

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 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 purposes 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 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, 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 drainages and easements clear of fences, buildings, plantings, 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 7th day of August, 2023.

Tim Littlefield, LLC,
a Texas limited liability company
Tipp 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 10th day of August, 2023.

City of Tomball
a Texas municipality
David Esquivel, Managing Member

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 7th day of August, 2023.

Damaris Arigal Barocio
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, STATE OF TEXAS.
My Commission Expires August 12, 2026

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 10th day of August, 2023.

KIMBERLY SUE CHANDLER
Notary Public, State of Texas
Comm. Expires 12-18-2023
Notary ID 12983348

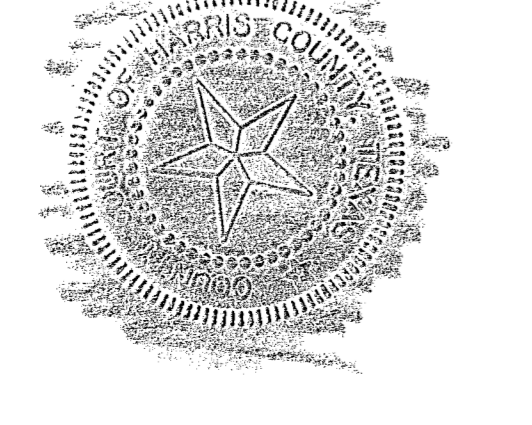
Certificate for the Planning and Zoning Commission:
This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of Tim Littlefield LLC in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this 14th day of August, 2023.

Barbara Tague
Chairman

I, Teneisha Hudspeth, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication were filed for registration in my office on August 21, 2023 at 10:13 o'clock A.M., and duly recorded on August 21, 2023 at 3:27 o'clock P.M., and in Film Code Number 709839 of the Map Records of Harris County for said County.

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

Teneisha Hudspeth
Clerk of the County Court
Harris County, Texas
By: Christiana Orna
Deputy



Certificate of Engineer or Surveyor:

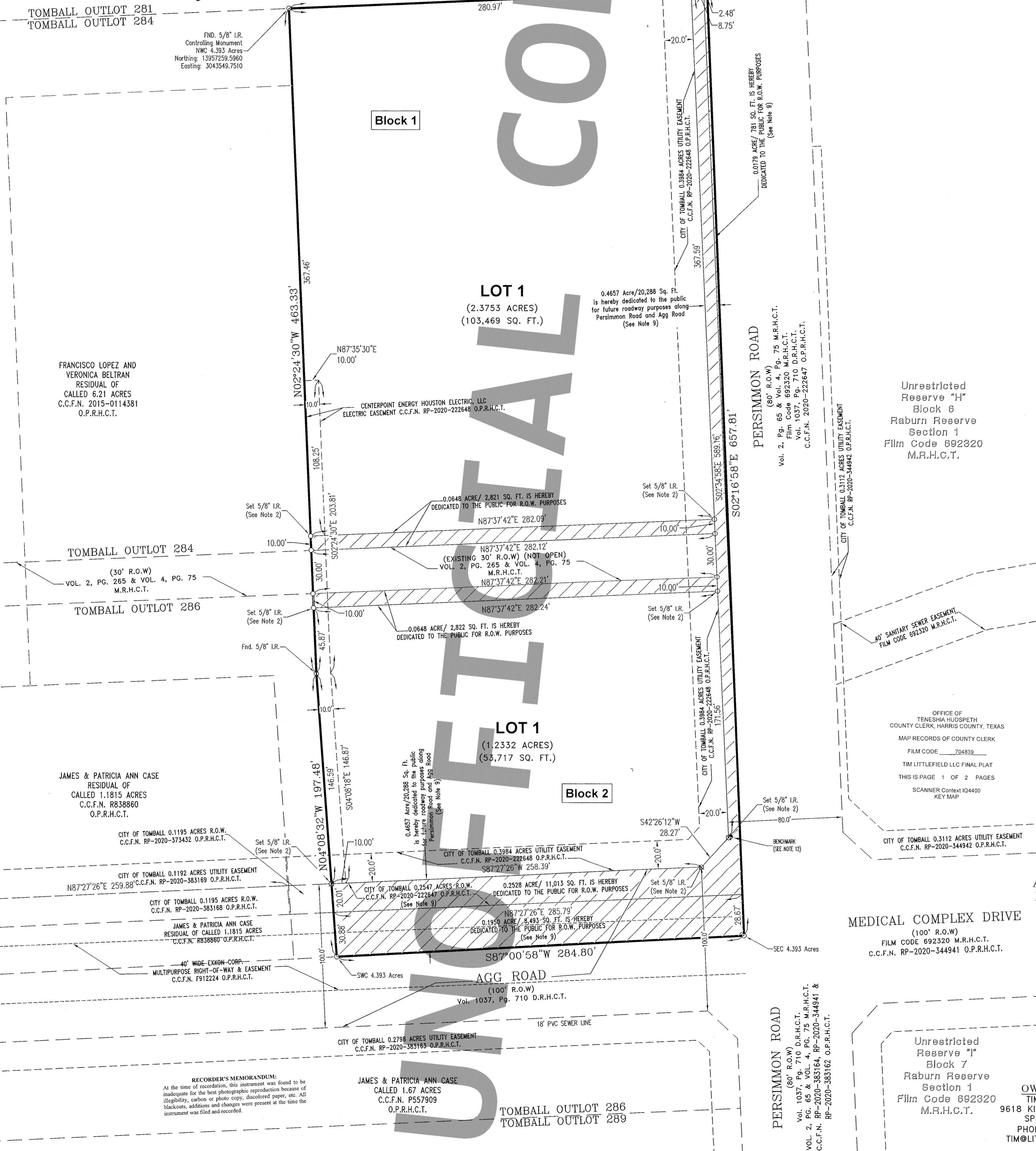
I, Taren Hanks, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, 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.

Taren Hanks
Texas Registration Number 6787



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



RP-2023-317893

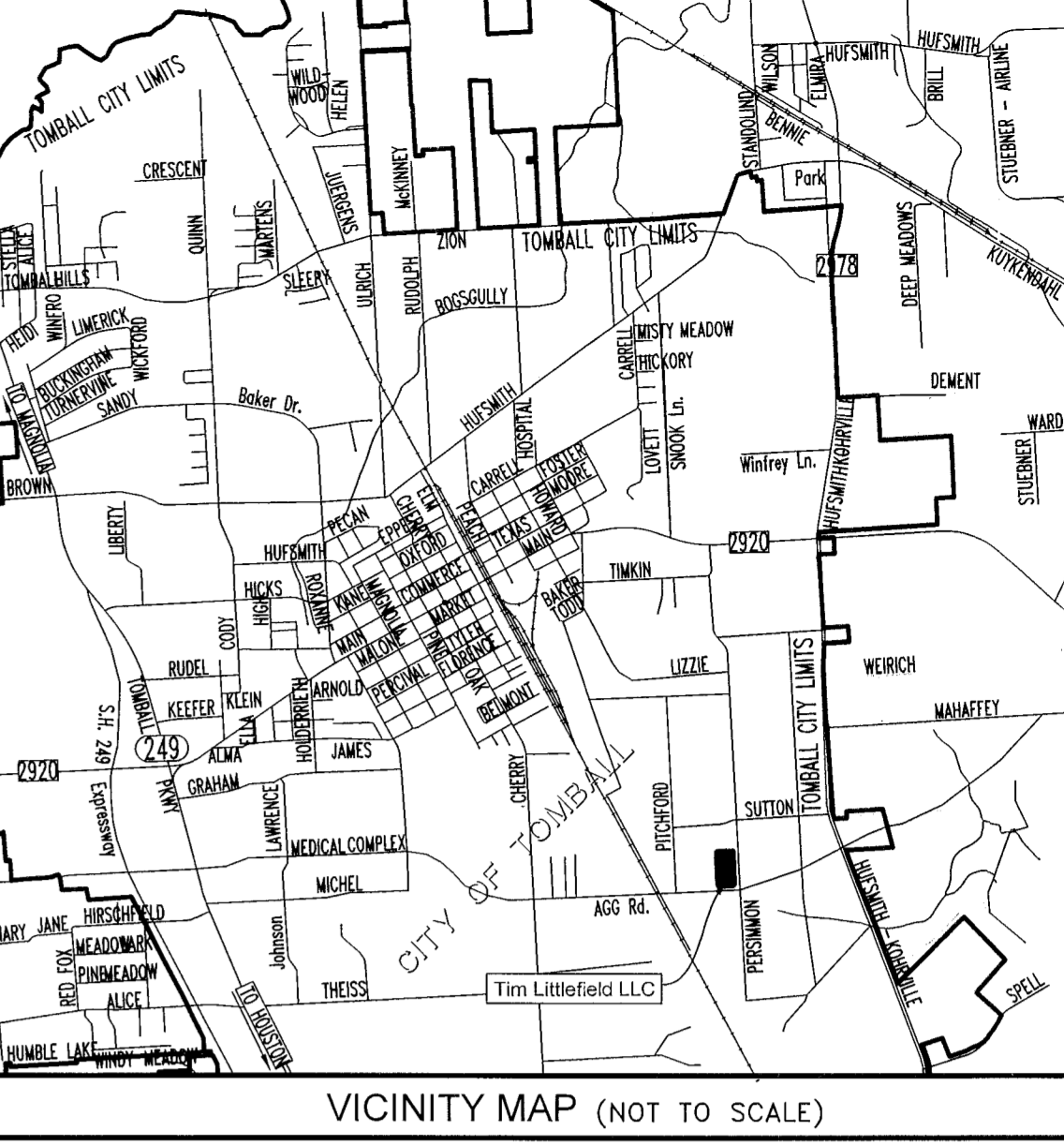
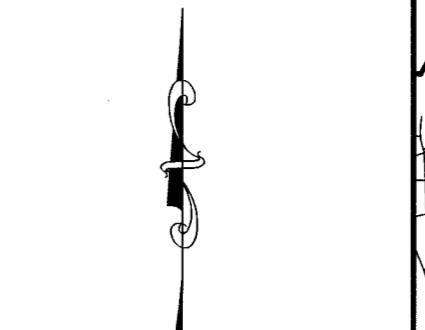
8/21/2023 HCC/PRP1 60.00

FILED

8/21/2023 10:13 AM

County Clerk

0 25' 50' 100'



General Notes:

- 1) 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.
- 2) 5/8" iron rods with survey cap marked "Jeff Moon R.P.L.S. 4639" set at all corners unless otherwise noted.
- 3) 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.
- 4) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6) 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.
- 7) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) Elevations are based upon GPS Observations, and are adjusted to TSARP RM 100380, NAVD '88 2001 Adj., GEOID99, elevation 172.89
- 12) 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)
- 13) Property 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)
- 14) 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

Unrestricted Reserve "H" Block 8 Raburn Reserve Section 1 Film Code 892320 M.R.H.C.T.

OFFICE OF TENEISHA HUDSPETH COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 704839
TIM LITTLEFIELD, LLC FINAL PLAT
THIS IS PAGE 1 OF 2 PAGES
SCANNER CONTACT 104400 KEY MAP

FINAL PLAT
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
TPBELS FIRM NO. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281
All rights reserved Copyright 2023 Jeffrey Moon & Assoc., Inc.

Unrestricted Reserve "J" Block 7 Raburn Reserve Section 1 Film Code 892320 M.R.H.C.T.

OWNER/DEVELOPER
TIM LITTLEFIELD, LLC.
9618 KIRKSTONE TERRACE DRIVE
SPRING, TEXAS 77379
PHONE: (281) 723-7344
TIM@LITTLEFIELDBROTHERS.COM

SHEET 1 of 1

RECORDERS MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo copy, discolored paper, etc. All blankets, additions and changes were present at the time the instrument was filed and recorded.

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

TAX CERTIFICATE FOR ACCOUNT: 0352880000435
 AD NUMBER: 0352880000435
 GF NUMBER:
 CERTIFICATE NO: 2867304
COLLECTING AGENCY
 Kristi Williams
 PO Box 276
 Tomball TX 77377-0276

DATE: 7/20/2023
 FEE: \$10.00
PROPERTY DESCRIPTION
 TRS 284D 284E & 286 TOMBALL OU
 TLOTS

PAGE 1 OF 1

REQUESTED BY
 TIM LITTLEFIELD LLC
 15925 FM 3083 6
 CONROE TX 77301


PROPERTY OWNER
 TIM LITTLEFIELD LLC
 15925 FM 3083 6
 CONROE TX 77301

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL ISD TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

CURRENT VALUES			
LAND MKT VALUE:	430,558	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	430,558	LIMITED VALUE:	0
EXEMPTIONS: LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 7/2023: \$ 0.00
 ISSUED TO: TIM LITTLEFIELD LLC
 ACCOUNT NUMBER: 0352880000435

CERTIFIED BY: 

OFFICE OF
 TENESHA HUDSPETH
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE 704840
 TIM LITTLEFIELD LLC FINAL PLAT
 THIS IS PAGE 2 OF 2 PAGES
 SCANNER Context IQ4400

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2023 tax year have not been calculated as of the above date.

ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR
 P.O. BOX 3547
 HOUSTON, TEXAS 77253-3547



Date Printed: Thursday, July 20, 2023
 Account Number
 035-288-000-0435

2022 Property Tax Receipt

Certified Owner
 TIM LITTLEFIELD LLC
 15925 FM 3083 6
 CONROE TX 77301

Legal Description
 TRS 284D 284E & 286
 TOMBALL OUTLOTS
 4.3930 AC

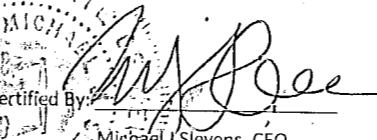
Deposit No: 202212081024
 Validation No: 1050
 Operator Code: LSTEAGAL
 Remit Seq No: 85733291

Receipt Date: Thursday, December 8, 2022
 Deposit Date: Thursday, December 8, 2022
 Parcel Address: PERSIMMON 77375
 Legal Acres: 4.3930 AC

Tax Unit	Tax Rate	Levy	Penalties & Interest	Coll. Fee	Total
Harris County	0.343730	\$1479.96	\$0.00	\$0.00	\$1479.96
Harris County Flood Control Dist	0.030550	\$131.54	\$0.00	\$0.00	\$131.54
Port of Houston Authority	0.007590	\$34.00	\$0.00	\$0.00	\$34.00
Harris County Hospital District	0.148310	\$638.56	\$0.00	\$0.00	\$638.56
Harris County Dept. of Education	0.004900	\$21.10	\$0.00	\$0.00	\$21.10
Lone Star College System	0.107800	\$464.14	\$0.00	\$0.00	\$464.14
City of Tomball	0.287248	\$1236.77	\$0.00	\$0.00	\$1236.77
Emergency Service Dist #8 (EMS)	0.093561	\$402.83	\$0.00	\$0.00	\$402.83
Overpay	0.000000	\$0.00	\$0.00	\$0.00	\$0.13
Total Paid:		\$4,409.30	\$0.00	\$0.00	\$4,409.43

This is to certify the ad valorem records of the Harris County tax assessor reflects that the taxes and fees are paid and current on the aforementioned property above. At the time of the request, Tax Recourse, LLC, has verified that all taxes due are paid and no other payments are due as of July 20, 2023.

TOTAL CERTIFIED TAX DUE 7/20/23: \$0.00
 Issued to: Tim Littlefield, LLC - Property Owner of Record
 Account number: 0352880000435

Certified By: 
 Michael J. Stevens, CEO
 Tax Recourse, LLC

Tax Recourse, LLC is an independent company that verifies, appeals and litigates property taxes for individual's and corporations across the United States.

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