

THE STATE OF TEXAS  
COUNTY OF HARRIS:

WE, STI REALTY LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH TANVEER IQBAL, IT'S MANAGING MEMBER OF STI REALTY LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 5.001 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TOMBALL SHOPPING CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS 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 TWENTY FEET (20'-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 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 DRAINAGEWAY 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 STI REALTY LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TANVEER IQBAL, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, COMMON SEAL HEREUNTO AFFIXED

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

STI REALTY LLC.  
A TEXAS LIMITED LIABILITY COMPANY

TANVEER IQBAL, MANAGING MEMBER

THE STATE OF TEXAS  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TANVEER IQBAL, MANAGING MEMBER OF STI REALTY, 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 \_\_\_\_\_

WE, THE CHASEWOOD BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS TOMBALL SHOPPING CENTER, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER COUNTY CLERK'S FILE NUMBER RP-2023-304632 AND ASSIGNED BY COUNTY CLERK'S FILE NUMBERS RP-2023-304633 & RP-2023-304634 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN IN THIS SECTION TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, \_\_\_\_\_ OF THE CHASEWOOD BANK, 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 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

CERTIFICATE FOR THE PLANNING AND ZONING COMMISSION:

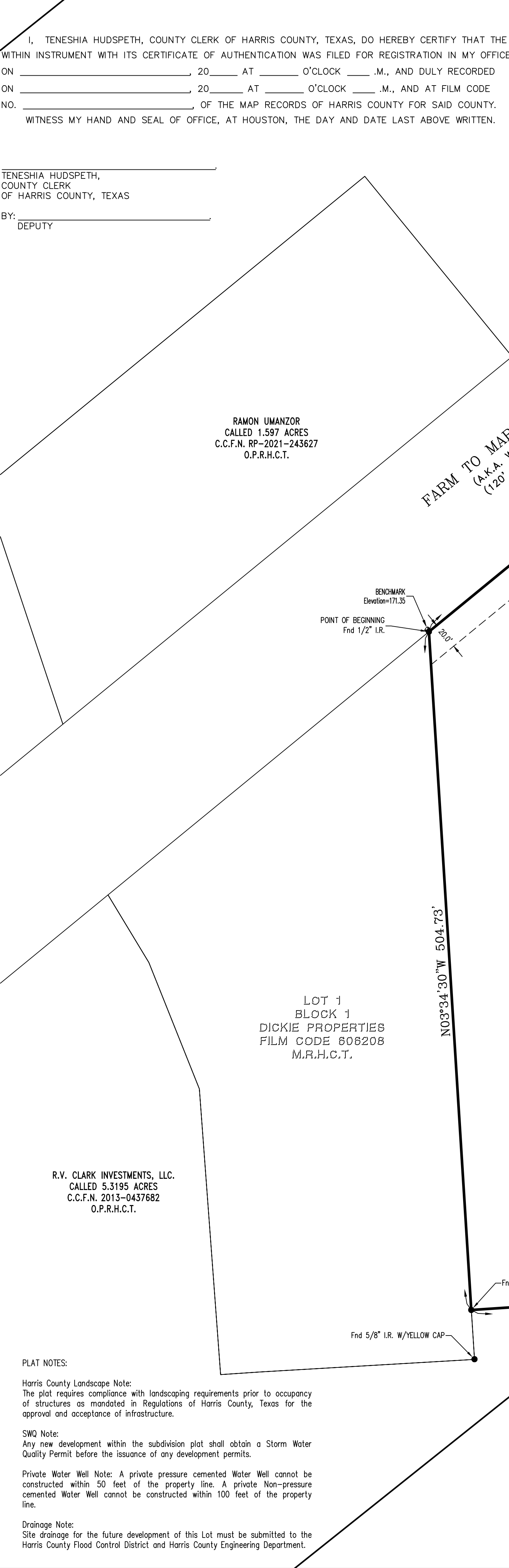
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF TOMBALL SHOPPING CENTER IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BARBARA TAJUE  
CHAIRMAN

SUSAN HARRIS  
VICE CHAIR

I STEPHEN TROY TOLAND, COUNTY ENGINEER OF HARRIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

STEPHEN TROY TOLAND, P.E.  
COUNTY ENGINEER



0 25' 50' 100'  
SCALE 1"=50'

VICINITY MAP (NOT TO SCALE)

CERTIFICATE FOR COUNTY CLERK:  
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 \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_\_.M., 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".

TENESHIA HUDSPETH, COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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 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.
- 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. 48201C0210L (EFFECTIVE DATE: JUNE 18, 2007), THIS PROPERTY IS IN ZONE "AE" AND IS INSIDE THE 1% 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 EXTENTION FROM THE CITY OF TOMBALL RIGHT-OF-WAY TO CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- 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 0.9999448821. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
- ELEVATIONS ARE BASED UPON GPS OBSERVATIONS, AND ARE ADJUSTED TO TSARP RM 120205, NAVD '88 2001 ADJ., GEOID99, ELEVATION 173.56
- THE BENCHMARK SET ON THIS TRACT OF LAND IS 3 INCH BRASS DISK IN CONCRETE NEAR THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" SHOWN HEREON. ELEVATION IS 171.35'. (SEE NOTE 10)
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES GRANTED TO THE CITY OF TOMBALL BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. X587754 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
- EASEMENT AND RIGHT-OF-WAY GRANTED TO HUMBLE OIL & REFINING CO., BY INSTRUMENT RECORDED IN VOLUME 942, PAGE 519 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ASSIGNED TO HUMBLE PIPE LINE CO., BY INSTRUMENT RECORDED IN VOLUME 1221, PAGE 22 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND AS AFFECTED BY RIGHT-OF-WAY CONVEYANCE TO TENNESSEE GAS TRANSMISSION CO., RECORDED IN VOLUME 1991, PAGE 528 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (EASEMENT CAN NOT BE LOCATED BLANKET)
- STANDARD ABBREVIATIONS:  
B.L. BUILDING LINE  
C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT  
D.E. 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  
M.R.H.C.T. MAP RECORDS OF HARRIS COUNTY, TEXAS  
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS

# TOMBALL SHOPPING CENTER

BEING A COMMERCIAL SUBDIVISION OF 5.0008 ACRES OF LAND  
IN THE CHAUNCEY GOODRICH SURVEY, A - 311,  
IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

CONTAINING: 1 LOT IN 1 BLOCK

APRIL 2024

OWNER/DEVELOPER  
STI REALTY LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
2503 CHERRY STREET  
TOMBALL, TEXAS 77375  
PHONE: (713) 534-3976  
TANVEER.IQBAL@OUTLOOK.COM

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

Jeffrey Moon & Associates, Inc.

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SHEET 1 of 1

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