THE STATE OF TEXAS

COUNTY OF HARRIS

We, MRB Commercial Holdings, LLC - Series A and MRB Commercial Holdings - Series B, acting by and through Michael J. Burns, their Managing Member, owners hereinafter referred to as owner of the 0.1148 acre tract described in the above and foregoing plat of BURNS COMMERCIAL do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner does hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, MRB Commercial Holdings, LLC - Series A and MRB Commercial Holdings - Series B has caused these presents to be signed by Michael J. Burns, its Managing Member, thereunto authorized, this 31 day of October, 2025.

MRB Commercial Holdings, LLC - Series A and
MRB Commercial Holdings - Series B

By ______________
MICHAEL J. BURNS
Managing Member

THE STATE OF TEXAS

COUNTY OF Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Burns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of October, 2025

____
Notary Public in and for the State of Texas

My Commission Expires: 06/28/2029

KARLI J GOLDEN
Notary Public, State of Texas
Comm. Expires 06-28-2029
Notary ID 133199090

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of BURNS COMMERCIAL in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this 3rd day of November 2025

By ______________
Craig Meyers
Director of Community Development

Harris County Clerk Certificate of Filing

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Nov 10, 2025, at 9:42 o'clock A. M., and duly recorded on Nov 10, 2025, at 1:55 o'clock P. M., and at Film Code Number 713659 of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By ______________
Deputy

I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'), and that the plat boundary corners have been tied to the nearest survey corner.

____
Steven L. Crews
Texas Registration Number 4141

METES AND BOUNDS

Being a 0.1148 acre tract of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being all of Lots 1 and 2 in Block 18, of the REVISED MAP OF TOMBALL, a subdivision recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas; said 0.1148 acre being more particularly described as follows with all bearings based on Texas State Plane Coordinates, South Central Zone 4204, NAD83, GEOID 03;

BEGINNING at an "X" in concrete, found for the East corner of the herein described tract, common with the East corner of said Lot 1, same being at the intersection of the Southwest right-of-way line of North Oak Street, 60 feet wide, with the Northwest right-of-way line of West Main Street, 100 feet wide, and proceeding:

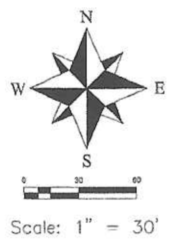
THENCE S 61°59'45" W, along the Southeast line of the herein described tract, common with the Southeast line of said Lots 1 and 2, and the Northwest right-of-way line of West Main Street, a distance of 50.00 feet, to an iron rod with survey cap, set for the South corner of the herein described tract, common with the South corner of Lot 2 and the East corner of Lot 3 in Block 18 of said subdivision;

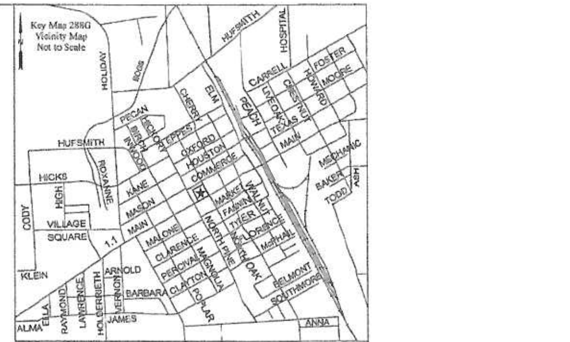
THENCE N 28°10'17" W, along the Southwest line of the herein described tract, common with the Southwest line of Lot 2, and the Northeast line of said Lot 3, a distance of 100.00 feet, to an iron rod with survey cap, set for the West corner of the herein described tract, common with the West corner of Lot 2 and the North corner of Lot 3, same being in the Southeast line of a 20 feet wide alley of said subdivision;

THENCE N 61°59'45" E, along the Northwest line of the herein described tract, common with the Northwest line of Lots 2 and 1, and the Southeast line of said 20 feet wide alley, a distance of 50.00 feet, to an iron rod with survey cap, set for the North corner of the herein described tract, common with the North corner of Lot 1, same being in the Southwest right-of-way line of North Oak Street;

THENCE S 28°10'17" E, along the Northeast line of the herein described tract, common with the Northeast line of Lot 1, and the Southwest right-of-way line of North Oak Street, a distance of 100.00 feet, back to the POINT OF BEGINNING, and containing 0.1148 acre of land.

RP-2025-445919
11/10/2025 hcrplrp1 60.00
FILED
11/10/2025 10:42 AM
COUNTY CLERK





Notes:

Flood Information:

According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale 0.999946952028.
8. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

BURNS COMMERCIAL

Being 0.1148 acre (4,999.98 sq. ft.) tract of land situated in the William Hurd Survey, A-371, Harris County, Texas, being a replat of Lots 1 and 2, in Block 18, of the REVISED MAP OF TOMBALL as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

2 Lots, 1 Block

Owners:
MRB Commercial Holdings, LLC - Series A
MRB Commercial Holdings - Series B
Phone Number 713-898-8981
22739 Tomball Cemetery Road
Tomball, Texas 77377

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Office 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

October 2025
Sheet 1 of 1
25-0281