

THE STATE OF TEXAS  
COUNTY OF HARRIS:

We, Tim Littlefield, LLC., a Texas limited liability company and the City of Tomball, a *Texas municipality*, acting by and through Tim Littlefield being a managing member of Tim Littlefield, LLC., a Texas limited liability company, and David Esquivel being a managing member of the City of Tomball, owners in this section after referred to as owners (whether one or more) of the 4.2038 acre tract described in the above and foregoing plat of Tim Littlefield LLC, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all drainage, 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, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainageways 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, the Tim Littlefield, LLC., a Texas limited liability company, a single member managed company has caused these presents to be signed by Tim Littlefield, its president, thereunto authorized, common seal hereunto affixed

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Tim Littlefield, LLC.  
a Texas limited liability company

Tim Littlefield, Managing Member

IN TESTIMONY WHEREOF, the City of Tomball, a Texas municipality, has caused these presents to be signed by David Esquivel, its managing member thereunto authorized, common seal hereunto affixed

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

City of Tomball  
a Texas municipality

David Esquivel, Managing Member

THE STATE OF TEXAS  
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Tim Littlefield, President of Tim Littlefield, LLC, a Texas limited liability company, the undersigned authority, 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 set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_ COUNTY, STATE OF TEXAS.

My Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared David Esquivel, managing member of the City of Tomball, LLC, a Texas municipality, the undersigned authority, 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 set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_ COUNTY, STATE OF TEXAS.

My Commission Expires \_\_\_\_\_

Certificate for the Planning and Zoning Commission:

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of Tomball Outlots Replat Number One in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Barbara Tague  
Chairman

Certificate for County Clerk:

I, Tenshia 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 \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, and under Film Code numbers \_\_\_\_\_, of the Map Records of Harris County for said County.

WITNESS my hand and seal of office, at Harris County, Texas, the day and date last above written.

Tenshia Hudspeth, County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

Certificate of Engineer or Surveyor:

I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner



Jeffrey Moon  
Texas Registration Number 4639

MENDOZA HOME BUILDERS, LLC  
TOMBALL OUTLOT 281  
CALLED 5.006 ACRES  
C.C.F.N. RP-2020-189624  
O.P.R.H.C.T.

FND. 5/8" I.R.  
Controlling Monument  
NWC 4.393 Acres  
Northing: 13957259.5960  
Easting: 3043549.7510

TOMBALL OUTLOT 281  
TOMBALL OUTLOT 284

Block 1

LOT 1  
(2.3753 ACRES)  
(103,469 SQ. FT.)

FRANCISCO LOPEZ AND  
VERONICA BELTRAN  
RESIDUAL OF  
CALLED 6.21 ACRES  
C.C.F.N. 2015-0114381  
O.P.R.H.C.T.

TOMBALL OUTLOT 284  
(30' R.O.W.)  
VOL. 2, PG. 265 & VOL. 4, PG. 75  
M.R.H.C.T.

TOMBALL OUTLOT 286

LOT 1  
(1.2332 ACRES)  
(53,717 SQ. FT.)

Block 2

JAMES & PATRICIA ANN CASE  
RESIDUAL OF  
CALLED 1.1815 ACRES  
C.C.F.N. R838860  
O.P.R.H.C.T.

CITY OF TOMBALL 0.1195 ACRES R.O.W.  
C.C.F.N. RP-2020-373452 O.P.R.H.C.T.

CITY OF TOMBALL 0.1192 ACRES UTILITY EASEMENT  
N87°27'26"E 259.88' C.C.F.N. RP-2020-383169 O.P.R.H.C.T.

CITY OF TOMBALL 0.1195 ACRES R.O.W.  
C.C.F.N. RP-2020-383168 O.P.R.H.C.T.

JAMES & PATRICIA ANN CASE  
RESIDUAL OF CALLED 1.1815 ACRES  
C.C.F.N. R838860 O.P.R.H.C.T.

40' WIDE EXARON CORP.  
MULTIPURPOSE RIGHT-OF-WAY & EASEMENT  
C.C.F.N. F912224 O.P.R.H.C.T.

JAMES & PATRICIA ANN CASE  
CALLED 1.67 ACRES  
C.C.F.N. P557909  
O.P.R.H.C.T.

TOMBALL OUTLOT 286  
TOMBALL OUTLOT 289

POINT OF BEGINNING  
FND. 5/8" I.R.  
Controlling Monument  
SEC Outlot 281  
NEC Outlot 284  
NEC 4.393 Acres  
Northing: 13957271.6680  
Easting: 3043541.7730

Set 5/8" I.R.  
(See Note 2)

0.6179 ACRE/ 781 SQ. FT. IS HEREBY  
DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES  
(See Note 9)

PERSIMMON ROAD  
(60' R.O.W.)  
Vol. 2, Pg. 65 & Vol. 4, Pg. 75 M.R.H.C.T.  
Film Code 692320 O.P.R.H.C.T.  
C.C.F.N. 2020-222847 O.P.R.H.C.T.

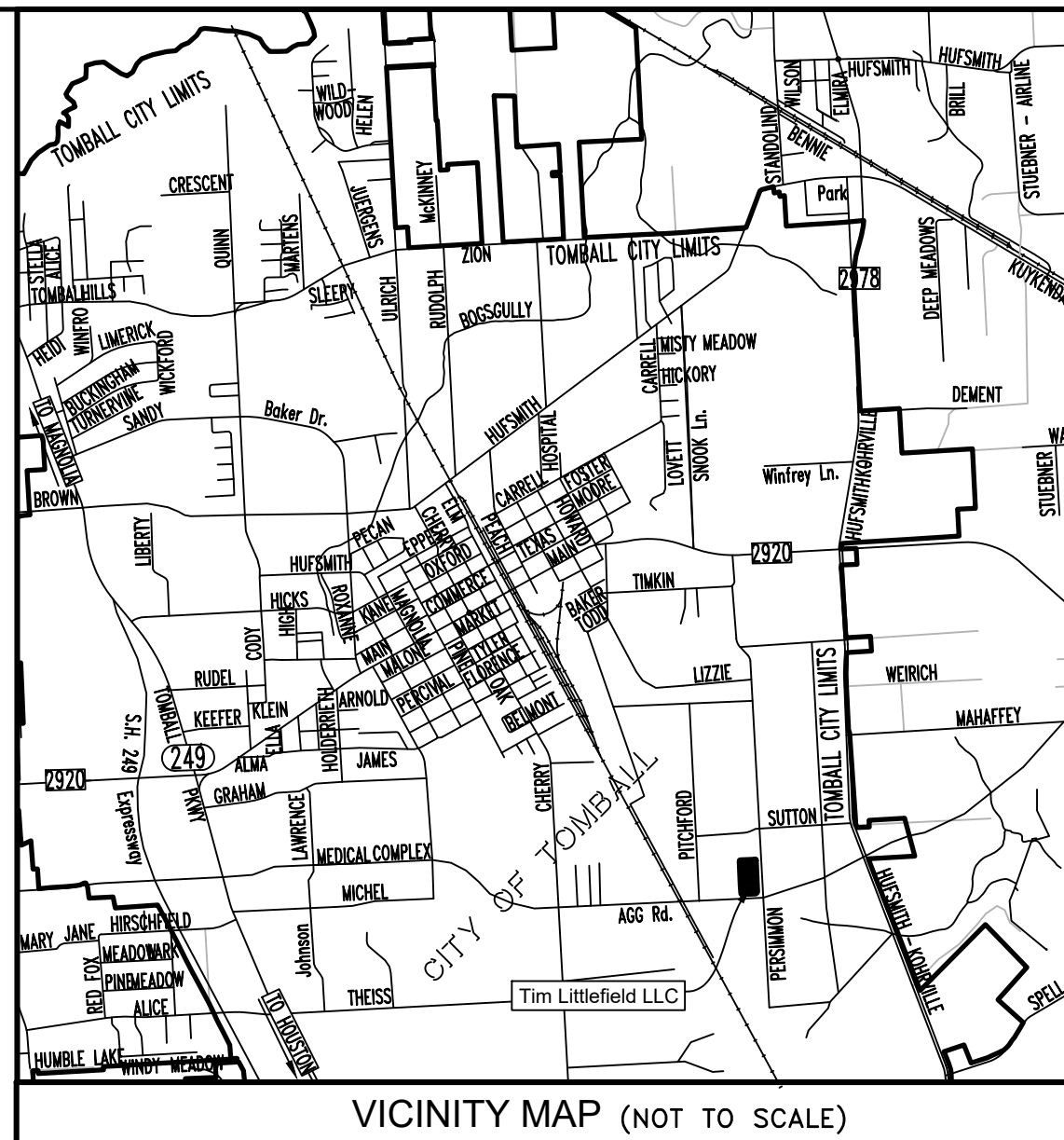
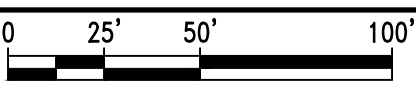
Unrestricted  
Reserve "H"  
Block 6  
Raburn Reserve  
Section 1  
Film Code 692320  
M.R.H.C.T.

MEDICAL COMPLEX DRIVE  
(100' R.O.W.)  
FILM CODE 692320 M.R.H.C.T.  
C.C.F.N. RP-2020-344941 O.P.R.H.C.T.

PERSIMMON ROAD  
(60' R.O.W.)  
Vol. 1037, Pg. 710 D.R.H.C.T.  
VOL. 2, PG. 65 & VOL. 4, PG. 75 M.R.H.C.T.  
C.C.F.N. RP-2020-383164, RP-2020-344941 &  
RP-2020-383162 O.P.R.H.C.T.

Unrestricted  
Reserve "I"  
Block 7  
Raburn Reserve  
Section 1  
Film Code 692320  
M.R.H.C.T.

OWNER/DEVELOPER  
TIM LITTLEFIELD, LLC.  
KIRKSTONE TERRACE DRIVE  
SPRING, TEXAS 77379  
PHONE: (281) 723-7344  
TIM@LITTLEFIELDBROTHERS.COM



General Notes:

- 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 easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- 5/8" iron rods with survey cap marked "Jeff Moon R.P.L.S. 4639" set at all corners unless otherwise noted.
- 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.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 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.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way of City of Tomball utility easement up to and around the gas meter.
- 0.2528 acres out of called 0.2547 Acre tract owned by the City of Tomball is hereby dedicated to the public for public right-of-way purposes and 0.2129 acre out of the Tim Littlefield, LLC tract called 4.393 acres is hereby dedicated to the public for public right-of-way purposes, equaling a total of 0.4657 Acre (20,288 Square Feet) is hereby dedicated to the public for right-of-way purposes.
- All bearings and coordinates shown hereon are based upon the Texas State Plane Coordinate System, NAD 83, Texas South Central Zone (2002 ADJ.) (FIPS 4204). All coordinates are grid and can be adjusted to surface by applying a combined scale factor of 0.99994488821. All distances shown hereon are ground measurements.
- Elevations are based upon GPS Observations, and are adjusted to TSARP RM 100380, NAVD '88 2001 Adj., GEOID99, elevation 172.89
- The Benchmark set on this tract of land is 3 inch Brass Disk in concrete near the upper Southeast corner of Lot 1 Block 2 shown hereon. Elevation is 170.16'. (See Note 11)
- Properly Subject to easement granted to Humble Oil & Refining Company, a Texas corporation to lay, maintain, operate, replace, change and remove any and all pipe lines for the transportation of oil, gas and/or water and/or their products recorded under Volume 1088, Page 185 of the Deed Records of Harris County, Texas. (Easement cannot be located)
- Standard Abbreviations:  
B.L. Building Line  
C.O.T.U.E. City of Tomball Utility Easement  
D.L. Drainage Easement  
R.O.W. Right-of-Way  
C.C.F.N. County Clerk's File Number  
D.R.H.C.T. Deed Records of Harris County, Texas  
D.R.H.C.T. Map Records of Harris County, Texas  
O.P.R.R.P.H.C.T. Official Public Records Real Property of Harris County, Texas

# TIM LITTLEFIELD LLC

BEING A COMMERCIAL SUBDIVISION OF 4.2038 ACRES OF LAND  
IN THE JESSE PRUITT SURVEY, A - 629 HARRIS COUNTY, TEXAS,

BEING A PARTIAL REPLAT OF LOT 284 AND 286, OF TOMBALL OUTLOTS  
AS RECORDED IN VOLUME 2, PAGE 65 AND IN CORRECTED MAP RECORDED  
IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,

REASON FOR REPLAT: TO REPLAT A PORTION OF LOT 284 INTO  
1 LOT IN 1 BLOCK AND TO REPLAT A  
PORTION OF LOT 286 INTO 1 LOT IN 1 BLOCK

CONTAINING: 2 LOTS IN 2 BLOCK  
(3.6085 ACRES/157,186 SQ. FT)

JULY 2023

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS  
www.moonsurveying.com  
TBPELS FIRM No. 10112200  
P.O. Box 2501 Conroe Texas 77305  
PHONE: (936)756-5266  
FAX: (936)756-5281

SHEET 1 of 1