.2406 AC.
CFH TOMBALL PARTNERS, L.P.
NOV. 26, 2014
H.C.C.F. NO. 20140550784
(F.C. NO. 064-04-1654)

JOSEPH HOUSE SURVEY
ABSTRACT NO. 34

CALL 1.077 AC.
PAMELA B. CASTELAIN
JAN. 7, 2003
H.C.C.F. NO. W409857 (50% INT.)
(F.C. NO. 562-73-2331)
AND APR. 24, 2003
H.C.C.F. NO. 20070149610 (50% INT.)
(F.C. NO. 040-97-0053)

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 10.2406 | 0.0067 | 10.2339 |
| SQ. FT. | 446,080 | 293 | 445,787 |

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED



REMAINDER OF
CALL 1.022 AC.
TOMBALL RIVERWALK
LIMITED PARTNERSHIP
(F/K/A BURNSIDE WICHITA
LIMITED PARTNERSHIP)
APR. 2, 2002
H.C.C.F. NO. V723478
(F.C. NO. 550-82-3394)

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 507C
CFH TOMBALL PARTNERS, L.P.
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

TOMBALL TOLLWAY – PHASE 2
PARCEL 509D
0.0258 ACRE (1,126 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0258 acre (1,126 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of that certain called 0.8015 acre, referred to as Lots 1, 2, and 3, SHERWOOD FOREST (unrecorded subdivision), as described in deed to Gateway Plaza, Ltd., dated March 20, 2001, and recorded under Harris County Clerk's File (H.C.C.F.) Number U939494 (Film Code Number 538-28-1732); said 0.0258 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a point in the existing west right-of-way (R.O.W.) line of Hirsch Drive, based on a 60-foot width, as referenced in Volume 5214, Page 478, Harris County Deed Records (H.C.D.R.); also being the northeast corner of said 0.8015 acre tract; thence:

South 16°07'15" East, with the existing west R.O.W. line of said Hirsch Drive and the east line of said 0.8015 acre tract and said Lots 3, 2, and 1, a distance of 291.89 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed north R.O.W. line of Baker Road, based on a varying width, and marking the **POINT OF BEGINNING** and northeast corner of the herein described tract, and having surface coordinates of X=3,031,502.41 and Y=13,966,880.92;

THENCE, South 16°07'15" East, continuing with the existing west R.O.W. line of said Hirsch Drive and the east line of said 0.8015 acre tract and said Lot 1, a distance of 7.03 feet to a 5/8-inch iron rod found marking its intersection with the existing north R.O.W. line of Baker Road (formerly known as Sandy Lane), based on a 60-foot width, as dedicated to the public in Volume 4488, Page 518, H.C.D.R.; said iron rod also marking the southeast corner of said 0.8015 acre tract, said Lot 1, and the herein described tract;

THENCE, South 68°12'28" West, with the existing north R.O.W. line of said Baker Road, and the south line of said 0.8015 acre tract and said Lot 1, a distance of 98.10 feet to its intersection with the existing east R.O.W. line of State Highway (S.H.) 249, based on a varying width, and being the southeast corner of Parcel 2A, Part 2, as dedicated to State of Texas in Volume 7418, Page 121, H.C.D.R.; also being the southwest corner of said 0.8015 acre tract, said Lot 1, and the herein described tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 509D
0.0258 ACRE (1,126 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

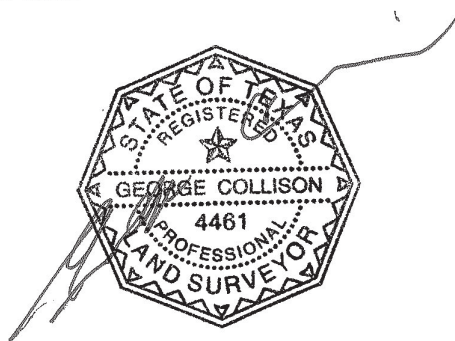
THENCE, North 22°36'04" West, with the existing east R.O.W. line of said S.H. 249 and the east line of said Parcel 2A, Part 2, and the west line of said 0.8015 acre tract and said Lot 1, a distance of 36.29 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the northerly end of a proposed cutback line formed with the proposed north R.O.W. of said Baker Road, and marking the most northwesterly corner of the herein described tract;

THENCE, South 67°41'01" East, departing the existing east R.O.W. line of said S.H. 249 and across said 0.8015 acre tract and said Lot 1 with said proposed cutback line, a distance of 42.08 feet to an "X" in concrete set in the proposed north R.O.W. line of said Baker Road, and marking the southerly end of said cutback line and an angle point in the herein described tract;

THENCE, North 68°12'28" East, with the proposed north R.O.W. line of said Baker Road, a distance of 69.09 feet to the **POINT OF BEGINNING** and containing 0.0258 acre (1,126 square feet) of land.


There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

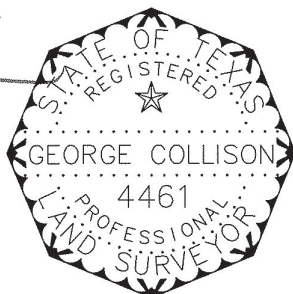


ABBREVIATIONS

A.E. AERIAL EASEMENT
AC. ACRES
CONC. CONCRETE
ESMT. EASEMENT
EXIST. EXISTING
F.C. FILM CODE
F/K/A FORMERLY KNOWN AS
FND. FOUND
H.C.C.F. HARRIS COUNTY CLERK'S FILE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.F.C.D. HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.M.R. HARRIS COUNTY MAP RECORDS
H.L.&P. HOUSTON LIGHTING & POWER
INT. INTEREST
I.P. IRON PIPE
I.R. IRON ROD
MONU. MONUMENT (4"x4" PILLAR)
NO. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
PROP. PROPOSED
P.U.E. PUBLIC UTILITY EASEMENT
PG. PAGE
R.O.W. RIGHT-OF-WAY
SET SET 5/8" IRON ROD WITH CAP,
STAMPED "TERRA SURVEYING",
UNLESS OTHERWISE NOTED
SQ. FT. SQUARE FEET
TXDOT TEXAS DEPARTMENT OF
TRANSPORTATION
VOL. VOLUME
W/ WITH

BY: 
GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461

DATED: 3-31-16



GENERAL NOTES

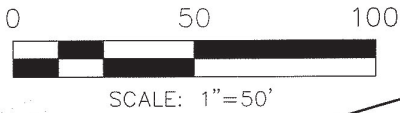
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCEL 509D
GATEWAY PLAZA, LTD.
SHERWOOD FOREST
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 3 OF 4



JOSEPH HOUSE SURVEY ABSTRACT NO. 34



P.O.C.—PARCEL
509D

LOT 3

SHERWOOD FOREST
(UNRECORDED
SUBDIVISION)

LOT 2

CALL 0.8015 AC.
GATEWAY PLAZA, LTD.
MAR. 20, 2001
H.C.C.F. NO. U939494
(F.C. NO. 538-28-1732)

LOT 1

P.O.B.
PARCEL 509D
SET
X=3,031,502.41
Y=13,966,880.92

PROP. R.O.W. LINE

SET

L3

SET

"X"

L4

SET

S 68°12'28" W 98.10'

FND. 5/8" I.R.

EXIST. R.O.W. LINE

HIRSCH DRIVE (60' R.O.W.)
VOL 5214, PG. 478, H.C.D.R.
S 16°07'15" E 291.89'
EXIST. R.O.W. LINE

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 16°07'15" E | 7.03' |
| L2 | N 22°36'04" W | 36.29' |
| L3 | S 67°41'01" E | 42.08' |
| L4 | N 68°12'28" E | 69.09' |

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
VOL. 7418, PG. 121, H.C.D.R.
(PARCEL 2A, PART 2)
TO STATE OF TEXAS

BAKER ROAD (60' R.O.W.)
F/K/A SANDY LANE TO PUBLIC
VOL. 4488, PG. 518, H.C.D.R.
EXIST. R.O.W. LINE

PARCEL 509D
0.0258 ACRE
(1,126 SQ. FT.)

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCEL 509D
GATEWAY PLAZA, LTD.
SHERWOOD FOREST
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

DRAWN BY: SDM

PAGE 4 OF 4

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 0.8015 | 0.0258 | 0.7757 |
| SQ. FT. | 34,914 | 1,126 | 33,788 |

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

TOMBALL TOLLWAY – PHASE 2
PARCEL 514A
11.61 ACRES (505,672 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 13

Being a tract or parcel, containing 11.61 acres (505,672 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of that certain called 18.05 acres described in deed to County of Harris, dated May 3, 2017, as recorded under Harris County Clerk's File (H.C.C.F.) Number RP-2017-199666; also being part of and out of Restricted Reserves "A" and "B", PLAT OF NORTH HARRIS COUNTY COLLEGE - TOMBALL CAMPUS, a plat of subdivision thereof recorded under Film Code Number 347146, Harris County Map Records; said 11.61 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at an axle found marking the northwest corner of that certain called 4.727 acres described in deed to North Harris Montgomery Community College District, dated May 30, 1996, as recorded under H.C.C.F. Number S008221 and re-filed under H.C.C.F. Number S284066 (Film Code Number 511-51-0728); said axle also being in the south line of said Restricted Reserve "B" and that certain called 134.0583 acres described in deed to North Harris County College, dated November 15, 1984, as recorded under Harris County Clerk's File (H.C.C.F.) Number J785359 (Film Code Number 100-81-0931); thence:

North 87°33'15" East, with the north line of said 4.727 acre tract, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", a distance of 147.54 feet to an angle point;

North 87°47'36" East, continuing with the north line of said 4.727 acre tract, and south line of said 134.0583 acre tract and said Restricted Reserve "B", at 144.84 feet pass a point in the existing west right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and being the northwest corner of Parcel 513, as dedicated to State of Texas under H.C.C.F. Number S037323; continuing with said existing R.O.W. line, the north line of said Parcel 513, and the south line of said 134.0583 acre tract and said Restricted Reserve "B", a total distance of 167.87 feet to an angle point in said existing R.O.W. line, and being the **POINT OF BEGINNING** and most southwesterly corner of the aforesaid 18.05 acre tract and the herein described tract, having surface coordinates of X=3,030,878.48 and Y=13,967,239.01, from which a found 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", bears South 23°53' East, 0.24 feet;

TOMBALL TOLLWAY – PHASE 2
PARCEL 514A
11.61 ACRES (505,672 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 13

THENCE, northerly, across said Restricted Reserve "B" and the aforesaid Restricted Reserve "A" with the west line of said 18.05 acre tract and the existing west R.O.W. line of said S.H. 249, the following courses:

Northerly, along a non-tangent curve to the right, having a radius of 3,632.00 feet, an arc length of 189.86 feet, a delta angle of $02^{\circ}59'42''$, and a chord which bears North $19^{\circ}13'43''$ West, 189.84 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking a point of tangency;

North $17^{\circ}43'52''$ West, a distance of 1,645.53 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the beginning of a tangent curve to the left;

Northerly, along said curve to the left, having a radius of 6,448.00 feet, an arc length of 406.46 feet, a delta angle of $03^{\circ}36'42''$, and a chord which bears North $19^{\circ}32'13''$ West, 406.39 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North $72^{\circ}18'46''$ West, a distance of 45.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North $26^{\circ}01'50''$ West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

Southwesterly, along a non-tangent curve to the left, having a radius of 1,440.00 feet, an arc length of 31.82 feet, a delta angle of $01^{\circ}15'58''$, and a chord which bears South $64^{\circ}36'09''$ West, 31.82 feet to a "V" cut in concrete set marking a point of tangency;

South $63^{\circ}58'10''$ West, a distance of 7.27 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," found marking an angle point;

North $25^{\circ}05'33''$ West, a distance of 59.22 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

TOMBALL TOLLWAY – PHASE 2
PARCEL 514A
11.61 ACRES (505,672 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 3 of 13

North 10°47'29" West, a distance of 262.83 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point;

North 28°32'42" West, a distance of 591.46 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set at the beginning of the proposed west R.O.W. line of said S.H. 249 and marking an angle point;

THENCE, North 34°14'08" West, across the aforesaid 18.05 acre tract and the aforesaid Restricted Reserve "A" with proposed west R.O.W. line of said S.H. 249, a distance of 485.94 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing west R.O.W. line of said S.H. 249 and said 18.05 acre tract, and marking an angle point;

THENCE, northerly, continuing across said Restricted Reserve "A" with the west line of said 18.05 acre tract and the existing west R.O.W. line of said S.H. 249, the following courses:

North 00°21'46" East, a distance of 123.34 feet to an angle point, from which a found 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," bears North 12°11' East, 0.51 feet;

North 29°38'01" West, at 600.88 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set on line; continuing, a total distance of 700.88 feet to a point in the centerline of Spring Creek, and the north line of the aforesaid 134.0583 acre tract and said Restricted Reserve "A", and being the most northwesterly corner of said 18.05 acre tract and the herein described tract;

THENCE, North 70°53'08" East, along the centerline of Spring Creek, and the north line of said 18.05 acre tract, a distance of 36.90 feet to a point for the most northeasterly corner of said 18.05 acre tract and the herein described tract (corner not set);

THENCE, southerly, with the east line of said 18.05 acre tract, the following courses:

South 29°37'46" East, a distance of 1,213.47 feet to an angle point (corner not set);

South 36°43'47" East, a distance of 201.56 feet to an angle point (corner not set);

South 28°59'13" East, a distance of 369.47 feet to an angle point (corner not set);

TOMBALL TOLLWAY – PHASE 2
PARCEL 514A
11.61 ACRES (505,672 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 4 of 13

South 27°23'53" East, a distance of 911.55 feet to point marking the beginning of a non-tangent curve to the right (corner not set);

Southeasterly, with said curve to the right, having a radius of 5,639.63 feet, an arc length of 257.62 feet, a delta angle of 02°37'02", and a chord which bears South 18°53'56" East, 257.60 feet to point of tangency (corner not set);

South 17°52'29" East, a distance of 218.35 feet to an angle point (corner not set);

South 17°37'31" East, a distance of 945.94 feet to the beginning of a tangent curve to the left (corner not set);

Southeasterly, with said curve to the left, having a radius of 5,825.07 feet, an arc length of 496.57 feet, a delta angle of 04°53'03", and a chord which bears South 20°08'27" East, 496.42 feet to a point of tangency (corner not set);

South 22°52'42" East, a distance of 38.58 feet to a point for the most southeasterly corner of the aforesaid 18.05 acre tract and the herein described tract (corner not set);

THENCE, with the south line of said 18.05 acre tract, the following courses:

South 87°02'05" West, a distance of 161.66 feet to an angle point (corner not set);

South 87°47'36" West, a distance of 8.23 feet to the **POINT OF BEGINNING** and containing 11.61 acres (505,672 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, LLC, under project number 1053-1401, of even date.

Compiled by Scott D. Mandeville
Terra Surveying Company, LLC
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
A Landpoint company
Project Number 1053-1401



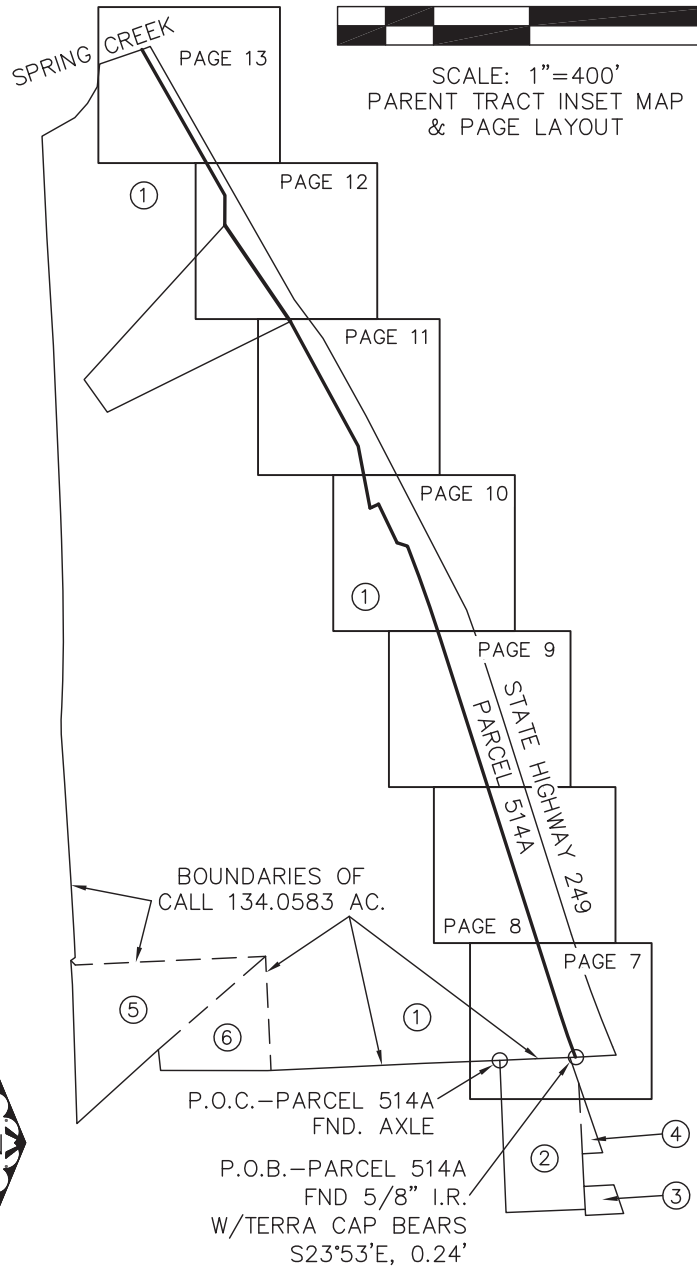
TRACT INFORMATION

- ① CALL 134.0583 ACRES
NORTH HARRIS COUNTY COLLEGE
NOVEMBER 15, 1984
H.C.C.F. NO. J785359 (FILM CODE NO. 100-81-0931)
- ② CALL 4.727 ACRES
NORTH HARRIS MONTGOMERY COMMUNITY COLLEGE DISTRICT
MAY 30, 1996
H.C.C.F. NO. S008221; RE-FILED IN H.C.C.F. NO. S284066
(FILM CODE NO. 511-51-0728)
- ③ CALL 0.3941 ACRE
NORTH HARRIS MONTGOMERY COMMUNITY COLLEGE DISTRICT
MAY 30, 1996
H.C.C.F. NO. S008219 (FILM CODE NO. 509-09-1114)
- ④ CALL 0.2153 ACRE (TRACT 1) AND
0.0839 ACRE (TRACT 2)
THE LONE STAR COLLEGE SYSTEM
DECEMBER 3, 2012
H.C.C.F. NO. 20120558941 (FILM CODE NO. 038-97-1672)
- ⑤ CALL 6.0645 ACRES
NORTH HARRIS COUNTY COLLEGE
JANUARY 24, 1985
H.C.C.F. NO. J871943 (FILM CODE NO. 005-73-0219)
- ⑥ CALL 3.0036 ACRES
NORTH HARRIS COUNTY COLLEGE
JANUARY 28, 1985
H.C.C.F. NO. J891514 (FILM CODE NO. 006-76-2535)

0 400 800

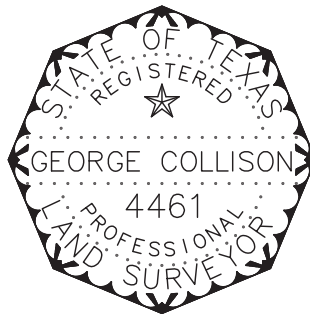


SCALE: 1"=400'
PARENT TRACT INSET MAP
& PAGE LAYOUT



BY:

George Collison
GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461



DATED: MARCH 20, 2020

GENERAL NOTES

1. THIS PLAT RELIES ON INFORMATION CONTAINED WITHIN AN ABTRACTOR'S CERTIFICATE PREPARED BY ABSTRACT SERVICES OF HOUSTON, DATED MARCH 19, 2020, UNDER GF NO. 2020-03-0028. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY OTHER ENCUMBRANCES OF RECORD.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
|-----|----------------------------|----------|-----|------|
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY-PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE-TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=100'
PROJECT: 1053-1401
DATE: MAY 2016
DRAWN BY: SDM
PAGE 5 OF 13

ABBREVIATIONS

| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N 87°33'15" E | 147.54' |
| L2 | N 87°47'36" E | 167.87' |
| L3 | N 72°18'46" W | 45.52' |
| L4 | S 63°58'10" W | 7.27' |
| L5 | N 26°01'50" W | 120.00' |
| L6 | N 10°47'29" W | 262.83' |
| L7 | N 34°14'08" W | 485.94' |
| L8 | N 00°21'46" E | 123.34' |
| L9 | N 29°38'01" W | 700.88' |
| L10 | N 70°53'08" E | 36.90' |
| L11 | S 36°43'47" E | 201.56' |
| L12 | S 22°52'42" E | 38.58' |
| L13 | S 87°02'05" W | 161.66' |
| L14 | S 87°47'36" W | 8.23' |
| L15 | N 25°05'33" W | 59.22' |

| CURVE TABLE | | | | | |
|-------------|-----------|------------|-------------|---------------|---------|
| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
| C1 | 3,632.00' | 189.86' | 02°59'42" | N 19°13'43" W | 189.84' |
| C2 | 6,448.00' | 406.46' | 03°36'42" | N 19°32'13" W | 406.39' |
| C3 | 1,440.00' | 31.82' | 01°15'58" | S 64°36'09" W | 31.82' |
| C4 | 5,639.63' | 257.62' | 02°37'02" | S 18°53'56" E | 257.60' |
| C5 | 5,825.07' | 496.57' | 04°53'03" | S 20°08'27" E | 496.42' |

| | | | | |
|-----|----------------------------|----------|-----|------|
| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY-PHASE 2
 PARCEL 514A
 COUNTY OF HARRIS
 PLAT OF NORTH HARRIS COUNTY
 COLLEGE-TOMBALL CAMPUS
 JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

| | |
|--|--------------------|
| TERRA TERRA SURVEYING CO., LLC 3000 WILCREST DRIVE SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327 FAX (713) 993-9231 | KEY MAP: 288-B |
| | SCALE: 1"=100' |
| | PROJECT: 1053-1401 |
| | DATE: MAY 2016 |
| | DRAWN BY: SDM |
| | PAGE 6 OF 13 |



REMAINDER OF
CALL 134.0583 AC.
NORTH HARRIS
COUNTY COLLEGE
NOV. 15, 1984
H.C.C.F. NO. J785359
(F.C. NO. 100-81-0931)

RESTRICTED RESERVE "B"
PLAT OF NORTH HARRIS COUNTY
COLLEGE—TOMBALL CAMPUS
(F.C. NO. 347146, H.C.M.R.)

30' TEXAS SOUTHEASTERN
GAS COMPANY ESMT.
H.C.C.F. NO. L079988

P.O.C.—PARCEL
514A
FND. AXLE

CALL 4.727 AC.
NORTH HARRIS MONTGOMERY
COMMUNITY COLLEGE DISTRICT
MAY 30, 1996
H.C.C.F. NO. S008221 &
RE-FILED H.C.C.F. S284066
(F.C. NO. 511-51-0728)

P.O.B.—PARCEL 514A
FND 5/8" I.R.
W/TERRA CAP BEARS
S23°53'E, 0.24'
X=3,030,878.48
Y=13,967,239.01

JOSEPH HOUSE SURVEY ABSTRACT NO. 34

ESMT-2
20' P.U.E. W/ ADJOINING 5.5' A.E.
STARTING 16' ABOVE THE GROUND
F.C. NO. 347146, H.C.M.R.

| | EXISTING | TAKING | REMAINING |
|---------|-----------|---------|-----------|
| ACRES | 148.5467 | 11.61 | 136.94 |
| SQ. FT. | 6,470,695 | 505,672 | 5,965,023 |

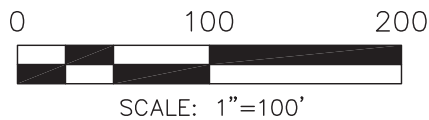
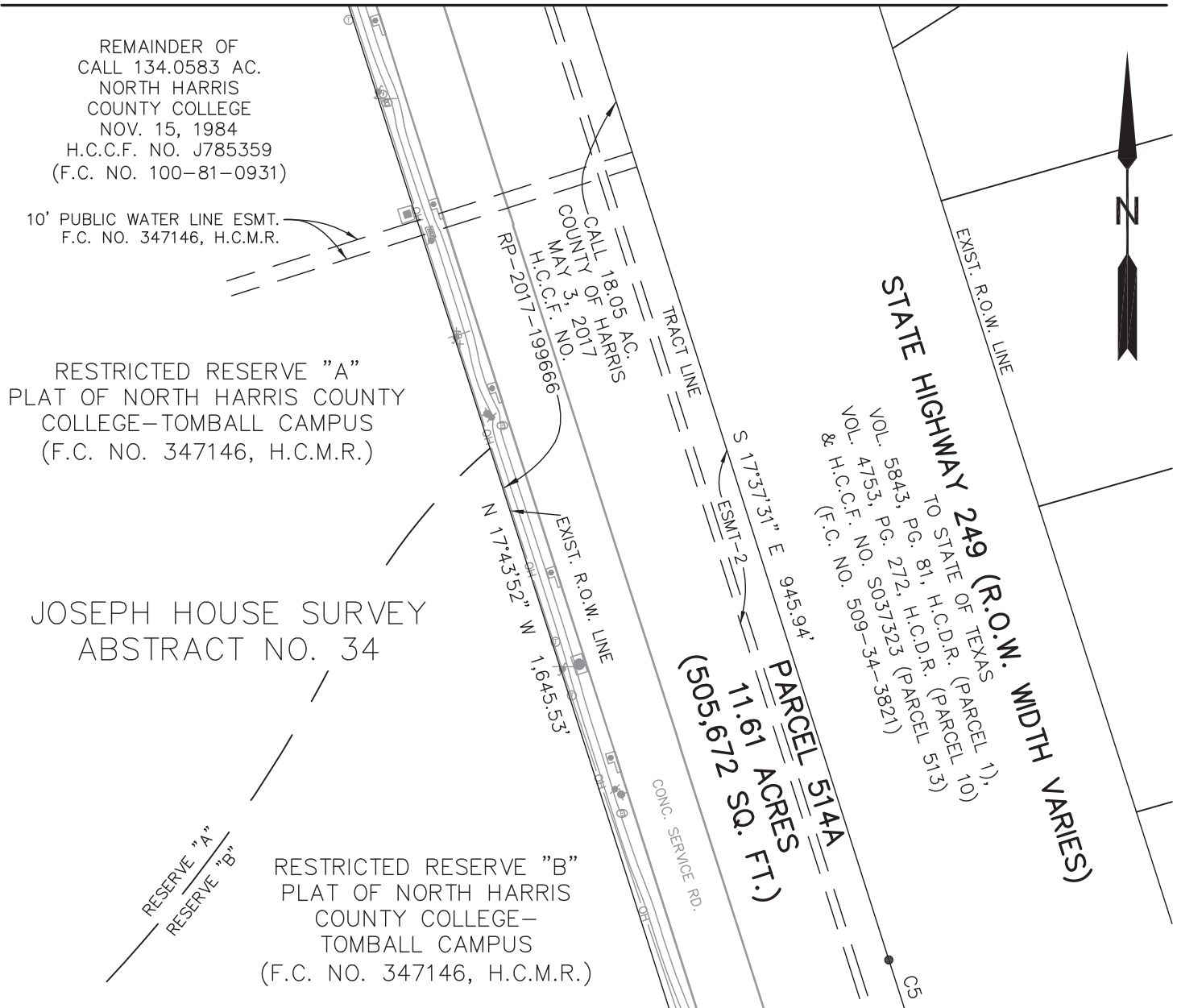
EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEEDS

| | | | | |
|-----|----------------------------|----------|-----|------|
| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY—PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE—TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=100'
PROJECT: 1053-1401
DATE: MAY 2016
DRAWN BY: SDM
PAGE 7 OF 13



ESMT-2
20' P.U.E. W/ ADJOINING 5.5' A.E.
STARTING 16' ABOVE THE GROUND
F.C. NO. 347146, H.C.M.R.

| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
|-----|----------------------------|----------|-----|------|
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY—PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE—TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=100'
PROJECT: 1053-1401
DATE: MAY 2016
DRAWN BY: SDM
PAGE 8 OF 13

REMAINDER OF
CALL 134.0583 AC.
NORTH HARRIS
COUNTY COLLEGE
NOV. 15, 1984
H.C.C.F. NO. J785359
(F.C. NO. 100-81-0931)

10' SOUTHWESTERN BELL
TELEPHONE COMPANY ESMT.
H.C.C.F. NO. L614503

JOSEPH HOUSE SURVEY ABSTRACT NO. 34

RESTRICTED RESERVE "A"
PLAT OF NORTH HARRIS COUNTY
COLLEGE—TOMBALL CAMPUS
(F.C. NO. 347146, H.C.M.R.)

10' CENTERPOINT ENERGY
HOUSTON ELECTRIC, LLC
H.C.C.F. NO. 20100550260
& 20120392813

0 100 200



SCALE: 1"=100'

ESMT-2
20' P.U.E. W/ ADJOINING 5.5' A.E.
STARTING 16' ABOVE THE GROUND
F.C. NO. 347146, H.C.M.R.

MATCH LINE—PAGE 8 OF 13

| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
|-----|----------------------------|----------|-----|------|
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY—PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE—TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

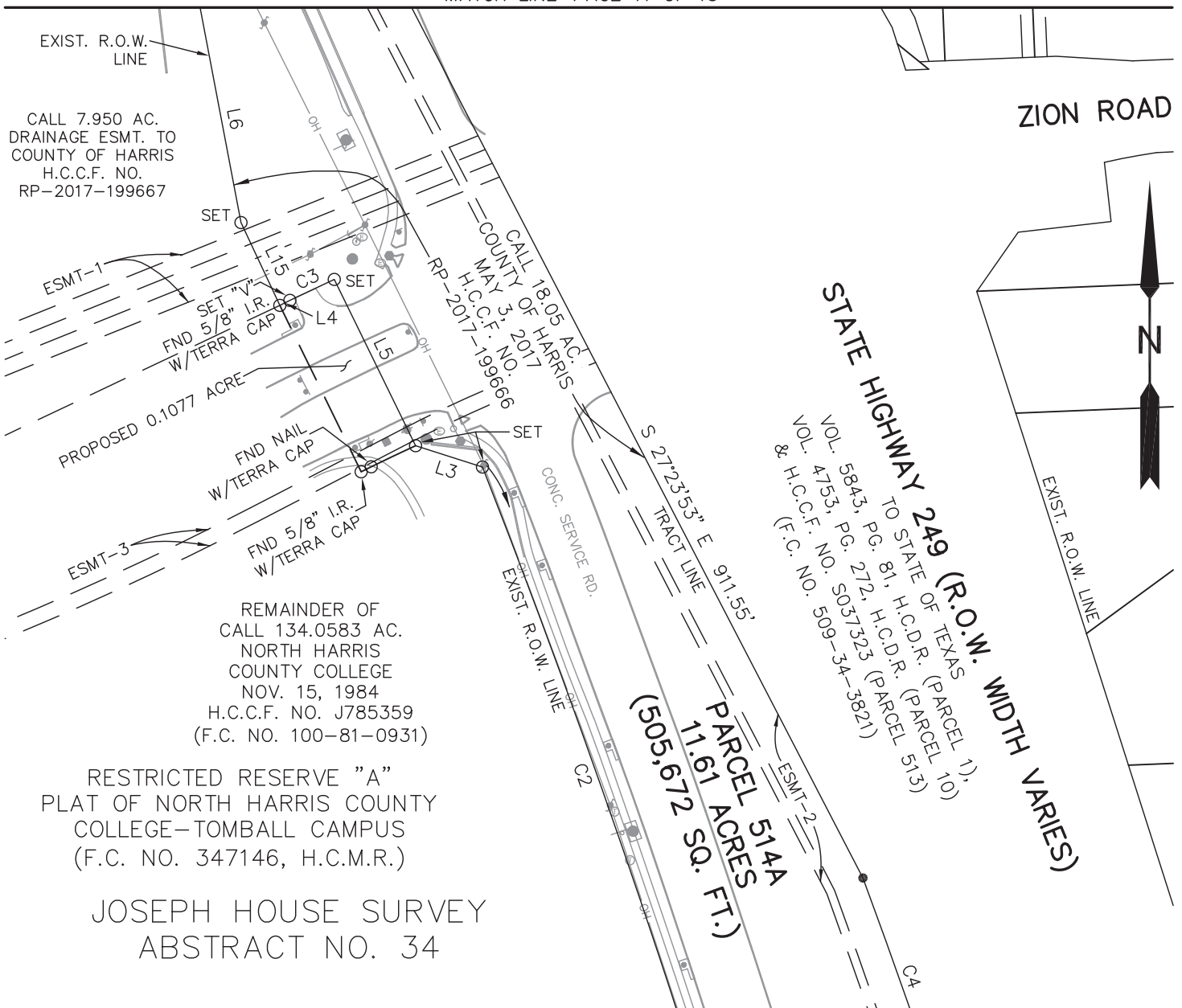
SCALE: 1"=100'

PROJECT: 1053-1401

DATE: MAY 2016

DRAWN BY: SDM

PAGE 9 OF 13



MATCH LINE—PAGE 9 OF 13



ESMT-1
10' H.L.&P. ELECTRIC GROUND ESMT.
W/ 10' A.E. ADJOINING BOTH SIDES
STARTING 16' ABOVE THE GROUND
H.C.C.F. NO. L470415

ESMT-2
20' P.U.E. W/ ADJOINING 5.5' A.E.
STARTING 16' ABOVE THE GROUND
F.C. NO. 347146, H.C.M.R.

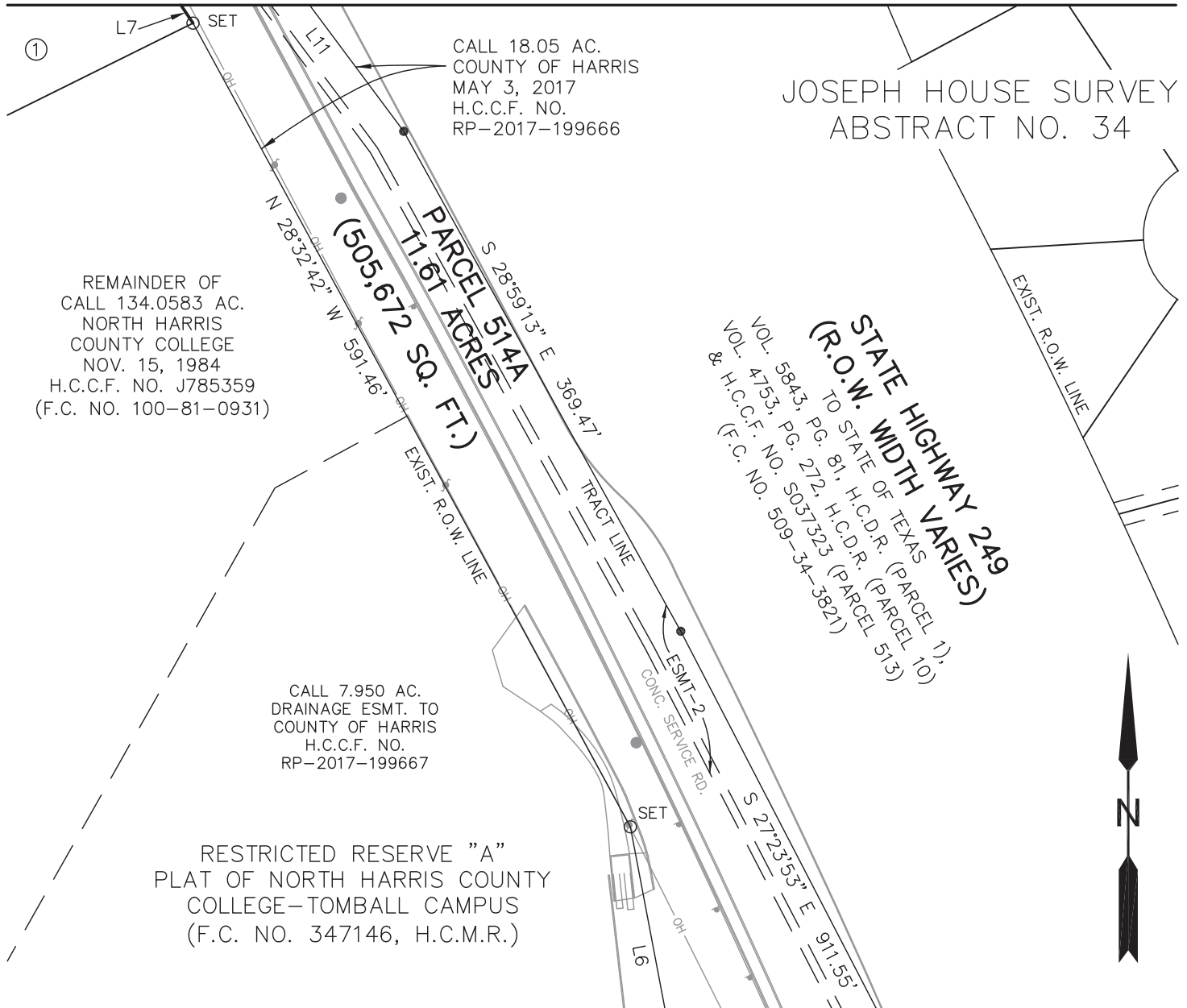
ESMT-3
10' WATERLINE ESMT.
TO CITY OF TOMBALL
H.C.C.F. NO. U959338

| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
|-----|----------------------------|----------|-----|------|
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY—PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE—TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=100'
PROJECT: 1053-1401
DATE: MAY 2016
DRAWN BY: SDM
PAGE 10 OF 13



| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
|-----|----------------------------|----------|-----|------|
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY—PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE-TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=100'

PROJECT: 1053-1401

DATE: MAY 2016

DRAWN BY: SDM

PAGE 11 OF 13

REMAINDER OF
CALL 134.0583 AC.
NORTH HARRIS COUNTY COLLEGE
NOV. 15, 1984
H.C.C.F. NO. J785359
(F.C. NO. 100-81-0931)

CALL 18.05 AC.
COUNTY OF HARRIS
MAY 3, 2017
H.C.C.F. NO.
RP-2017-199666

RESTRICTED RESERVE "A"
PLAT OF NORTH
HARRIS COUNTY COLLEGE-
TOMBALL CAMPUS
(F.C. NO. 347146, H.C.M.R.)

EXIST. R.O.W. LINE
FND 5/8" I.R.
W/TERRA CAP BEARS
N12°11'E, 0.51'

ESMT-2

S 29°37'46" E 1,213.47'
 PROP. R.O.W. LINE
 TRACT LINE
 N 34°14'08" W 485.94'
 TRUCK
 H.C.M.R.

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
TO STATE OF TEXAS (PARCEL 1),
H.C.D.R. (PARCEL 10),
H.C.D.R. (PARCEL 513)
PG. 272, S037323 (PARCEL 509-34-3821)
PG. 5843, VOL. 4753, H.C.C.F. NO. 509-34-3821
& VOL. 4753, H.C.C.F. NO. 509-34-3821

PARCEL 514A
11.61 ACRES
(505,672 SQ. FT.)

CALL 18.05 AC.
- COUNTY OF HARRIS
MAY 3, 2017
H.C.C.F. NO.
RP-2017-199666

EXIST. R.O.W. LINE

N



SCALE: 1"=100'

ESMT-2
20' P.U.E. W/ ADJOINING 5.5' A.E.
STARTING 16' ABOVE THE GROUND
F.C. NO. 347146, H.C.M.R.

| | | | | |
|-----|----------------------------|----------|-----|------|
| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY-PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE-TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=100'

PROJECT: 1053-1401

DATE: MAY 2016

DRAWN BY: SDM

PAGE 12 OF 13

MONTGOMERY
COUNTY

JOSEPH HOUSE SURVEY
ABSTRACT NO. 34



SPRING CREEK
(H.C.F.C.D. UNIT
NO. J100-00-00)

PARCEL 514A
11.61 ACRES
(505,672 SQ. FT.)

HARRIS
COUNTY

RESTRICTED RESERVE "A"
PLAT OF NORTH HARRIS COUNTY
COLLEGE-TOMBALL CAMPUS
(F.C. NO. 347146, H.C.M.R.)

REMAINDER OF
CALL 134.0583 AC.
NORTH HARRIS
COUNTY COLLEGE
NOV. 15, 1984
H.C.C.F. NO. J785359
(F.C. NO. 100-81-0931)

CALL 18.05 AC.
COUNTY OF HARRIS
MAY 3, 2017
H.C.C.F. NO. RP-2017-199666

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
TO STATE OF TEXAS
VOL. 5843, PG. 81, H.C.D.R. (PARCEL 1),
VOL. 4753, PG. 272, H.C.D.R. (PARCEL 10)
& H.C.C.F. NO. S037323 (PARCEL 513)
(F.C. NO. 509-34-3821)

H.C.F.C.D. ESMT-1
F.C. NO. 347146, H.C.M.R.
(NORTH OF THIS LINE)

TRACT LINE
S 29°37'46" E 1,213.47'
N 29°38'01" W 700.88'
EXIST. R.O.W. LINE

ESMT-2

MATCH LINE—PAGE 12 OF 13

0 100 200



SCALE: 1"=100'

| 2 | REDUCE AREA; UPDATE PARCEL | 11/16/20 | MES | GC |
|-----|----------------------------|----------|-----|------|
| 1 | REDUCE AREA; UPDATE PARCEL | 03/20/20 | SDM | GC |
| REV | DESCRIPTION | DATE | BY | APPD |

TOMBALL TOLLWAY—PHASE 2
PARCEL 514A
COUNTY OF HARRIS
PLAT OF NORTH HARRIS COUNTY
COLLEGE-TOMBALL CAMPUS
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

ESMT-2
20' P.U.E. W/ ADJOINING 5.5' A.E.
STARTING 16' ABOVE THE GROUND
F.C. NO. 347146, H.C.M.R.

TERRA
TERRA SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=100'
PROJECT: 1053-1401
DATE: MAY 2016
DRAWN BY: SDM
PAGE 13 OF 13

TOMBALL TOLLWAY – PHASE 2
PARCEL 529
0.0056 ACRE (246 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0056 acre (246 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 35, Block 4, TOMBALL HILLS ADDITION REPLAT, a plat of subdivision thereof recorded in Volume 279, Page 111, Harris County Map Records; also being part of and out of the 7.0820 acre of that certain called 7.254 acres described in deed to Patrick William Clark and Cheri Lynn Clark, dated June 30, 1997, as recorded under Harris County Clerk's File (H.C.C.F.) Number S541638 (Film Code (F.C.) Number 513-87-3525); said 0.0056 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found in the existing cul-de-sac right-of-way (R.O.W.) line of Chris Lane, as dedicated to the public in said plat of TOMBALL HILLS ADDITION REPLAT, and marking the most easterly common corner of Lots 35 and 36 of said Block 4; said iron rod also marking the most easterly common corner of said 7.254 acre tract and that certain tract described in deed to Sylvia Leigh Hildreth (herein referred to as the "Hildreth Tract"), dated July 14, 1998, as recorded under H.C.C.F. Number T161686 (F.C. Number 520-01-2982); thence:

North 63°06'06" West, departing the existing R.O.W. line of said Chris Lane with the common line of said Lots 35 and 35, said Hildreth Tract, and said 7.254 acre tract, a distance of 892.75 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing east R.O.W. line of State Highway (S.H.) 249, based on a varying width, and marking the most northerly northeast corner of Parcel 528, as dedicated to State of Texas under H.C.C.F. Number S223803 (F.C. Number 510-94-2786); said iron rod also marking the **POINT OF BEGINNING** and most southeasterly corner of the herein described tract, and having surface coordinates of X=3,029,527.13 and Y=13,971,367.98;

TOMBALL TOLLWAY – PHASE 2
PARCEL 529
0.0056 ACRE (246 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

THENCE, North 63°06'06" West, with existing east R.O.W. line of said S.H. 249, the north line of said Parcel 528, and the southwest line of said Lot 35 and said 7.254 acre tract, a distance of 8.59 feet to a point in the existing east R.O.W. line of S.H. 29, based on a varying width, and being the most northwesterly corner of said Parcel 528 and the most southwesterly corner of the herein described tract;

THENCE, North 26°49'22" West, across said Lot 35 and said 7.254 acre tract with existing east R.O.W. line of said S.H. 249, a distance of 96.64 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of S.H. 249, based on a varying width, and marking the most northerly corner of the herein described tract;

THENCE, South 29°38'02" East, continuing across said Lot 35 and said 7.254 acre tract with the proposed east R.O.W. line of said S.H. 249, a distance of 103.69 feet to the **POINT OF BEGINNING** and containing 0.0056 acre (246 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401



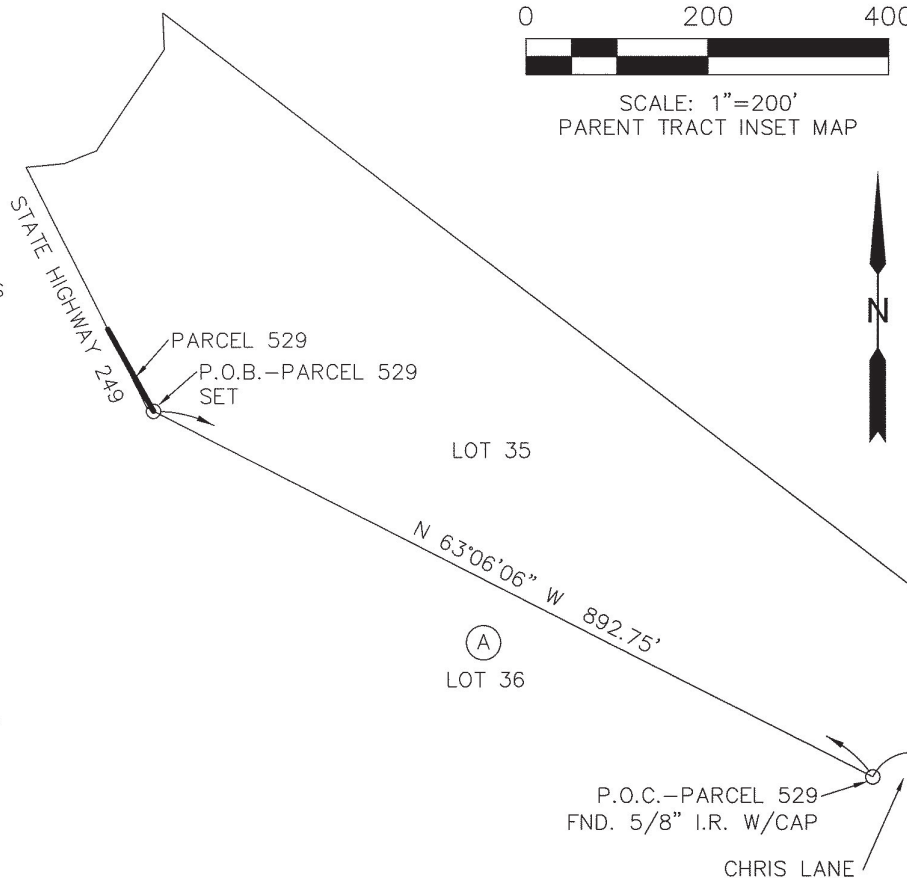
ABBREVIATIONS


| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |

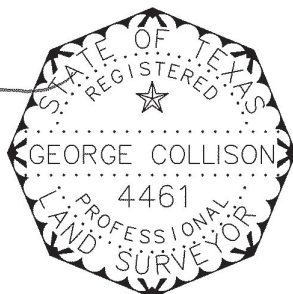
0 200 400



SCALE: 1"=200'
PARENT TRACT INSET MAP



BY: 
GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 529
PATRICK & CHERI CLARK
TOMBALL HILLS ADDITION REPLAT
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

DRAWN BY: SDM

PAGE 3 OF 4



JOSEPH HOUSE SURVEY ABSTRACT NO. 34

LOT 35, BLOCK 4
TOMBALL HILLS ADDITION REPLAT
(VOL. 279, PG. 111, H.C.M.R.)

REMAINDER OF CALL 7.254 AC.
PATRICK WILLIAM CLARK
& CHERI LYNN CLARK
JUNE 30, 1997
H.C.C.F. NO. S541638
(F.C. NO. 513-87-3525)



AREA OF POTENTIAL
CONFLICT (HATCHED)
0.1731 ACRE
(7,541 SQ. FT.)

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N 63°06'06" W | 8.59' |
| L2 | N 26°49'22" W | 96.64' |
| L3 | N 63°06'06" W | 32.35' |
| L4 | N 84°31'28" E | 36.13' |

FND. 5/8" I.R.
W/TXDOT CAP BEARS
S 06°30' W, 0.47'

PARCEL 529
0.0056 ACRE
(246 SQ. FT.)

PROP. R.O.W. LINE
P.O.B.—PARCEL 529
SET
X=3,029,527.13
Y=13,971,367.98

(A)
REMAINDER OF LOT 36
SYLVIA LEIGH HILDRETH
JULY 14, 1998
H.C.C.F. NO. T161686
(F.C. NO. 520-01-2982)

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
TO STATE OF TEXAS
H.C.C.F. NO. S223803 (PARCEL 528)
(F.C. NO. 510-94-2786)

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCEL 529
PATRICK & CHERI CLARK
TOMBALL HILLS ADDITION REPLAT
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 7.0820 | 0.0056 | 7.0764 |
| SQ. FT. | 308,491 | 246 | 308,245 |

EXISTING ACRES/SQ. FT. IS CALCULATED FROM DEEDS

TOMBALL TOLLWAY – PHASE 2
PARCEL 530
0.0391 ACRE (1,702 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0391 acre (1,702 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of the 6.1473 acre remainder of that certain called 39.4690 acres described in deed to Christbridge Fellowship (formerly known as Church of Christ, Tomball, Texas), dated March 9, 1977, as recorded under Harris County Clerk's File (H.C.C.F.) Number F071153 (Film Code (F.C.) Number 160-14-2288); said 0.0391 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking an interior corner of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under F.C. Number 622107, Harris County Map Records; said iron rod also marking the most westerly interior of that certain called 8.380 acres, referred to as Tract I, Exhibit "I", described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under H.C.C.F. Number 20090460101 (F.C. Number 068-08-1070); thence:

South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and marking the **POINT OF BEGINNING** and most northeasterly corner of the herein described tract, and having surface coordinates of X=3,031,930.01 and Y=13,965,104.12;

THENCE, southerly, across said 39.4690 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the left, having a radius of 7,970.00 feet, an arc length of 313.09 feet, a delta angel of 02°15'03", and a chord which bears South 15°45'38" East, 313.07 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing east R.O.W. line of S.H. 249, based on a varying width, and being Parcel 19A, as dedicated to State of Texas in Volume 6642, Page 433, Harris County Deed Records; said iron rod also being in the west line of said 39.4690 acre tract and marking the most southerly corner of the herein described tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 530
0.0391 ACRE (1,702 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, the west line of said 39.4690 acre tract, and a non-tangent curve to the right, having a radius of 2,774.80 feet, an arc length of 315.03 feet, a delta angle of $06^{\circ}30'18''$, and a chord which bears North $17^{\circ}01'15''$ West, 314.86 feet to a point for the most westerly southwest corner of said Lot 1 and said 8.380 acre tract, and being the most northwesterly corner of the herein described tract, from which a found 5/8-inch iron rod with cap bears South $88^{\circ}09'00''$ West, 0.30 feet;

THENCE, North $88^{\circ}09'00''$ East, departing the existing east R.O.W. line of said S.H. 249 with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 7.14 feet to the **POINT OF BEGINNING** and containing 0.0391 acre (1,702 square feet) of land.

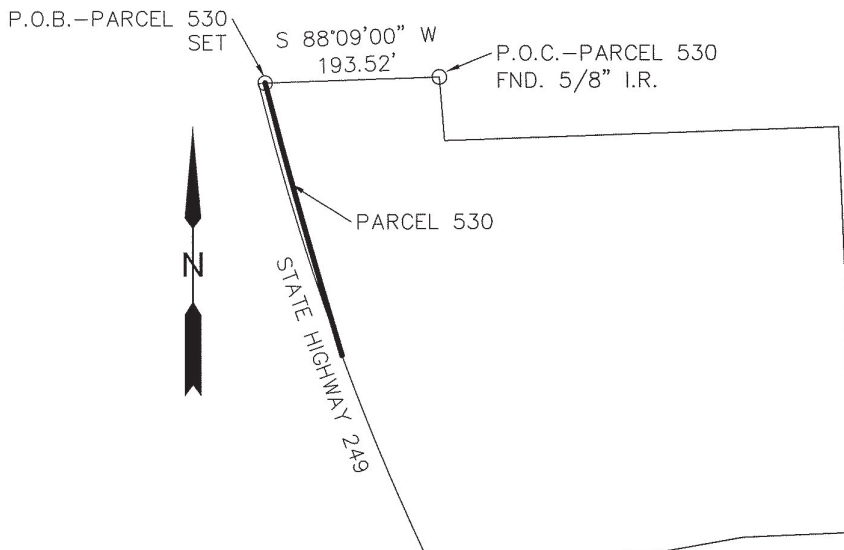
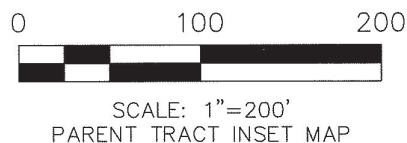
There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401




ABBREVIATIONS

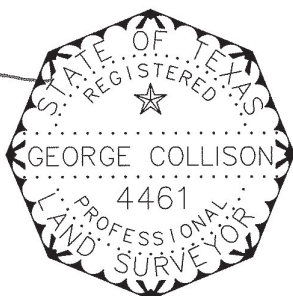
| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"X4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |



| CURVE TABLE | | | | | |
|-------------|-----------|------------|-------------|---------------|---------|
| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
| C1 | 7,970.00' | 313.09' | 02°15'03" | S 15°45'38" E | 313.07' |
| C2 | 2,774.80' | 315.03' | 06°30'18" | N 17°01'15" W | 314.86' |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N 88°09'00" E | 7.14' |

BY: 
 GEORGE COLLISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 530
CHRISTBRIDGE FELLOWSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
 3000 WILCREST DRIVE
 SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327
 FAX (713) 993-9231

| |
|--------------------|
| KEY MAP: 288-B |
| SCALE: 1"=50' |
| PROJECT: 1053-1401 |
| DATE: APRIL 2016 |
| DRAWN BY: SDM |
| PAGE 3 OF 4 |

FND. 5/8" I.R.
W/CAP BEARS
S 88°09'00" W,
0.30'

(A)

S 88°09'00" W 193.52'

P.O.B.—PARCEL 530

SET
X=3,031,930.01
Y=13,965,104.12

P.O.C.
PARCEL 530

FND. 5/8" I.R.
W/ CAP

PROP. R.O.W. LINE

PARCEL 530
0.0391 ACRE
(1,702 SQ. FT.)

EXIST. R.O.W. LINE

LOT 1, THE SHOPPES
AT SPRING CREEK
COMMONS SECTION TWO
(F.C. NO. 622107,
H.C.M.R.)

(A)



SCALE: 1"=50'



REMAINDER OF CALL 39.4690 AC.
CHRISTBRIDGE FELLOWSHIP
(F/K/A CHURCH OF CHRIST,
TOMBALL, TEXAS)
MAR. 9, 1977
H.C.C.F. NO. F071153
(F.C. NO. 160-14-2288)

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
TO STATE OF TEXAS (PARCEL 19A)
VOL. 6642, PG. 433, H.C.D.R.

10' H.L.&P. A.E.
H.C.C.F. NO. G073522

10' H.L.&P. ELECTRIC
GROUND ESMT.
H.C.C.F. NO. G073522

20' P.U.E. TO CITY OF TOMBALL
H.C.C.F. NO. 200704477

(A)

CALL 8.380 AC.
(EXHIBIT "I", TRACT I)
PAR REAL ESTATE HOLDINGS, LLC
SEPT. 24, 2009
H.C.C.F. NO. 20090460101
(F.C. NO. 068-08-1070)

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCEL 530
CHRISTBRIDGE FELLOWSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

JOSEPH HOUSE SURVEY
ABSTRACT NO. 34

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 6.1473 | 0.0391 | 6.1082 |
| SQ. FT. | 267,776 | 1,702 | 266,074 |

EXISTING ACRES/SQ. FT. IS CALCULATED FROM DEEDS

TOMBALL TOLLWAY – PHASE 2
PARCEL 531 - 0.0211 ACRE (918 SQUARE FEET)
PARCEL 531TCE - 0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 6

Parcel 531

Being a tract or parcel, containing 0.0211 acre (918 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622107, Harris County Map Records; also being part of and out of 18.489 acres comprised of two tracts: 1) called 10.109 acres, referred to in Exhibit "H"; and 2) called 8.380 acres, referred to as Tract I, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0211 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and marking the **POINT OF BEGINNING** and most southeasterly corner of the herein described tract, and having surface coordinates of X=3,031,930.01 and Y=13,965,104.12;

THENCE, South 88°09'00" West, continuing with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 7.14 feet to a point in the existing east R.O.W. line of S.H. 249, being Parcel 19A, as dedicated to State of Texas in Volume 6642, Page 433, Harris County Deed Records; also being the most westerly southwest corner of said Lot 1, said 8.380 acre tract, and the herein described tract, from which a found 5/8-inch iron rod with cap found for reference bears South 88°09'00" West, 0.30 feet;

TOMBALL TOLLWAY – PHASE 2
PARCEL 531 - 0.0211 ACRE (918 SQUARE FEET)
PARCEL 531TCE - 0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 6

Parcel 531 (continued)

THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, the west line of said Lot 1 and said 8.380 acre tract, and a non-tangent curve to the right, having a radius of 2,774.80 feet, an arc length of 90.44 feet, a delta angle of 01°52'03", and a chord which bears North 12°50'05" West, 90.44 feet to a point of tangency, from which a found Texas Department of Transportation concrete monument bears South 00°23' West, 2.28 feet;

THENCE, North 11°54'04" West, continuing with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, and the west line of said Lot 1 and said 8.380 acre tract, a distance of 192.98 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of said S.H. 249 and marking the most northerly corner of the herein described tract;

THENCE, southerly, departing said existing east R.O.W. line and across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the left, having a radius of 7,970.00 feet, an arc length of 284.79 feet, a delta angle of 02°02'50", and a chord which bears South 13°36'41" East, 284.78 feet to the **POINT OF BEGINNING** and containing 0.0211 acre (918 square feet) of land.

Parcel 531TCE

Being an easement tract or parcel, containing 0.0048 acre (208 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of said Lot 1 and said 8.380 acre tract; said 0.0048 acre easement tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

TOMBALL TOLLWAY – PHASE 2
PARCEL 531 - 0.0211 ACRE (918 SQUARE FEET)
PARCEL 531TCE - 0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 3 of 6

Parcel 531TCE (continued)

COMMENCING at a 5/8-inch iron rod found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of said S.H. 249;

Northerly, across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 141.57 feet, a delta angle of 01°01'04", and a chord which bears North 14°07'34" West, 141.57 feet to the **POINT OF BEGINNING** and southwest corner of the herein described easement tract, and having surface coordinates of X=3,031,895.46 and Y=13,965,241.41;

THENCE, northerly, continuing across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 26.00 feet, a delta angle of 00°11'13", and a chord which bears North 13°31'26" West, 26.00 feet to a point for the northwest corner of the herein described easement tract;

THENCE, departing said proposed east R.O.W. line and across said Lot 1 and said 8.380 acre tract with lines of the proposed easement, the following courses:

North 76°28'34" East, a distance of 8.00 feet to a point for the northeast corner of the herein described easement tract;

South 13°31'26" East, a distance of 26.00 feet to a point for the southeast corner of the herein described easement tract;

South 76°28'34" West, a distance of 8.00 feet to the **POINT OF BEGINNING** and containing 0.0048 acre (208 square feet) easement tract of land.

TOMBALL TOLLWAY – PHASE 2
PARCEL 531 - 0.0211 ACRE (918 SQUARE FEET)
PARCEL 531TCE - 0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 4 of 6

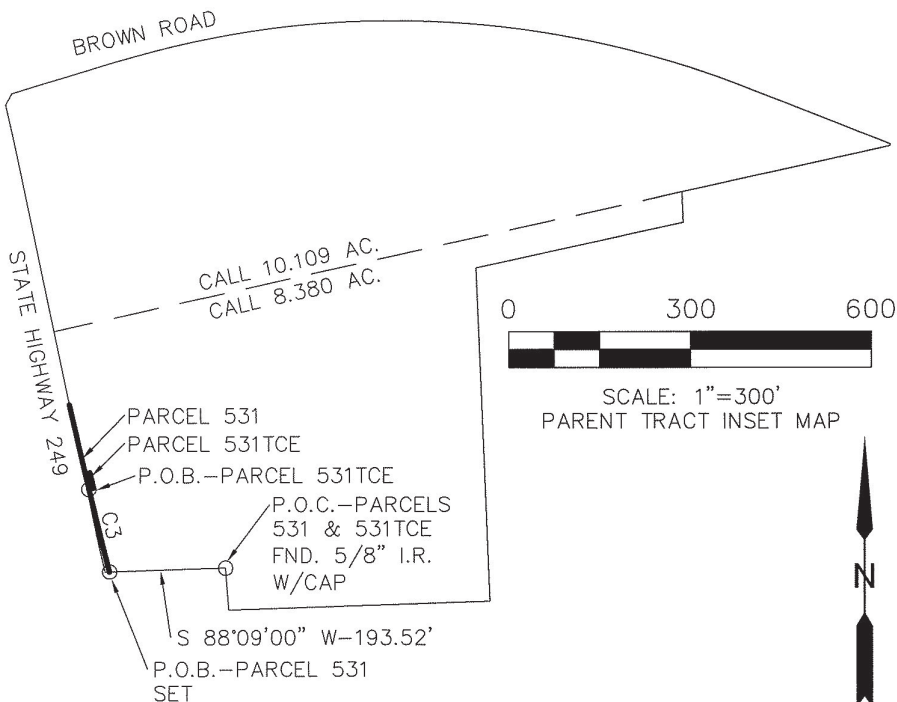
There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401




ABBREVIATIONS

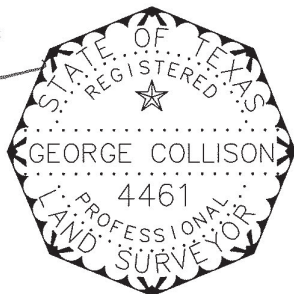
| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |



| CURVE TABLE | | | | | |
|-------------|-----------|------------|-------------|---------------|---------|
| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
| C1 | 2,774.80' | 90.44' | 01°52'03" | N 12°50'05" W | 90.44' |
| C2 | 7,970.00' | 284.79' | 02°02'50" | S 13°36'41" E | 284.78' |
| C3 | 7,970.00' | 141.57' | 01°01'04" | N 14°07'34" W | 141.57' |
| C4 | 7,970.00' | 26.00' | 00°11'13" | N 13°31'26" W | 26.00' |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 88°09'00" W | 7.14' |
| L2 | N 76°28'34" E | 8.00' |
| L3 | S 13°31'26" E | 26.00' |
| L4 | S 76°28'34" W | 8.00' |

BY: 
 GEORGE COLLISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

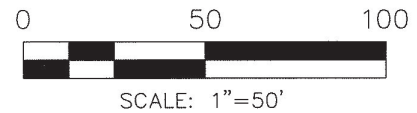
TOMBALL TOLLWAY-PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK
COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
 3000 WILCREST DRIVE
 SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327
 FAX (713) 993-9231

KEY MAP: 288-B
 SCALE: 1"=50'
 PROJECT: 1053-1401
 DATE: APRIL 2016
 DRAWN BY: SDM
 PAGE 5 OF 6

JOSEPH HOUSE SURVEY ABSTRACT NO. 34



LOT 1, THE SHOPPES
AT SPRING CREEK
COMMONS SECTION TWO
(F.C. NO. 622107, H.C.M.R.)

15' P.U.E. TO CITY OF TOMBALL
W/ ADJOINING 5' A.E.
STARTING 20' ABOVE THE GROUND
F.C. NO. 622107, H.C.M.R.

CALL 10.109 AC. (EXHIBIT "H")
& CALL 8.380 AC.
(EXHIBIT "I", TRACT I)
PAR REAL ESTATE HOLDINGS, LLC
SEPT. 24, 2009
H.C.C.F. NO. 20090460101
(F.C. NO. 068-08-1070)

PARCEL 531
0.0211 ACRE
(918 SQ. FT.)

PARCEL 531TCE
0.0048 ACRE
(208 SQ. FT.)

P.O.B.
PARCEL 531TCE
X=3,031,895.46
Y=13,965,241.41

P.O.B.—PARCEL 531
X=3,031,930.01
Y=13,965,104.12

(A)
REMAINDER OF CALL 39.4690 AC.
CHRISTBRIDGE FELLOWSHIP
(F/K/A CHURCH OF CHRIST,
TOMBALL, TEXAS)
MAR. 9, 1977
H.C.C.F. NO. F071153
(F.C. NO. 160-14-2288)

FND. TXDOT CONC.
MONU. BEARS
S 00°23' W, 2.28'

FND. 5/8" I.R.
W/CAP BEARS
S 88°09'00" W, 0.30'

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK
COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

DRAWN BY: SDM

PAGE 6 OF 6

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 18.489 | 0.0211 | 18.468 |
| SQ. FT. | 805,372 | 918 | 804,454 |

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
TO STATE OF TEXAS (PARCEL 19A)
VOL. 6642, PG. 433, H.C.D.R.

TOMBALL TOLLWAY – PHASE 2
PARCEL 541
0.0049 ACRE (213 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0049 acre (213 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION ONE, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622085, Harris County Map Records; also being part of and out of 31.219 acres comprised of four tracts: 1) called 17.057 acres, referred to Tract I, Exhibit "G"; 2) called 1.000 acres, referred to as Tract II, Exhibit "G"; 3) called 12.271 acres, referred to Tract III, Exhibit "G"; and 4) called 0.8910 acre, referred to as Tract IV, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0049 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a point in the existing east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and being Parcel 17, as dedicated to State of Texas in Volume 6328, Page 246, Harris County Deed Records; also being in the west line of said Lot 1, and being the west common corner of said 12.271 acre tract and said 17.057 acre tract; thence:

Southerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 17, the west line of said Lot 1 and said 12.271 acre tract, and a non-tangent curve to the right, having a radius of 3,909.70, an arc length of 376.37 feet, a delta angle of 05°30'56", and a chord which bears South 18°06'19" East, 376.23 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the northerly end of a proposed cutback line formed with the existing north R.O.W. line of Brown Road, based on a 100-foot width; said iron rod also marking the **POINT OF BEGINNING** and most northerly corner of the herein described tract, and having surface coordinates of X=3,031,722.40 and Y=13,966,013.73;

TOMBALL TOLLWAY – PHASE 2
PARCEL 541
0.0049 ACRE (213 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

THENCE, South 61°47'52" East, departing the existing east R.O.W. line of said S.H. 249 and across said Lot 1 and said 12.271 acre tract with the proposed east R.O.W. line of said S.H. 249 and said proposed cutback line, a distance of 35.54 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing north R.O.W. line of said Brown Road (Parcel 2), as dedicated to City of Tomball under H.C.C.F. Number 20070395951 (F.C. Number 046-34-1554); said iron rod also being in the south line of said Lot 1 and said 12.271 acre tract, and marking the southerly end of said proposed cutback line and the most easterly corner of the herein described tract;

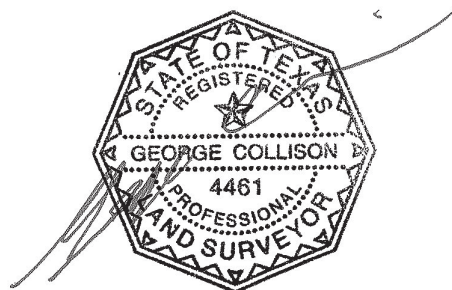
THENCE, South 73°12'09" West, with the north R.O.W. line of said Brown Road, and the south line of said Lot 1 and said 12.271 acre tract, a distance of 10.87 feet to a point for the southerly end of an existing cutback line formed with the existing east R.O.W. line of said S.H. 249; also being the most easterly southwest corner of said Lot 1, said 12.271 acre tract, and the herein described tract;

THENCE, North 60°58'05" West, with said existing cutback line, and a southwest line of said Lot 1 and said 12.271 acre tract, a distance of 20.86 feet to a point in the existing east R.O.W. line of said S.H. 249 and the east line of the aforesaid Parcel 17; also being in the west line of said Lot 1 and said 12.271 acre tract, and being the most northerly end of said existing cutback line and the most northerly southwest corner of the herein described tract;

THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 17, the west line of said Lot 1 and said 12.271 acre tract, and a non-tangent curve to the left, having a radius of 3,909.70, an arc length of 10.18 feet, a delta angle of 00°08'57", and a chord which bears North 15°16'22" West, 10.18 feet to the **POINT OF BEGINNING** and containing 0.0049 acre (213 square feet) of land.

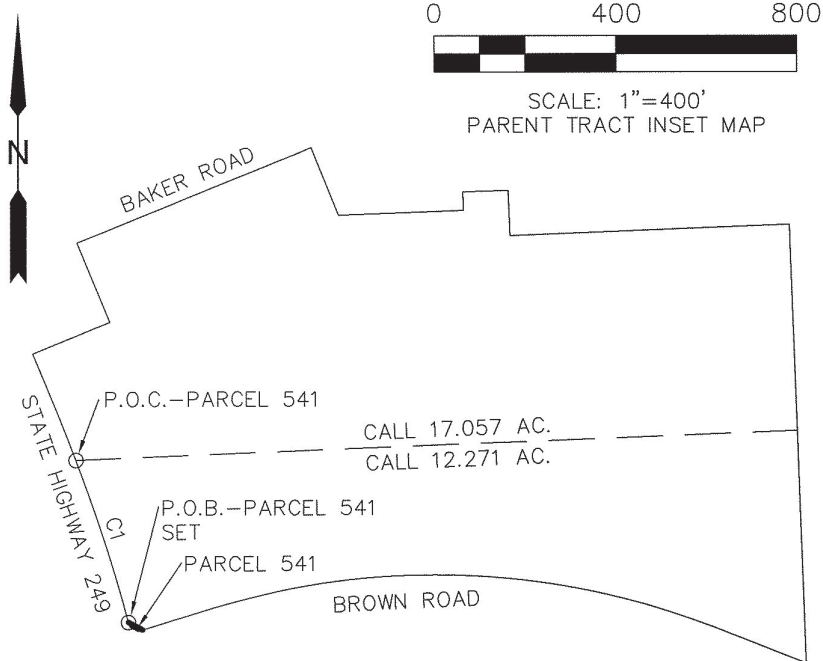
There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401




ABBREVIATIONS

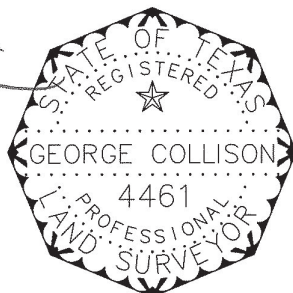
A.E. AERIAL EASEMENT
AC. ACRES
CONC. CONCRETE
ESMT. EASEMENT
EXIST. EXISTING
F.C. FILM CODE
F/K/A FORMERLY KNOWN AS
FND. FOUND
H.C.C.F. HARRIS COUNTY CLERK'S FILE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.F.C.D. HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.M.R. HARRIS COUNTY MAP RECORDS
H.L.&P. HOUSTON LIGHTING & POWER
INT. INTEREST
I.P. IRON PIPE
I.R. IRON ROD
MONU. MONUMENT (4"x4" PILLAR)
NO. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
PROP. PROPOSED
P.U.E. PUBLIC UTILITY EASEMENT
PG. PAGE
R.O.W. RIGHT-OF-WAY
SET SET 5/8" IRON ROD WITH CAP,
STAMPED "TERRA SURVEYING",
UNLESS OTHERWISE NOTED
SQ. FT. SQUARE FEET
TXDOT TEXAS DEPARTMENT OF
TRANSPORTATION
VOL. VOLUME
W/ WITH



| CURVE TABLE | | | | | |
|-------------|-----------|------------|-------------|---------------|---------|
| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
| C1 | 3,909.70' | 376.37' | 05°30'56" | S 18°06'19" E | 376.23' |
| C2 | 3,909.70' | 10.18' | 00°08'57" | N 15°16'22" W | 10.18' |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 61°47'52" E | 35.54' |
| L2 | S 73°12'09" W | 10.87' |
| L3 | N 60°58'05" W | 20.86' |

BY: 
GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
- THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

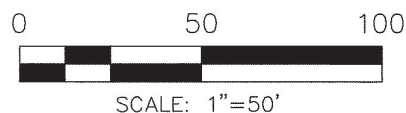
| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCEL 541
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK
COMMONS SECTION ONE
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 3 OF 4

JOSEPH HOUSE SURVEY ABSTRACT NO. 34



LOT 1, THE SHOPPES
AT SPRING CREEK
COMMONS SECTION ONE
(F.C. NO. 622085, H.C.M.R.)

15' P.U.E. TO CITY OF TOMBALL
W/ ADJOINING 5' A.E.
STARTING 20' ABOVE THE GROUND
F.C. NO. 622085, H.C.M.R.

CALL 17.057 AC.
(EXHIBIT "G", TRACT I),
CALL 1.000 AC.
(EXHIBIT "G", TRACT II)
CALL 12.271 AC.
(EXHIBIT "G", TRACT III)
& CALL 0.8910 AC.
(EXHIBIT "I", TRACT IV)
PAR REAL ESTATE HOLDINGS, LLC
SEPT. 24, 2009
H.C.C.F. NO. 20090460101
(F.C. NO. 068-08-1070)

P.O.B.-PARCEL 541
SET
X=3,031,722.40
Y=13,966,013.73
PROP. R.O.W. LINE

PARCEL 541
0.0049 ACRE
(213 SQ. FT.)

BROWN ROAD (100' R.O.W.)
TO CITY OF TOMBALL (PARCEL 2)
H.C.C.F. NO. 20070395951
(F.C. NO. 046-34-1554)

STATE HIGHWAY 249
(R.O.W. WIDTH VARIES)
TO STATE OF TEXAS (PARCEL 17)
VOL. 6328, PG. 246, H.C.D.R.

| | EXISTING | TAKING | REMAINING |
|---------|-----------|--------|-----------|
| ACRES | 31.219 | 0.0049 | 31.214 |
| SQ. FT. | 1,359,898 | 213 | 1,359,685 |

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 541
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK
COMMONS SECTION ONE
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

TOMBALL TOLLWAY – PHASE 2
PARCEL 544
0.0016 ACRE (69 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0016 acre (69 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Unrestricted Tract "C", Block 4, TOMBALL HILLS ADDITION REPLAT, a plat of subdivision thereof recorded in Volume 279, Page 111, Harris County Map Records; also being part of and out of that certain called 0.9255 acre described in deed to Tower Oak Partners, LLC, dated October 23, 2014, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20140485501 (Film Code (F.C.) Number 062-63-0438); said 0.0016 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a point in the north line of said Unrestricted Tract "C", and being the northwest corner of that certain called 0.5530 acre described in deed to Crofoot & Crofoot, LLC, dated April 15, 2004, as recorded under H.C.C.F. Number X574570 (F.C. Number 585-26-0854); also being the northeast corner of said 0.9255 acre tract; thence:

South 02°21'10" East, across said Unrestricted Tract "C" with the west line of said 0.5530 acre tract and the east line of said 0.9255 acre tract, a distance of 402.23 feet to an "X" set in the proposed north right-of-way (R.O.W.) line of Zion Road, based on a varying width, and marking the **POINT OF BEGINNING** and northeast corner of the herein described tract, and having surface coordinates of X=3,030,478.47 and Y=13,969,631.90;

THENCE, South 02°21'10" East, continuing across said Unrestricted Tract "C" with the west line of said 0.5530 acre tract and the east line of said 0.9255 acre tract, a distance of 5.03 feet to a nail found in the existing north R.O.W. line of Zion Road (formerly known as Tomball Hills Drive), based on a 60-foot width, as dedicated to the public in the aforesaid plat of TOMBALL HILLS ADDITION REPLAT; said nail also marking the southwest corner of said 0.5530 acre tract, and the southeast corner of said 0.9255 acre tract and the herein described tract;

THENCE, South 87°38'50" West, with the existing north R.O.W. line of said Zion Road, and the south line of said Unrestricted Tract "C" and said 0.9255 acre tract, a distance of 10.81 feet to a point for the most southerly southwest corner of said 0.9255 acre tract and the herein described tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 544
0.0016 ACRE (69 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

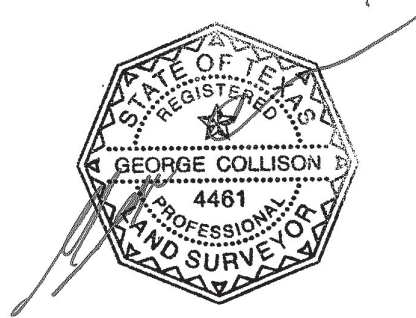
Page 2 of 4

THENCE, North 50°51'58" West, departing the existing north R.O.W. line of said Zion Road and across said Unrestricted Tract "C" with the west line of said 0.9255 acre tract, a distance of 7.59 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed north R.O.W. line of said Zion Road, and marking the most northwesterly corner of the herein described tract;

THENCE, North 87°38'50" East, across said Unrestricted Tract "C" and said 0.9255 acre tract with the proposed north R.O.W. line of said Zion Road, a distance of 16.49 feet to the **POINT OF BEGINNING** and containing 0.0016 acre (69 square feet) easement tract of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

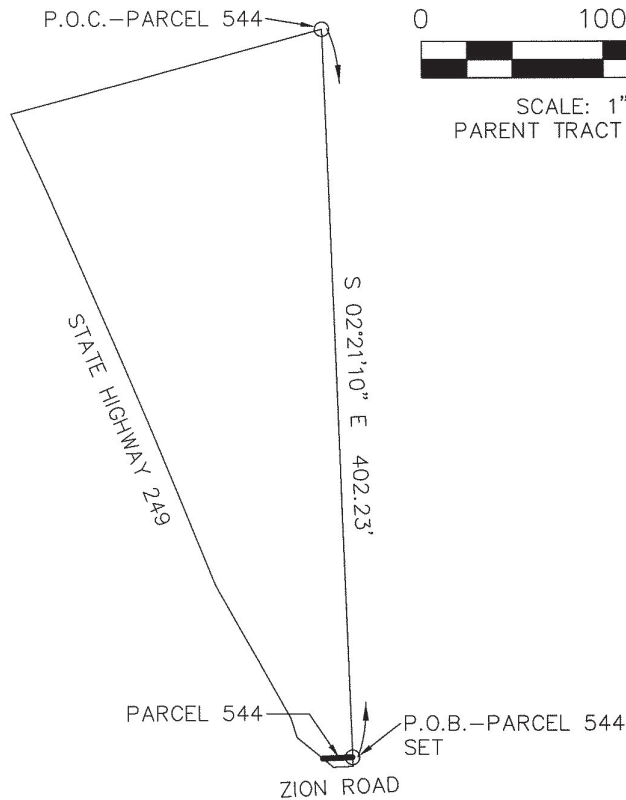
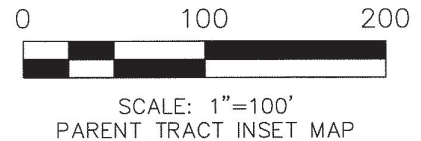
Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401




ABBREVIATIONS

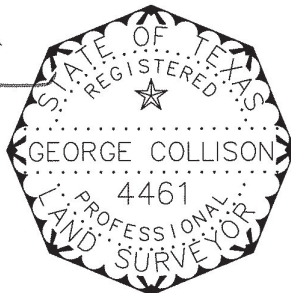
| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |

P.O.C.—PARCEL 544



BY: 
 GEORGE COLLISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REGISTRATION NO. 4461

DATED: 3-31-16



| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 02°21'10" E | 5.03' |
| L2 | S 87°38'50" W | 10.81' |
| L3 | N 50°51'58" W | 7.59' |
| L4 | N 87°38'50" E | 16.49' |

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

**TOMBALL TOLLWAY—PHASE 2
 PARCEL 544
 TOWER OAK PARTNERS, LLC
 TOMBALL HILLS ADDITION REPLAT
 JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
 CITY OF TOMBALL, HARRIS COUNTY, TEXAS**

TERRA

TERRA SURVEYING CO., INC.
 3000 WILCREST DRIVE
 SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327
 FAX (713) 993-9231

| |
|--------------------|
| KEY MAP: 288-B |
| SCALE: 1"=50' |
| PROJECT: 1053-1401 |
| DATE: APRIL 2016 |
| DRAWN BY: SDM |
| PAGE 3 OF 4 |



PAGE 4 OF 4

TOMBALL TOLLWAY – PHASE 2
PARCEL 545
0.0067 ACRE (293 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0067 acre (293 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Unrestricted Tract "C", Block 4, TOMBALL HILLS ADDITION REPLAT, a plat of subdivision thereof recorded in Volume 279, Page 111, Harris County Map Records; also being part of and out of that certain called 0.5530 acre described in deed to Crofoot & Crofoot, LLC, dated April 15, 2004, as recorded under Harris County Clerk's File (H.C.C.F.) Number X574570 (Film Code (F.C.) Number 585-26-0854); said 0.0067 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 1/2-inch iron rod found in the east line of said Unrestricted Tract "C" and said 0.5530 acre tract, and marking the west common corner of Lots 64 and 65 of said Block 4; said iron rod also marking the northwest corner of that certain tract described in deed to Henry C. Wied and wife, Debra S. Wied (herein referred to as the "Wied Tract"), dated August 16, 2013, as recorded under H.C.C.F. Number 20130422738 (F.C. Number 048-44-0227); thence:

South 02°21'10" East, with the common line of said Unrestricted Tract "C" and said Lot 65, the west line of said Wied Tract, and the east line of said 0.5530 acre tract, a distance of 84.97 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed north right-of-way (R.O.W.) line of Zion Road, based on a varying width, and marking the **POINT OF BEGINNING** and northeast corner of the herein described tract, and having surface coordinates of X=3,030,536.64 and Y=13,969,634.29;

THENCE, South 02°21'10" East, continuing with the common line of said Unrestricted Tract "C" and said Lot 65, the west line of said Wied Tract, and the east line of said 0.5530 acre tract, a distance of 5.03 feet to a point in the existing north R.O.W. line of Zion Road (formerly known as Tomball Hills Drive), based on a 60-foot width, as dedicated to the public in the aforesaid plat of TOMBALL HILLS ADDITION REPLAT; also being the south common corner of said Unrestricted Tract "C" and said Lot 65, the southwest corner of said Wied Tract, and the southeast corner of said 0.5530 acre tract and the herein described tract, from which a found 5/8-inch iron rod with cap bears South 21°40' West, 0.23 feet;

TOMBALL TOLLWAY – PHASE 2
PARCEL 545
0.0067 ACRE (293 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

THENCE, South 87°38'50" West, with the existing north R.O.W. line of said Zion Road, and the south line of said Unrestricted Tract "C" and said 0.5530 acre tract, a distance of 58.21 feet to a nail found marking the southeast corner of that certain called 0.9255 acre described in deed to Tower Oak Partners, LLC, dated October 23, 2014, as recorded under H.C.C.F. Number 20140485501 (F.C. Number 062-63-0438); said nail also marking the southwest corner of said 0.5530 acre tract and the herein described tract;

THENCE, North 02°21'10" West, departing the existing north R.O.W. line of said Zion Road and across said Unrestricted Tract "C" with the east line of said 0.9255 acre tract and the west line of said 0.5530 acre tract, a distance of 5.03 feet to an "X" set in the proposed north R.O.W. line of said Zion Road, and marking the northwest corner of the herein described tract;

THENCE, North 87°38'50" East, across said Unrestricted Tract "C" and said 0.5530 acre tract with the proposed north R.O.W. line of said Zion Road, a distance of 58.21 feet to the **POINT OF BEGINNING** and containing 0.0067 acre (293 square feet) easement tract of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401



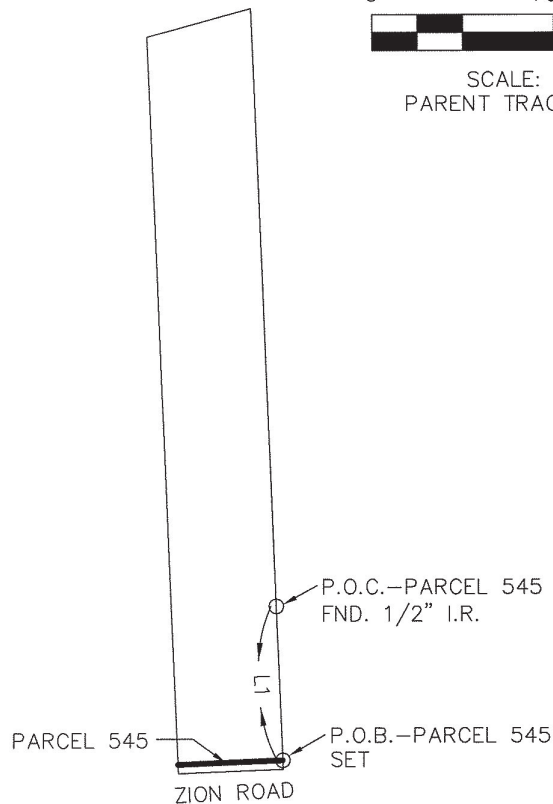
ABBREVIATIONS

| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |


0 100 200

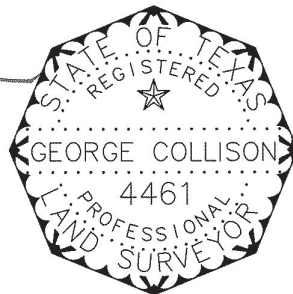


SCALE: 1"=100'
PARENT TRACT INSET MAP



| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 02°21'10" E | 84.97' |
| L2 | S 02°21'10" E | 5.03' |
| L3 | S 87°38'50" W | 58.21' |
| L4 | N 02°21'10" W | 5.03' |
| L5 | N 87°38'50" E | 58.21' |

BY: 
GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

**TOMBALL TOLLWAY—PHASE 2
PARCEL 545
CROFOOT & CROFOOT, LLC
TOMBALL HILLS ADDITION REPLAT
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS**

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288—B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

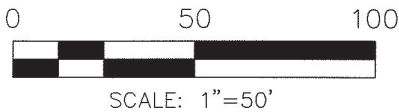
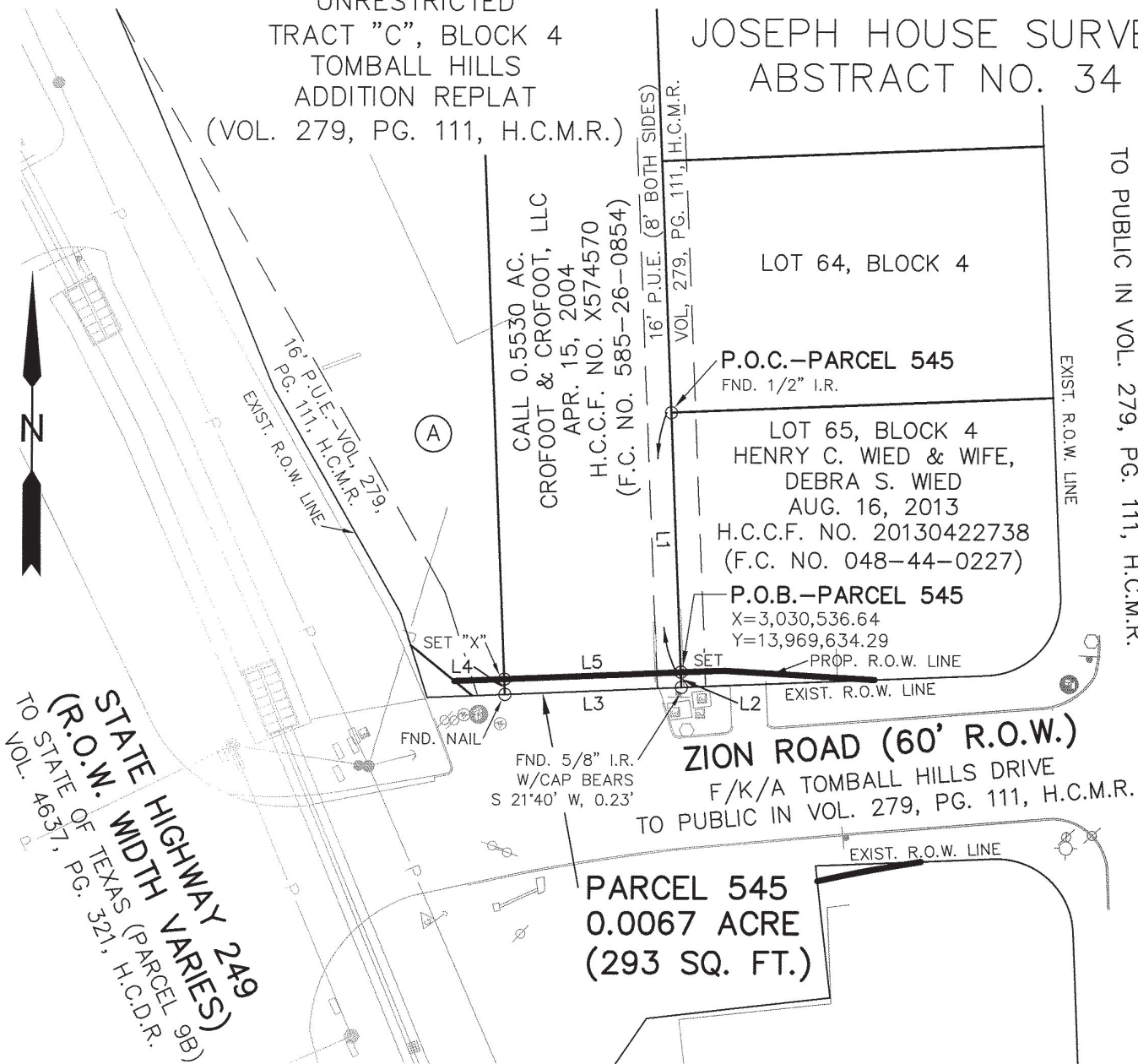
DRAWN BY: SDM

PAGE 3 OF 4

UNRESTRICTED
TRACT "C", BLOCK 4
TOMBALL HILLS
ADDITION REPLAT
(VOL. 279, PG. 111, H.C.M.R.)

JOSEPH HOUSE SURVEY
ABSTRACT NO. 34

STELLA LANE (50' R.O.W.)
TO PUBLIC IN VOL. 279, PG. 111, H.C.M.R.



(A)
CALL 0.9255 AC.
TOWER OAK PARTNERS, LLC
OCT. 23, 2014
H.C.C.F. NO. 20140485501
(F.C. NO. 062-63-0438)

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 0.5530 | 0.0067 | 0.5463 |
| SQ. FT. | 24,089 | 293 | 23,796 |

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 545
CROFOOT & CROFOOT, LLC
TOMBALL HILLS ADDITION REPLAT
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

DRAWN BY: SDM

PAGE 4 OF 4

TOMBALL TOLLWAY – PHASE 2
PARCEL 546
0.0045 ACRE (194 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0045 acre (194 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 65, Block 4, TOMBALL HILLS ADDITION REPLAT, a plat of subdivision thereof recorded in Volume 279, Page 111, Harris County Map Records; also being part of and out of that certain tract described in deed to Henry C. Wied and wife, Debra S. Wied (herein referred to as the "Wied Tract"), dated August 16, 2013, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20130422738 (Film Code (F.C.) Number 048-44-0227); said 0.0045 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 1/2-inch iron rod found in the east line of Unrestricted Tract "C" of said Block 4 and that certain called 0.5530 acre described in deed to Crofoot & Crofoot, LLC, dated April 15, 2004, as recorded under H.C.C.F. Number X574570 (F.C. Number 585-26-0854); said iron rod also marking the west common corner of Lots 64 and 65 of said Block 4, and the northwest corner of said Wied Tract; thence:

South 02°21'10" East, with the common line of said Unrestricted Tract "C" and said Lot 65, the east line of said 0.5530 acre tract, and the west line of said Wied Tract, a distance of 84.97 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed north right-of-way (R.O.W.) line of Zion Road, based on a varying width, and marking the **POINT OF BEGINNING** and northwest corner of the herein described tract, and having surface coordinates of X=3,030,536.64 and Y=13,969,634.29;

THENCE, easterly, across said Lot 65 and said Wied Tract with the proposed north R.O.W. line of said Zion Road, the following courses:

North 87°38'50" East, a distance of 13.83 feet to an "X" set marking an angle point;

TOMBALL TOLLWAY – PHASE 2
PARCEL 546
0.0045 ACRE (194 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

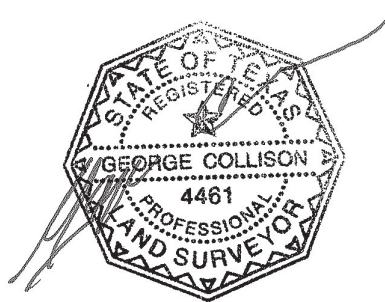
South 86°33'20" East, a distance of 49.76 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing north R.O.W. line of Zion Road (formerly known as Tomball Hills Drive), based on a 60-foot width, as dedicated to the public in the aforesaid plat of TOMBALL HILLS ADDITION REPLAT; also being in the south line of said Lot 65 and said Wied Tract, and marking the most easterly corner of the herein described tract;

THENCE, South 87°38'50" West, with the existing north R.O.W. line of said Zion Road, and the south line of said Lot 65 and said Wied Tract, a distance of 63.34 feet to point for the south common corner of said Unrestricted Tract "C" and said Lot 65, the southeast corner of said 0.5530 acre tract, and the southwest corner of said Wied Tract and the herein described tract, from which a found 5/8-inch iron rod with cap bears South 21°40' West, 0.23 feet;

THENCE, North 02°21'10" West, departing the existing north R.O.W. line of said Zion Road with the common line of said Unrestricted Tract "C" and said Lot 65, the east line of said 0.5530 acre tract, and the west line of said Wied Tract, a distance of 5.03 feet to the **POINT OF BEGINNING** and containing 0.0045 acre (194 square feet) easement tract of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.


Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

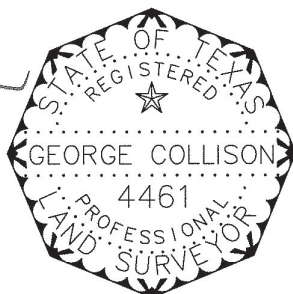


ABBREVIATIONS

| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 02°21'10" E | 84.97' |
| L2 | N 87°38'50" E | 13.83' |
| L3 | S 86°33'20" E | 49.76' |
| L4 | S 87°38'50" W | 63.34' |
| L5 | N 02°21'10" W | 5.03' |

BY: 
 GEORGE COLLISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

**TOMBALL TOLLWAY-PHASE 2
 PARCEL 546
 HENRY & DEBRA WIED
 TOMBALL HILLS ADDITION REPLAT
 JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
 CITY OF TOMBALL, HARRIS COUNTY, TEXAS**

TERRA

TERRA SURVEYING CO., INC.
 3000 WILCREST DRIVE
 SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327
 FAX (713) 993-9231

KEY MAP: 288-B
 SCALE: 1"=50'
 PROJECT: 1053-1401
 DATE: APRIL 2016
 DRAWN BY: SDM
 PAGE 3 OF 4

PAGE 4 OF 4

TOMBALL TOLLWAY – PHASE 2
PARCEL 533
0.1207 ACRE (5,259 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.1207 acre (5,259 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being all the 0.1207 acre remainder of that certain called 1.022 acres described in deed to Tomball Riverwalk Limited Partnership (formerly known as Burnside Wichita Limited Partnership), dated April 2, 2002, as recorded under Harris County Clerk's File (H.C.C.F.) Number V723478 (Film Code (F.C.) Number 550-82-3394); said 0.1207 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

BEGINNING at a point in the east line of that certain called 10.2406 acres described in deed to CFH Tomball Partners, L.P., dated November 26, 2014, as recorded under H.C.C.F. Number 20140550784 (F.C. Number 064-04-1654); also being the northwest corner of that certain called 0.2175 acre described in deed to Mariah Group, Ltd., dated July 12, 2011, as recorded under H.C.C.F. Number 20110288171 (F.C. Number 025-11-0401); and being in the proposed west right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and being the southwest corner of the herein described tract, from which a found 5/8-inch iron rod bears South 88°43'54" West, 0.13 feet, and having surface coordinates of X=3,031,382.58 and Y=13,966,043.88;

THENCE, northerly with the proposed west R.O.W. line of said S.H. 249, the east line of said 10.2406 acre tract, and the west line of said 1.022 acre residue tract, the following courses:

North 02°21'50" West, a distance of 146.21 feet to an angle point in said proposed west R.O.W. line, the east line of said 10.2406 acre tract, said 1.022 acre tract, and the herein described tract, from which a found 5/8-inch iron rod bears North 72°28' West, 0.15 feet;

TOMBALL TOLLWAY – PHASE 2
PARCEL 533
0.1207 ACRE (5,259 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

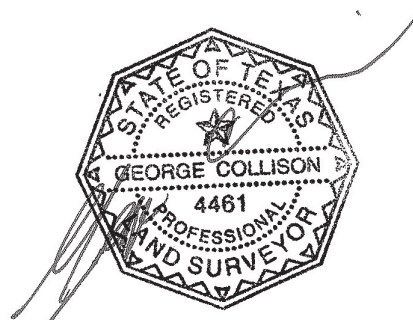
North $11^{\circ}18'07''$ West, at 79.11 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point in said proposed west R.O.W. line; continuing with the east line of said 10.2406 acre tract and the west line of said 1.022 acre tract, a total distance of 103.60 feet to a 5/8-inch iron rod with Texas Department of Transportation cap found in the existing west R.O.W. line of S.H. 249, based on a varying width, and being Parcel 507A, as dedicated to State of Texas under H.C.C.F. Number 20070059638 (F.C. Number 038-65-1026); last said iron rod with cap also marking the most northerly corner of the herein described tract;

THENCE, southerly, with the existing west R.O.W. line of said S.H. 249, the west line of said Parcel 507A, and a non-tangent curve to the right, having a radius of 1,894.86 feet, an arc length of 257.21 feet, a delta angle of $07^{\circ}46'38''$, and a chord which bears South $16^{\circ}18'20''$ East, 257.01 feet to a point for the west common corner of said Parcel 507A and Parcel 507B, as dedicated to State of Texas under H.C.C.F. Number Y500047 (F.C. Number 006-15-1565); also being the northeast corner of the aforesaid 0.2175 acre tract, being in the south line of the aforesaid 1.022 acre tract, and being the southeast corner of the herein described tract;

THENCE, South $88^{\circ}43'54''$ West, departing the existing west R.O.W. line of said S.H. 249 with the north line of said 0.2175 acre tract and the south line of said 1.022 acre tract, at 8.96 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point in the proposed west R.O.W. line of said S.H. 249; continuing with said proposed west R.O.W. line, the north line of said 0.2175 acre tract, and the south line of said 1.022 acre tract, a total distance of 45.83 feet to the **POINT OF BEGINNING** and containing 0.1207 acre (5,259 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401




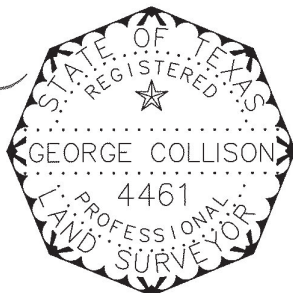
ABBREVIATIONS

| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |

| CURVE TABLE | | | | | |
|-------------|-----------|------------|-------------|---------------|---------|
| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
| C1 | 1,894.86' | 257.21' | 07°46'38" | S 16°18'20" E | 257.01' |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 88°43'54" W | 8.96' |
| L2 | S 88°43'54" W | 45.83' |

BY: 
 GEORGE COLLISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

**TOMBALL TOLLWAY-PHASE 2
 PARCEL 533
 TOMBALL RIVERWALK LIMITED PARTNERSHIP
 JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
 CITY OF TOMBALL, HARRIS COUNTY, TEXAS**

TERRA
 TERRA SURVEYING CO., INC.
 3000 WILCREST DRIVE
 SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327
 FAX (713) 993-9231

KEY MAP: 288-B
 SCALE: 1"=50'
 PROJECT: 1053-1401
 DATE: APRIL 2016
 DRAWN BY: SDM
 PAGE 3 OF 4

JOSEPH HOUSE SURVEY ABSTRACT NO. 34

CALL 10.2406 AC.
CFH TOMBALL PARTNERS, L.P.
NOV. 26, 2014
H.C.C.F. NO. 20140550784
(F.C. NO. 064-04-1654)

REMAINDER OF
CALL 1.022 AC.
TOMBALL RIVERWALK
LIMITED PARTNERSHIP
(F/K/A BURNSIDE WICHITA
LIMITED PARTNERSHIP)
APR. 2, 2002
H.C.C.F. NO. V723478
(F.C. NO. 550-82-3394)

P.O.B.—PARCEL 533
X=3,031,345.72
Y=13,966,043.07
FND. 5/8" I.R. BEARS
S 88°43'54" W, 0.13'

CALL 0.2175 AC.
MARIAH GROUP, LTD.
JULY 12, 2011
H.C.C.F. NO. 20110288171
(F.C. NO. 025-11-0401)

0 50 100
SCALE: 1"=50'

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 0.1207 | 0.1207 | 0 |
| SQ. FT. | 5,259 | 5,259 | 0 |

EXISTING ACRES/SQ. FT. IS CALCULATED FROM DEEDS

FND. 5/8" I.R. W/TXDOT CAP
SET
N 11°18'07" W 103.60'
79.11'
ENST. R.O.W. LINE
FND. 5/8" I.R. BEARS
N 72°28' W, 0.15'
PROP. R.O.W. LINE

PARCEL 533
0.1207 ACRE
(5,259 SQ. FT.)

C1

L2

SET

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY—PHASE 2
PARCEL 533
TOMBALL RIVERWALK LIMITED PARTNERSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

STATE HIGHWAY 249
WIDTH VARIES
(R.O.W. OF TEXAS 307B)
TO STATE OF (PARCEL 507A)
X500047 (PARCEL 507A)
NO. 006-15-15665
H.C.C.F. NO. 20070056938 (PARCEL 507A)
(F.C. NO. 038-65-1026)



TOMBALL TOLLWAY – PHASE 2
PARCEL 543
0.0018 ACRE (79 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0018 acre (79 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, Block 3, TOMBALL HILLS ADDITION REPLAT, a plat of subdivision thereof recorded in Volume 279, Page 111, Harris County Map Records; also being part of and out of that certain called 0.2212 acre described in deed to Jeffrey D. Haas and Jody L. Haas, dated December 26, 2013, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20130646271 (Film Code (F.C.) Number 052-76-2223); said 0.0018 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a point in the existing south right-of-way (R.O.W.) line of Zion Road (formerly known as Tomball Hills Drive), based on a 60-foot width, as dedicated to the public in said plat of TOMBALL HILLS ADDITION REPLAT; also being the westerly end of an intersection rounding formed with the existing west R.O.W. line of Stella Lane, based on a 60-foot width, as dedicated to the public in said plat; and being the most northerly northeast corner of said Lot 1 and said 0.2212 acre tract, from which a found 1/2-inch iron rod with cap bears North 73°44' East, 0.28 feet; thence:

South 87°38'50" West, with the existing south R.O.W. line of said Zion Road, the north line of said Lot 1, and the most easterly north line of said 0.2212 acre tract, a distance of 23.75 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed south R.O.W. line of Zion Road, based on a varying width, and marking the **POINT OF BEGINNING** and most easterly corner of the herein described tract, and having surface coordinates of X=3,030,615.49 and Y=13,969,572.45;

TOMBALL TOLLWAY – PHASE 2
PARCEL 543
0.0018 ACRE (79 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 2 of 4

THENCE, westerly, departing the existing south R.O.W. line of said Zion Road and across said Lot 1 and said 0.2212 acre tract with the proposed south R.O.W. line of said Zion Road and a non-tangent curve to the left, having a radius of 461.78 feet, an arc length of 34.39 feet, a delta angle of $04^{\circ}16'01''$, and a chord which bears South $79^{\circ}17'10''$ West, 34.38 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing east R.O.W. line of S.H. 249, based on a varying width, and being Parcel 521, as dedicated to State of Texas under H.C.C.F. Number S239757 (F.C. Number 511-09-3178); said iron rod also being in the most northerly west line of said 0.2212 acre tract, and marking the southwest corner of the herein described tract;

THENCE, North $06^{\circ}29'58''$ West, with the existing east R.O.W. line of said S.H. 249 and the most northerly west line of said 0.2212 acre tract, a distance of 5.01 feet to a 5/8-inch iron rod with Texas Department of Transportation cap found in the existing south R.O.W. line of said Zion Road and in the north line of Lot 1; said iron rod also marking the most northerly northeast corner of said Parcel 521, and the most northerly northwest corner of said 0.2212 acre tract and the herein described tract;

THENCE, North $87^{\circ}38'50''$ East, with the existing south R.O.W. line of said Zion Road, and the north line of said Lot 1 and said 0.2212 acre tract, a distance of 34.38 feet to the **POINT OF BEGINNING** and containing 0.0018 acre (79 square feet) easement tract of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401




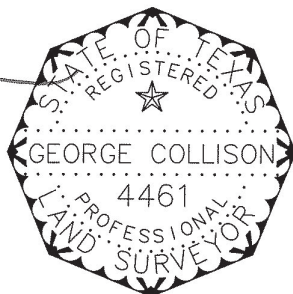
ABBREVIATIONS

| | |
|------------|---|
| A.E. | AERIAL EASEMENT |
| AC. | ACRES |
| CONC. | CONCRETE |
| ESMT. | EASEMENT |
| EXIST. | EXISTING |
| F.C. | FILM CODE |
| F/K/A | FORMERLY KNOWN AS |
| FND. | FOUND |
| H.C.C.F. | HARRIS COUNTY CLERK'S FILE |
| H.C.D.R. | HARRIS COUNTY DEED RECORDS |
| H.C.F.C.D. | HARRIS COUNTY FLOOD CONTROL DISTRICT |
| H.C.M.R. | HARRIS COUNTY MAP RECORDS |
| H.L.&P. | HOUSTON LIGHTING & POWER |
| INT. | INTEREST |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| MONU. | MONUMENT (4"x4" PILLAR) |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| PROP. | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SET | SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED |
| SQ. FT. | SQUARE FEET |
| TXDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| VOL. | VOLUME |
| W/ | WITH |

| CURVE TABLE | | | | | |
|-------------|---------|------------|-------------|---------------|--------|
| NO. | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD |
| C1 | 461.78' | 34.39' | 04°16'01" | S 79°17'10" W | 34.38' |

| LINE TABLE | | |
|------------|---------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S 87°38'50" W | 23.75' |
| L2 | N 06°29'58" W | 5.01' |
| L3 | N 87°38'50" E | 34.38' |

BY: 
 GEORGE COLLISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS REGISTRATION NO. 4461



DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

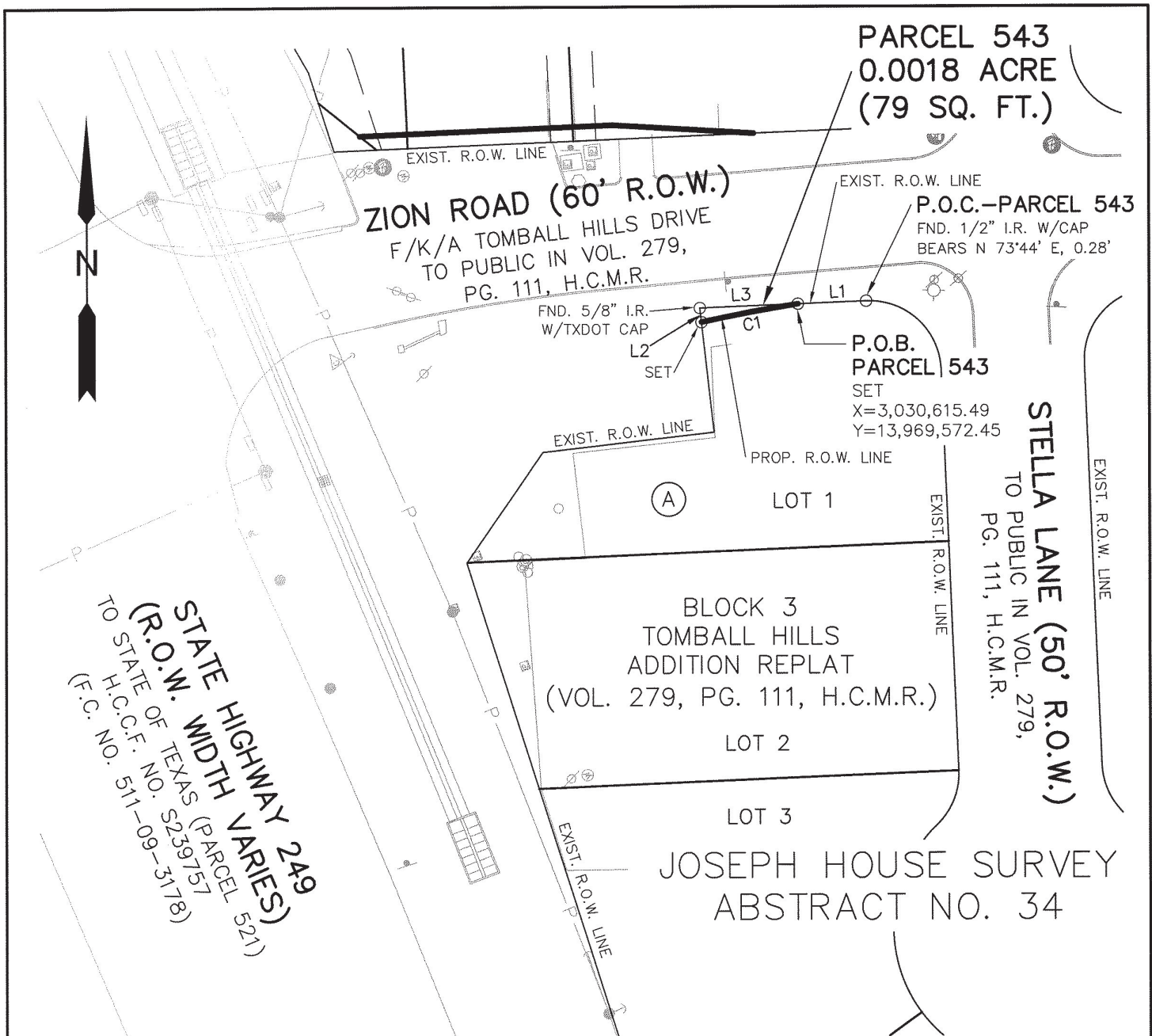
| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 543
JEFFREY & JODY HAAS
TOMBALL HILLS ADDITION REPLAT
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
 3000 WILCREST DRIVE
 SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327
 FAX (713) 993-9231

KEY MAP: 288-B
 SCALE: 1"=50'
 PROJECT: 1053-1401
 DATE: APRIL 2016
 DRAWN BY: SDM
 PAGE 3 OF 4



0 50 100



SCALE: 1"=50'

(A)

CALL 0.2212 AC.
JEFFREY D. HAAS & JODY L. HAAS
DEC. 26, 2013
H.C.C.F. NO. 20130646271
(F.C. NO. 052-76-2223)

| | EXISTING | TAKING | REMAINING |
|---------|----------|--------|-----------|
| ACRES | 0.2212 | 0.0018 | 0.2194 |
| SQ. FT. | 9,635 | 79 | 9,556 |

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

| REV | DESCRIPTION | DATE | BY | APPD |
|-----|-------------|------|----|------|
|-----|-------------|------|----|------|

TOMBALL TOLLWAY-PHASE 2
PARCEL 543
JEFFREY & JODY HAAS
TOMBALL HILLS ADDITION REPLAT
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B

SCALE: 1"=50'

PROJECT: 1053-1401

DATE: APRIL 2016

DRAWN BY: SDM

PAGE 4 OF 4

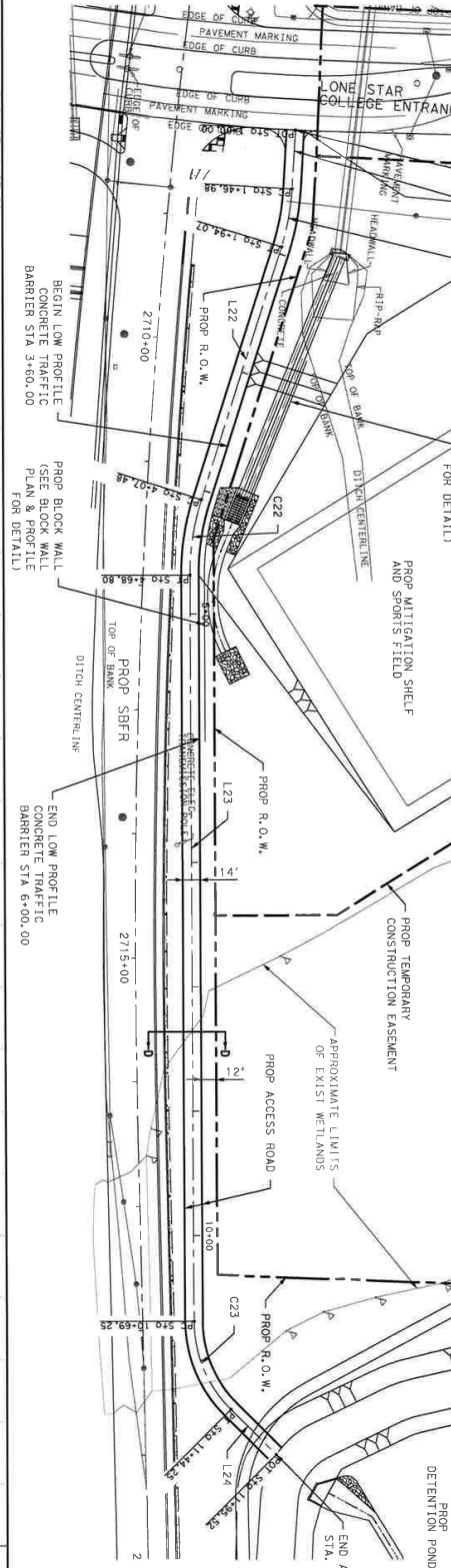
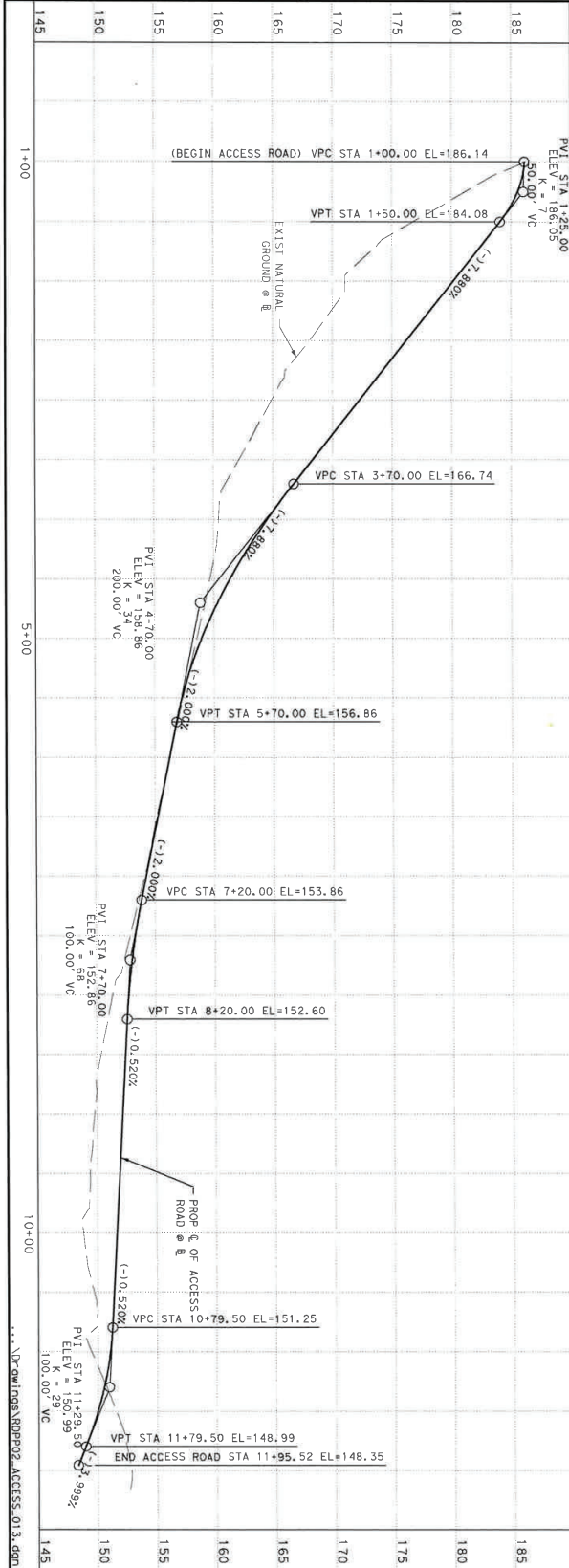
EXHIBIT "B"

DATE: 8/26/2016 9:23:30 AM USER: Untitled Workspace
FILE: I:\300008\30606\CADD\PTM\Half\Drawings\RDPP02_ACCESS_013.dgn

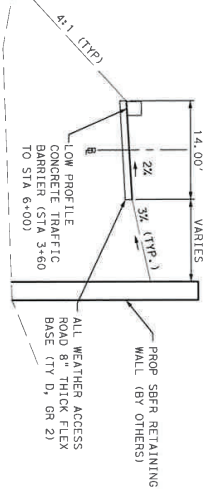
PLOT DRIVER: uSTN_PDF_Gray_NoLayers.plt PENTABLE: HCTRA_Pen.tbl

| ROAD ALIGNMENT DATA TABLE | | | |
|---------------------------|-----------------|---------|--|
| LINE # | BEARING | LENGTH | |
| L21 | N 25° 05' 33" W | 46.98' | |
| L22 | N 10° 47' 28" W | 213.37' | |
| L23 | N 28° 32' 42" W | 600.45' | |
| L24 | N 73° 32' 42" W | 66.59' | |

| ROAD ALIGNMENT CURVE DATA TABLE | | | | | |
|---------------------------------|-------------|---------|---------|--------|-----------------|
| CURVE # | DELTA | RADIUS | TANGENT | LENGTH | CHORD LENGTH |
| C21 | 13° 38' 06" | 200.00' | 23.91' | 47.48' | 47.48' |
| C22 | 17° 45' 13" | 200.00' | 31.24' | 61.97' | 61.72' |
| C23 | 44° 59' 60" | 100.00' | 41.42' | 78.54' | 76.54' |
| | | | | | N 51° 02' 42" W |



PROPOSED TYPICAL SECTION D-D



NOTES:

- DESIGN SPEED = 15 MPH
- FOR ALIGNMENT INFORMATION SEE HORIZONTAL ALIGNMENT DATA SHEET.
- LOW PROFILE CONCRETE TRAFFIC BARRIER NOT PAID FOR DIRECTLY BUT CONSIDERED INCIDENTAL TO THE VARIOUS BID ITEMS.

| NO. | DATE | REVISION | APPROVED |
|-----|------|----------|----------|
| | | | |
| | | | |
| | | | |



HCTRA
Harris County Toll Road Authority

HALF
TOMBALL TOLLWAY
ACCESS ROAD
PLAN & PROFILE

PHASE II
SHEET 1 OF 1

| CONTRACT NO. | SECTION |
|--------------|-----------|
| 805 | 693 |
| STATE | COUNTY |
| TEXAS | HARRIS |
| SECTION | SHEET NO. |
| 03 | SH 249 |



HARRIS COUNTY TOLL ROAD AUTHORITY

November 10, 2015

Commissioners Court
Administration Building
Houston, Texas 77002

Vote of the Court:

| | Yes | No | Abstain |
|--------------|--------------------------|--------------------------|--------------------------|
| Judge Emmett | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Lee | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Morman | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Radack | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Cagle | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBJECT: Recommendation that Commissioners Court authorize an Agreement with the Texas Department of Transportation (TxDOT) to reimburse the State \$1,922,576.00 for use of its right-of-way for the construction operation, and maintenance of the State Highway 249 toll facility from Brown Road to Spring Creek, and to reallocate \$45 million to the SH 249 Project from the US 290 Project Precinct 4

Dear Court Members:

It is recommended that Commissioners Court authorize an Agreement with the Texas Department of Transportation (TxDOT) to reimburse the State \$1,922,576.00 for use of its right-of-way for the construction operation, and maintenance of the State Highway 249 toll facility from Brown Road to Spring Creek, and to reallocate \$45 million to the SH 249 Project from the US 290 Project.

The Toll Road Authority recommends that all appropriate officials be granted authority to take all necessary actions to execute this agreement. Attached are five (5) originals. Please return five (5) fully executed originals to the Toll Road Authority for further processing of TxDOT signatures. This agreement has been reviewed and approved by the Harris County Attorney's Office.

Sincerely,

Gary K. Trietsch, P.E.
Executive Director

US - org letter + memo + copy Asmb
GKT:JCT:py
Attachments
TRA - copy letter + memo + 5 org Asmb
cc: HCTRA Management
AW - copy
Tisha Laws
Agenda File

Comm pct 4 - copy

Law - copy

Presented to Commissioner's Court

NOV 10 2015

APPROVE clm
Recorded Vol _____ Page _____

Rec'd 5 org Asmb

HARRIS COUNTY
BUDGET MANAGEMENT
DEPARTMENT
15 NOV -4 AM 8:39

SH 249

FROM BROWN ROAD TO SPRING CREEK

CONSTRUCTION, OPERATION AND MAINTENANCE AGREEMENT

THE STATE OF TEXAS §

HARRIS COUNTY, TEXAS §

THIS AGREEMENT (this "Agreement"), by and between the State of Texas, acting by and through the Texas Department of Transportation (hereinafter called the "State"), and Harris County, Texas, acting by and through the Harris County Toll Road Authority (hereinafter called the "County"), is to become effective when fully executed by both parties (the "Effective Date").

WITNESSETH

WHEREAS, in Harris County, State Highway 249 north of FM 2920 is not currently tolled by the County as part of its toll road system and is a designated part of the State Highway System;

WHEREAS, the Texas Department of Transportation has determined that the State will receive substantial benefits from toll road projects to be constructed, operated and maintained by the County, and as provided in this Agreement authorizing use of the State right-of-way by the County for such purposes;

WHEREAS, on December 13, 2007, the Texas Transportation Commission passed Minute Order 111168 designating a portion of State Highway 249 from Spring Cypress Road to FM 1774 in Pinehurst as a future toll facility;

WHEREAS, Chapter 373, Transportation Code, authorizes the County to construct, operate and maintain toll road facilities, and authorizes the State to make available right-of-way under the State's jurisdiction, provided that the County reimburse the State for its actual costs to acquire the right-of-way, which may be necessary or convenient to the County for such purposes;

WHEREAS, the County will reconstruct the State Highway 249 corridor from 0.34 miles south of Brown Road to Spring Creek to include a three-lane, toll-free frontage road in each direction, and up to a total of eight (8) toll lanes, hereinafter called the "Project". The Project will be constructed on present State right-of-way, as more particularly described in Exhibit "A" to this Agreement;

WHEREAS, the County will design and construct the frontage roads that are part of the Project and the State will maintain the frontage roads;

WHEREAS, the Project requires improvements to the Harris County Flood Control District (HCFCD) M124-00-00 watershed and these improvements, including acquisition of right

of way and utility relocation, will provide necessary drainage for the tollway and frontage roads in the SH 249 right of way and for a portion of the FM 2920 corridor;

WHEREAS, on Feb 25, 2016, the Texas Transportation Commission passed Minute Order 114495 authorizing the County, within the limits of State Highway 249 from Brown Road to Spring Creek, use of State right-of-way to develop and construct the Project, including the frontage roads, and to operate and maintain the toll lanes that are part of the Project as part of the county road system, and providing for the County to reimburse the State for the use of its right-of-way, such Minute Order being attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, the Harris County Commissioners Court has approved entering into this Agreement by order dated Nov 10, 2015 which is attached hereto and made a part hereof as Exhibit "C."

NOW THEREFORE, in consideration of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed as hereinafter set forth, the State and the County do mutually agree as follows:

1. The parties acknowledge and agree that this Agreement is a toll project agreement under Section 373.006, Transportation Code, and is intended to be an alternative to the primacy determination process under Subchapter B of Chapter 373, Transportation Code, for the development of the Project. The Project shall be developed in accordance with the terms and conditions of this Agreement, and this Agreement alters and replaces the steps and time limits specified in Subchapter B of Chapter 373 with the terms and conditions of this Agreement.

2. In accordance with Section 373.055, Transportation Code, the parties waive the process established in Subchapter B of Chapter 373 and acknowledge and agree that this Agreement constitutes written notification of such waiver and satisfies the written notification requirements of Section 373.055. The parties acknowledge and agree that this Agreement shall govern the process for development of the Project. As such, this Agreement is intended to alter, by replacement of, and substitution with the terms and conditions of this Agreement in its entirety, the steps and time limits specified in Subchapter B, including the timing of or conditions for initiating the primacy process.

3. The County is hereby authorized to use State right-of-way for the purpose of constructing the Project and operating and maintaining the Project toll lanes, provided that its use of the State right-of-way is in accordance the requirements of applicable state and federal law, and will not damage, impair safety, impede maintenance, or otherwise restrict operation of the balance of the State right-of-way, including the frontage roads, all as determined from engineering and traffic investigations conducted by the State in accordance with terms or procedures mutually agreed to by the State and the County. The State and County agree to take all reasonable actions and to cooperate and coordinate with each other and to cause their contractors to cooperate and coordinate with each other to ensure the timely construction and completion of the Project.

4. The County shall make payment in the amount of \$1,922,576.00 to the State as reimbursement for its use of State right-of-way for the Project. Pursuant to Texas Transportation Code § 373.102(b), this amount is determined to be the State's actual costs to acquire the right-of-way that is to be used by the County for the Project. The County shall make payment to the State within forty-five (45) days of the Effective Date of this Agreement.

5. Additional right of way needed for the Project will be acquired by the County. A portion of the additional right of way will be necessary for the frontage roads and title to that property will be transferred by the County to the State. Right-of-way acquired solely for the frontage roads shall be acquired in the name of the State of Texas.

6. Subject to the requirements of Section 3, development of plans for the Project will be the responsibility of the County, but shall be coordinated with the State. The County shall submit plans to the State for review. The State shall review all plan submittals; 30 %, 60 % and 100 % within three weeks of receipt of those plan submittals. The County shall submit final plans to the State prior to the award of the construction contract for the Project. All maintenance of the toll lanes shall be the responsibility of the County, and the County shall have all responsibility to the public for the design and construction of the Project. All maintenance of the frontage roads shall be the responsibility of the State. Specifications for such plans and any field changes shall be in accordance with the latest standards required by the State, together with and, except for the frontage road plans, to be modified by specifications of the County.

7. The County will award and fully fund any necessary contract(s) for construction of the Project. The State, at any time during such construction, after providing reasonable notice to the County, can inspect any work performed under such contract(s) for compliance with engineering and design plans and specifications. The County shall submit all frontage road change order plan work and associated items to the State for its review and approval prior to enacting any change order associated with the Project. The State shall review the frontage road change order plan work and associated items within five work days.

8. Upon acceptance by the State of final completion of the frontage roads, the County shall issue to the State a Certificate of Final Completion, showing the date of final completion and certifying that the frontage roads have been constructed according to approved plans and specifications. This could occur prior to substantial completion of the entire Project. It is also agreed that at the earliest possible date thereafter, the County will deliver to the State the final sets of plans and specifications (the "Record Documents").

9. Beginning on the date the State receives the Certificate of Final Completion for the frontage roads, the State will be responsible for the maintenance of the frontage roads as specified in Exhibit "A", attached hereto. The County will begin maintenance of the toll lanes, as specified in Exhibit "A", when the Project has reached final completion. However, it is understood and agreed that for so long as the toll lanes are operated and maintained by the County as part of its toll road system, it will not be designated as part of the State Highway System and shall be considered as part of the County toll road system and all laws relating to the maintenance and operation of county toll roads are made applicable.

10. In the event that the State determines that the County's operation of the Project toll lanes materially interferes with or adversely affects the general highway use of the State's portion of the State right-of-way, the State will consult with the County, and such modifications or remedial actions acceptable to both parties for the continued operation of the Project toll lanes will be accomplished and shall be done at the sole expense of the County.

11. It is understood and agreed that the operation of the Project, by necessity, may be curtailed temporarily in the event of damage caused by flood, accidents or other similar causes. In that event, the County shall be responsible for repairing any damage to the Project toll lanes and the State shall be responsible for repairing any damage to the Project frontage roads. The parties will do everything reasonable to provide for rapid and timely repairs to those portions that are damaged to ensure that the operation of the respective facility will be reinstated as soon as possible.

12. Prior to the commencement of work on the Project, the County agrees that it, or a contractor working on its behalf, will provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage (which shall be maintained until all work on the Project is complete) in the amounts and types specified on the Certificate of Insurance for all persons and entities working on the Project. If coverage is not maintained, all work on the Project shall cease immediately and only resume when coverage is reinstated.

13. The County will design and construct the necessary drainage improvements to the HCFCD M124-00-00 watershed for the Project and a portion of FM 2920. The County will maintain the HCFCD M124-00-00 improvements.

14. The County will reallocate \$45 million set aside for the US 290 Project to this Project. After this reallocation, the net overall commitment by the County to the State for the US 290 Project will be \$155 million. This will reduce the County's final payment required for the US 290 Project, pursuant to the terms of the Interlocal Agreement between the State and the County dated as of August 28, 2014, as amended, that allocated resources and responsibility for development of the US 290 Project (the "Interlocal Agreement"). The State in coordination with the Houston-Galveston Area Council ("HGAC") will be responsible to replace the \$45 million for the US 290 Project by reallocating funds previously committed by the HGAC and the State to support the SH 249 Project and improvements associated with the M124-00-00 watershed.

15. This Agreement shall bind, and shall be for the sole and exclusive benefit of the respective parties and their legal successors.

16. The County shall not assign, sublet, or transfer its interest in this Agreement without the prior written consent of the State.

17. If any provision of this Agreement or the application thereof to any person or circumstance, is rendered or declared illegal for any reason and shall be invalid or unenforceable, the remainder of the Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but shall be enforced to the greatest extent permitted by applicable law.

18. No amendment to this Agreement shall be of any effect unless in writing and executed by both County and State.

19. Default shall occur only in the event either party fails to comply with its respective obligations hereunder. In such event, the non-defaulting party shall give the defaulting party written notice of the condition of default. The defaulting party may cure such default within ten (10) days from and after date of receipt of notice of default. In the event of continued failure to cure or continued absence of efforts to cure such default, the non-defaulting party may thereafter notify the defaulting party of its intent to terminate this Agreement. This Agreement shall not be considered as specifying the exclusive remedy for any default, but all remedies existing at law and in equity may be availed of by either party and shall be cumulative.

20. This Agreement shall remain in effect unless:

- a. The Agreement is terminated in writing with the mutual consent of the parties; or
- b. The Agreement is terminated by either party because of a material breach by the other party.

21. All notices to either party by the other required under this Agreement shall be delivered personally or sent by certified or U. S. Mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:

Executive Director
Harris County Toll Road
Authority
7701 Wilshire Place Drive
Houston, Texas 77040

State:

District Engineer
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-7386

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

22. The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the party represented.

23. The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those

funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

IN WITNESS WHEREOF, the State of Texas and Harris County, Texas have executed this Agreement in multiple counterparts on the dates shown herein below, effective on the date last executed.

Attachments:

Exhibit "A" – Project and ROW Description

Exhibit "B" – Texas Transportation Commission Minute Order

Exhibit "C" – Harris County Commissioners Court Order

[SIGNATURE PAGE FOLLOWS]

APPROVED AS TO FORM:

HARRIS COUNTY, TEXAS

Vince Ryan
County Attorney

By: 

Laura Fiorentino Cahill
Assistant County Attorney


By: 

Ed Emmett, County Judge

DATE: NOV 10 2015

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission,



James M. Bass
Executive Director

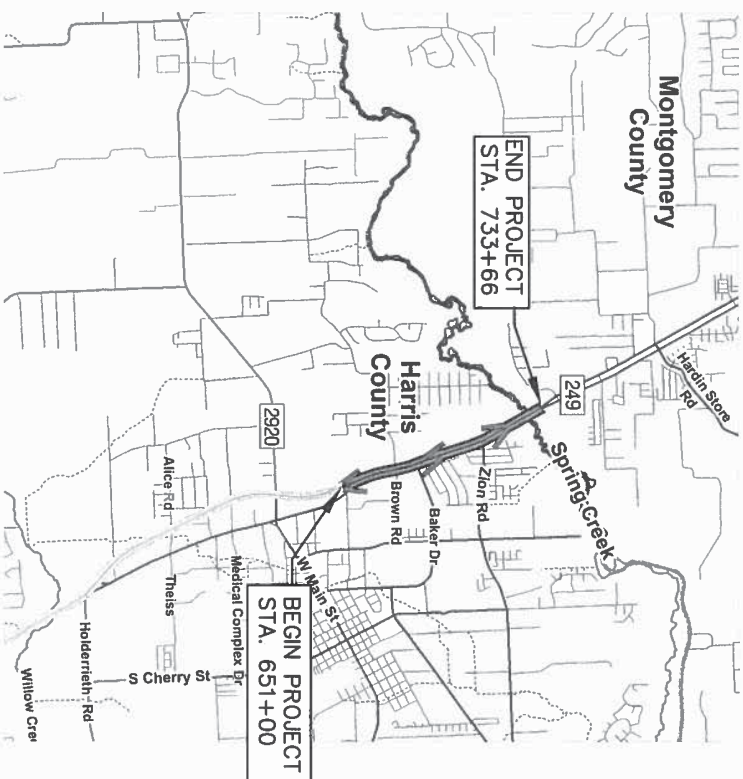
Texas Department of Transportation

3/11/2016
Date

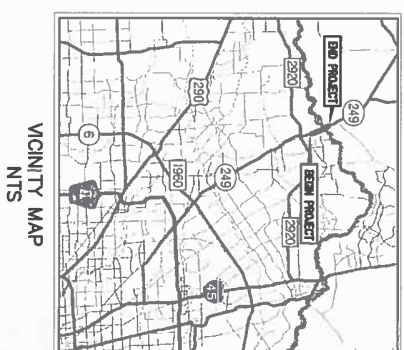
EXHIBIT A

EXHIBIT A
CONSTRUCTION, OPERATION AND MAINTENANCE
FOR SH 249 - TOMBALL TOLLWAY
FROM BROWN ROAD TO SPRING CREEK
BETWEEN
HARRIS COUNTY TOLL ROAD AUTHORITY
AND
TEXAS DEPARTMENT OF TRANSPORTATION
HARRIS COUNTY

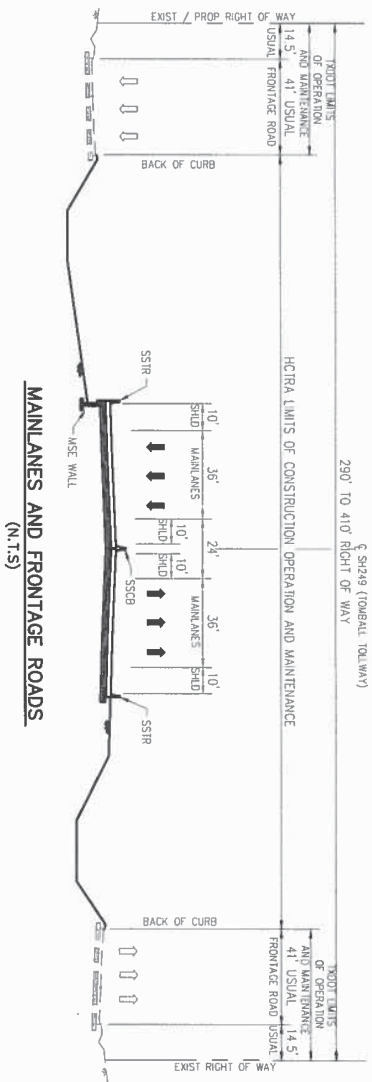
FROM 0.34 MILES SOUTH OF BROWN ROAD TO 0.04 MILES NORTH OF SPRING CREEK
 NET LENGTH OF PROJECT: = 8,286 FT = 1.57 MI



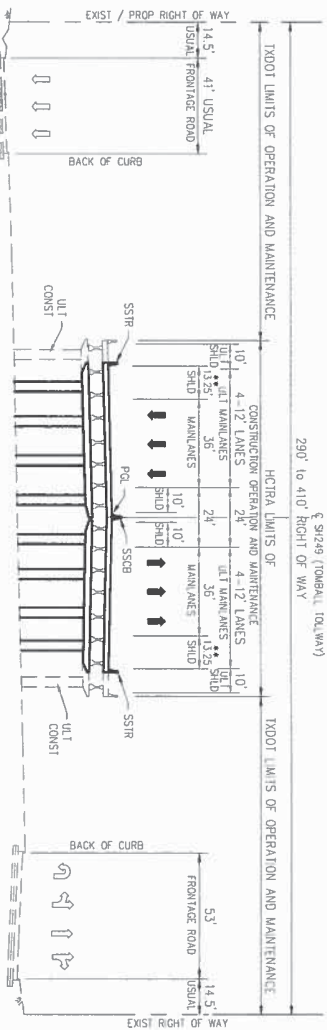
LOCATION MAP
 SCALE: NTS



VICINITY MAP
 NTS

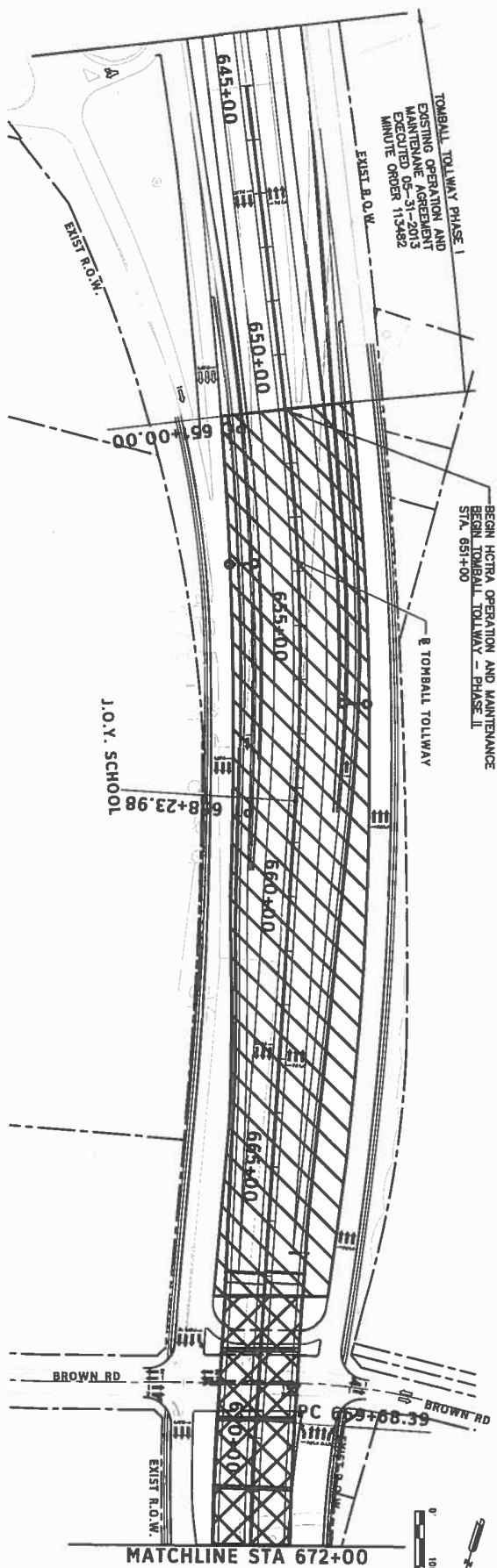





MAINLANES AND FRONTAGE ROADS (N.T.S)



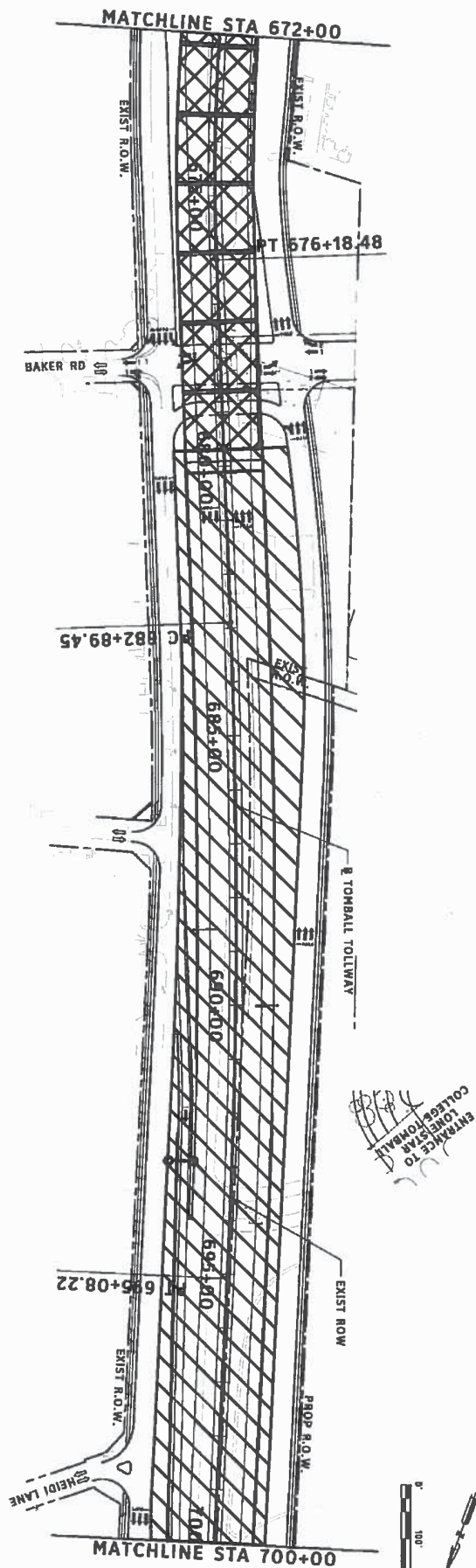
***A 13.25' SHOULDER WIDTH IS BEING PROVIDED TO ALLOW FOR REMOVAL BACK TO A 12' LANE EDGE IN THE FUTURE EXPANSION OF THE BRIDGE TO A FOUR LANE SECTION.

BRIDGE AND FRONTAGE ROADS (N.T.S)



- LEGEND**
-  LIMITS OF COUNTY'S MAINTENANCE BETWEEN BRIDGE STRUCTURES
 -  LIMITS OF COUNTY'S MAINTENANCE AT BRIDGE STRUCTURES
 -  LIMITS OF STATE'S MAINTENANCE

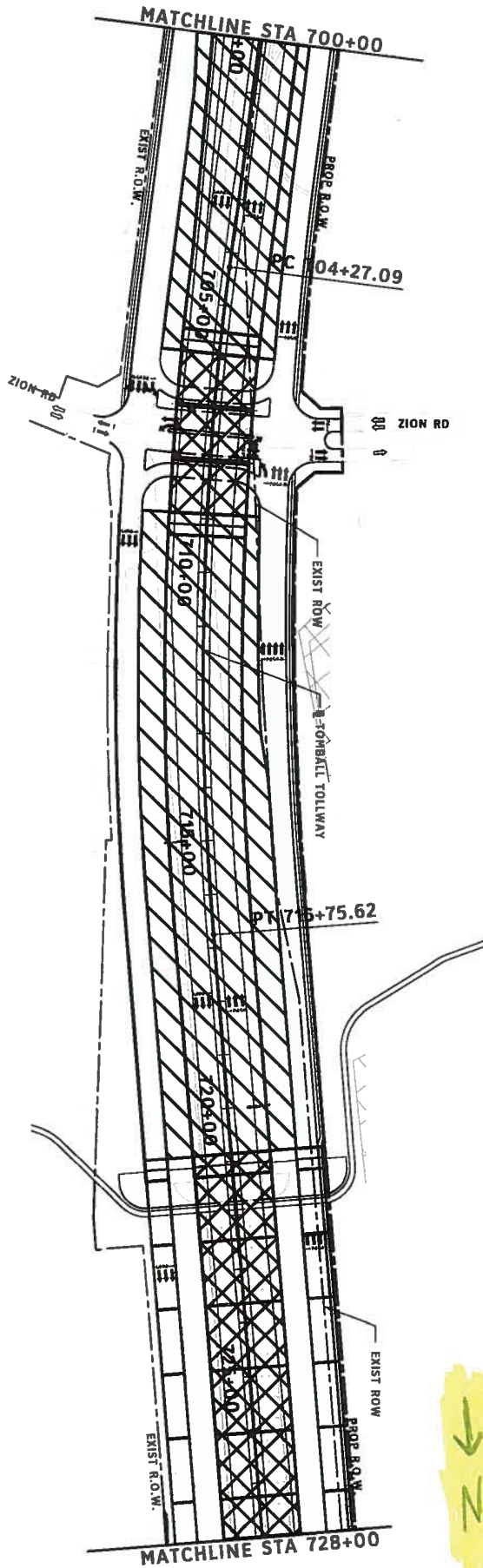
| | |
|-------------------------------------|------------|
| Texas Department of Transportation | |
| HARRIS COUNTY TOLL ROAD AUTHORITY | |
| EXHIBIT A | |
| SH 249 | |
| TOMBALL TOLLWAY PHASE II | |
| OPERATION AND MAINTENANCE AGREEMENT | |
| DATE | 12/2/2011 |
| BY | 1/2/2012 |
| PROJECT NO. | 100-000000 |
| DATE | 12/2/2011 |
| BY | 1/2/2012 |






LEGEND


| | |
|--|--|
| | LIMITS OF COUNTY'S MAINTENANCE BETWEEN BRIDGE STRUCTURES |
| | LIMITS OF COUNTY'S MAINTENANCE AT BRIDGE STRUCTURES |
| | LIMITS OF STATE'S MAINTENANCE |

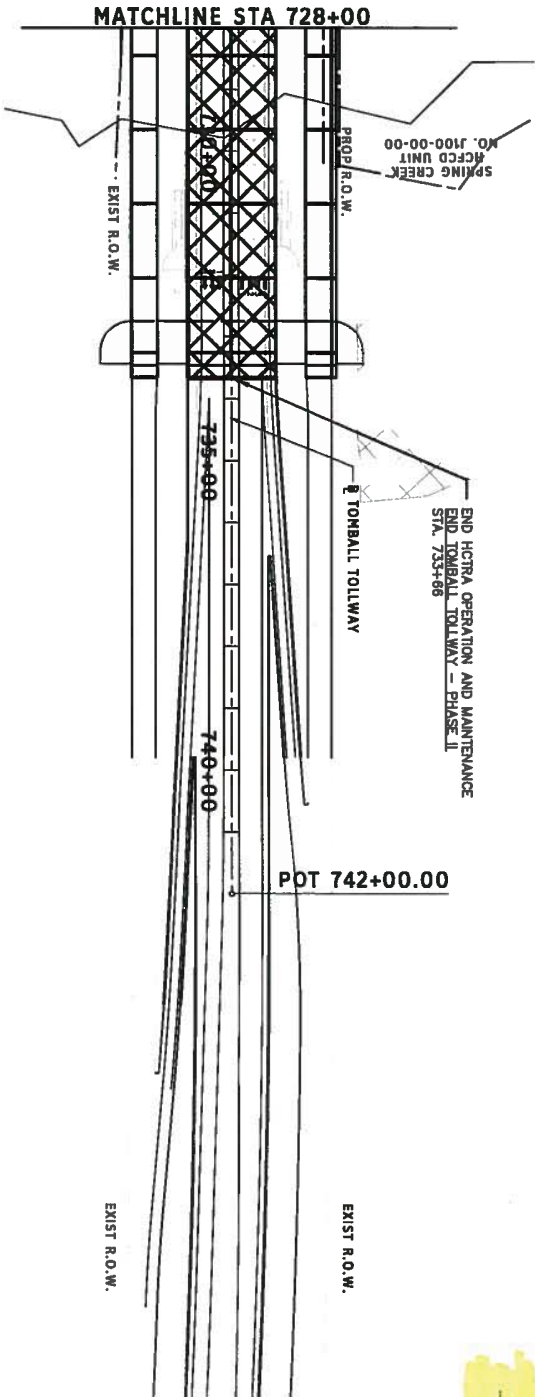
| | |
|--|--|
| | |
| TEXAS DEPARTMENT OF TRANSPORTATION HARRIS COUNTY TOLL ROAD AUTHORITY EXHIBIT A SH 249 TOMBALL TOLLWAY PHASE II OPERATION AND MAINTENANCE AGREEMENT | |
| DATE: 12/27/2011 DRAWN BY: [blank] CHECKED BY: [blank] DESIGNED BY: [blank] | SCALE: 1" = 200' PROJECT NO.: [blank] SHEET NO.: [blank] |





LEGEND

-  LIMITS OF COUNTY'S MAINTENANCE BETWEEN BRIDGE STRUCTURES
-  LIMITS OF COUNTY'S MAINTENANCE AT BRIDGE STRUCTURES
-  LIMITS OF STATE'S MAINTENANCE

| | |
|---|------------|
|  Texas Department of Transportation HARRIS COUNTY TOLL ROAD AUTHORITY | |
| EXHIBIT A SH 249 TOMBALL TOLLWAY PHASE II OPERATION AND MAINTENANCE AGREEMENT | |
| DATE: | 11/11/2002 |
| BY: | 2/28/2003 |
| SCALE: | 1" = 200' |
| PROJECT NO.: | 3 |



LEGEND

-  LIMITS OF COUNTY'S MAINTENANCE BETWEEN BRIDGE STRUCTURES
-  LIMITS OF COUNTY'S MAINTENANCE AT BRIDGE STRUCTURES
-  LIMITS OF STATE'S MAINTENANCE


| | |
|---|-----------|
|  Texas Department of Transportation | |
| HARRIS COUNTY TOLL ROAD AUTHORITY | |
| EXHIBIT A | |
| SH 249 | |
| TOMBALL TOLLWAY PHASE II | |
| OPERATION AND MAINTENANCE AGREEMENT | |
| DATE: | 12-2-2002 |
| BY: | 1/28/2003 |
| SCALE: | AS SHOWN |
| PROJECT NO. | 1 |

EXHIBIT B

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 2

HOUSTON District

Transportation Code, Chapter 373 gives Harris County (County) the primary responsibility to develop, construct, and operate toll projects located within its jurisdiction.

Transportation Code, Chapter 373 requires the Texas Department of Transportation (department) to assist the County in the financing, construction, and operation of a toll project by allowing the County to use state highway right of way owned by the department and to access the state highway system, provided that the County pay an amount to reimburse the state's actual costs to acquire the right of way.

Transportation Code, §373.006 authorizes the department and the County to enter into a toll project agreement that identifies the responsibilities of each party for project-related activities, and that may provide an alternative to the primacy determination process under Chapter 373 for toll project development.

Transportation Code, §373.103 requires the department and the County to enter into an agreement for any toll project for which the County intends to use state highway right of way. The agreement must ensure that the County's construction, maintenance, and operation of the project complies with the requirements of applicable state and federal law, and protects the interests of the Texas Transportation Commission (commission) and the department in the use of right of way for operations of the department.

On December 13, 2007, by Minute Order 111168, the commission designated the mainlanes on the segment of SH 249 from north of Spring Cypress Road to FM 1774 in Pinehurst as a toll project on the state highway system.

The County proposes to reconstruct the SH 249 corridor on existing state highway right of way from just south of Brown Road to Spring Creek to include a three-lane, toll-free frontage road in each direction, and up to eight toll lanes (Project). The County will be responsible for the development plans for the Project, but shall coordinate the development of those plans with the department. The County will be responsible for the design and construction of the Project, and for the maintenance of the toll lanes. The maintenance of the frontage roads shall be the responsibility of the department.

The County has committed to fund the Project and to reimburse the department in the amount of \$1,922,576 as reimbursement of the department's actual costs to acquire the right of way to be used by the County for the Project.

Transportation Code, §284.008 provides that a project becomes a part of the state highway system and the commission shall maintain the project without tolls once the bonds issued to finance the project are paid, unless the commission approves a request that the project will not become part of the state highway system. The County has proposed to operate and maintain the toll lanes that are part of the Project as part of the Harris County road system and, pursuant to Transportation Code, §284.008(d), has requested that this portion of the Project not become part of the state highway system.

The County's request that the toll lanes that are part of the Project not become part of the state highway system complies with the requirements of 43 TAC §27.75. As required by that section, the commission has determined that permanent operation and ownership of the toll lanes as a county road will be an efficient and effective method to provide transportation services in the region, and the County has the ability to provide, and a past record of providing, safe and effective highway facilities without department oversight or regulation.

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 2 of 2

HOUSTON District

IT IS THEREFORE ORDERED by the commission that the executive director of the department is hereby authorized to enter into an agreement with Harris County pursuant to Transportation Code, §373.006 and §373.103, for the use of state owned right of way by the County to develop and construct the SH 249 toll project, including the frontage roads, from just south of Brown Road to Spring Creek, and to operate and maintain the toll lanes that are part of the project as part of the county road system. The request that the toll lanes not become part of the state highway system is approved.

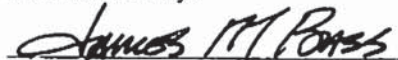
IT IS FURTHER ORDERED that the agreement shall require Harris County to reimburse the department's actual costs to acquire the right of way needed for the Project, in the amount of \$1,922,576.

Submitted and reviewed by:



Director, Transportation Planning and
Programming Division

Recommended by:



Executive Director

14495 FEB 25 16

Minute
Number

Date
Passed

EXHIBIT C

ORDER OF COMMISSIONERS COURT
Authorizing Agreement with the Texas Department of Transportation

The Commissioners Court of Harris County, Texas, met in regular session at its regular term at the Harris County Administration Building in the City of Houston, Texas, on NOV 10 2015, with all members present except none.

A quorum was present. Among other business, the following was transacted:

**ORDER AUTHORIZING AGREEMENT WITH THE TEXAS
DEPARTMENT OF TRANSPORTATION (TXDOT) TO REIMBURSE THE STATE
\$1,922,576.00 FOR USE OF ITS RIGHT-OF-WAY FOR THE CONSTRUCTION,
OPERATION, AND MAINTENANCE OF THE STATE HIGHWAY 249 TOLL FACILITY
FROM BROWN ROAD TO SPRING CREEK, AND TO REALLOCATE \$45 MILLION
TO THE SH 249 PROJECT FROM THE US 290 PROJECT**

Commissioner Cagle introduced an order and moved that Commissioners Court adopt the order. Commissioner Moelmann seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

| | Yes | No | Abstain |
|---------------------|-------------------------------------|--------------------------|--------------------------|
| Judge Ed Emmett | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. El Franco Lee | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Jack Morman | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. Steve Radack | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comm. R. Jack Cagle | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and lawfully adopted. The order adopted follows:

IT IS ORDERED that:

1. The Harris County Judge is authorized to execute on behalf of Harris County an agreement with the Texas Department of Transportation (TxDOT) in an amount not to exceed \$1,922,576.00, to reimburse the State for use of its right-of-way for the construction, operation and maintenance of a toll facility on a portion of State Highway 249 from Brown Road to Spring Creek. Harris County will reallocate \$45 million to the SH 249 Project from the US 290 Project. The Agreement is incorporated by reference and made a part of this order for all intents and purposes as though set out in full word for word.
2. All Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purposes of this order.

Presented to Commissioners' Court

NOV 10 2015

APPROVE C/M

Recorded Vol. _____ Page _____