

THE STATE OF TEXAS  
COUNTY OF HARRIS:

WE, THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DENNIS CONDE BEING THE PRESIDENT OF THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.777 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE OAKS AT CARRELL STREET, 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 AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE OAKS AT CARRELL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DENNIS CONDE, ITS PRESIDENT, THEREUNTO AUTHORIZED, COMMON SEAL HEREUNTO AFFIXED

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

THE OAKS AT CARRELL STREET, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

DENNIS CONDE, PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS CONDE, PRESIDENT OF THE OAKS AT CARRELL STREET, 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\_\_\_\_

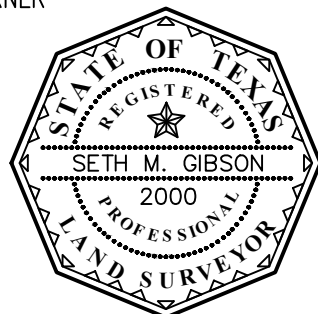
NOTARY PUBLIC IN AND FOR

\_\_\_\_\_, COUNTY, STATE OF TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF ENGINEER OR SURVEYOR:

I, SETH M. GIBSON, 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



SETH M. GIBSON  
TEXAS REGISTRATION NUMBER 2000

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 THE OAKS AT CARRELL STREET 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\_\_\_\_

CRAIG MEYERS  
DIRECTOR OF COMMUNITY DEVELOPMENT

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

FRANK H. METZLER  
CALLED 3.0832 ACRES  
C.C.F.N. 20120329200  
O.P.R.H.C.T.

GRAND JUNCTION  
SECTION 1  
FILM CODE: 889819  
M.R.H.C.T.

STEAM RIDGE LANE  
(50' R.O.W.)  
FILM CODE: 889819  
M.R.H.C.T.

MAGNOLIA BRANCH LANE  
(50' R.O.W.)  
FILM CODE: 690206  
M.R.H.C.T.

TIMBER TRAILS  
FILM CODE: 890205  
M.R.H.C.T.

TRACT 2  
MID TOWNE SUBDIVISION  
VOL. 334, PG. 112  
M.R.H.C.T.

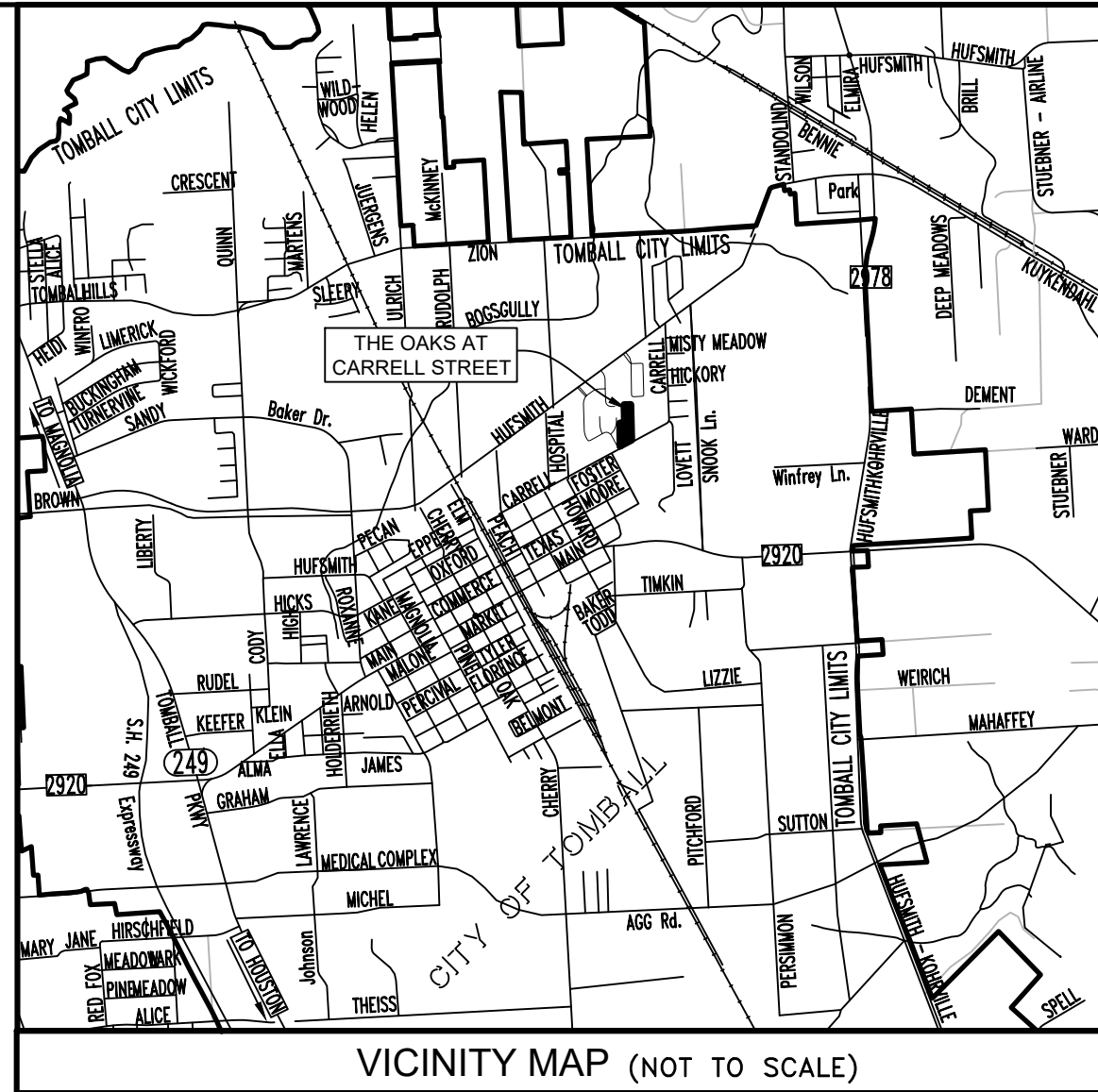
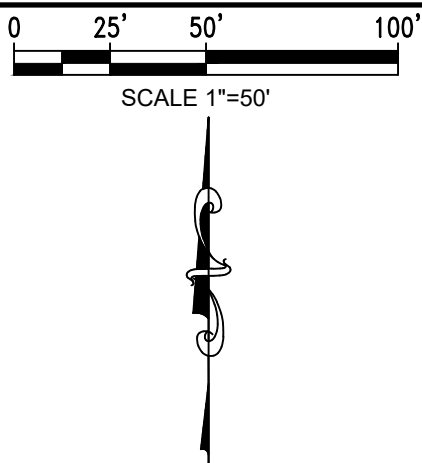
TRACT 1  
MID TOWNE SUBDIVISION  
VOL. 334, PG. 112  
M.R.H.C.T.

RESTRICTED RESERVE "A"  
FILM CODE: 687124  
M.R.H.C.T.

#### LEGEND & SYMBOLS

- Building Line (B.L.)
- - - Easement Line
- - - Overhead Electric
- - - Approximate Location of Sanitary Sewer Line
- - - Approximate Location of Buried Water Line
- Power Pole
- Meter Loop
- Gas Riser
- Water Meter
- Water Valve
- Fire Hydrant
- Benchmark
- Sanitary Sewer Manhole
- Light Pole
- Service Pole
- Culvert

0 50 100  
Feet



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 LIES IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% AND 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.
- THIS TRACT IS SUBJECT TO A BLANKET RIGHT-OF-WAY DEED GRANTED TO HUMBLE OIL & REFINING COMPANY CONVEYING LOTS 83, 85 AND 96 OF TOMBALL TOWNSITE, RALPH HUBBARD SURVEY ABSTRACT 383, AS SET OUT IN VOLUME 1053, PAGE 262 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- 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 HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 100380 LOCATED EAST HUFFSMITH ROAD 0.5 MILES WEST OF FM 2978 PUBLISHED DATUM IS NAVD '88, GEOID 99 ESTABLISHED MAY, 1 2003 UPDATED JUNE 4, 2013. PUBLISHED ELEVATION IS 172.89'
- TEMPORARY BENCHMARK NO 1 SET ON THIS TRACT OF LAND IS 60D NAIL IN A POWER POLE ON THE SOUTH SIDE OF CARRELL ROAD ADJACENT TO THE DRIVEWAY ENTRANCE OF THE SUBJECT TRACT.  
NORTHING: 13,965,055.2205, EASTING: 3,041,280.2920, ELEVATION= 178.58'
- 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

## MINOR PLAT THE OAKS AT CARRELL STREET

BEING A COMMERCIAL SUBDIVISION OF  
2.777 ACRES OR 120,974 SQUARE FEET OF LAND  
IN THE RALPH HUBBARD SURVEY, A - 383  
IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS,

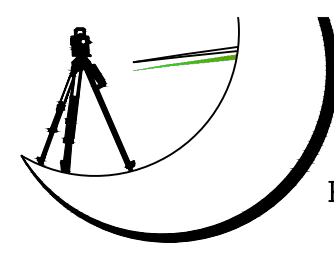
BEING A PARTIAL REPLAT OF  
LOTS 83, 85 AND 96 OF TOMBALL OUTLOTS, A SUBDIVISION  
RECORDED IN VOLUME 2, PAGE 65 AND CORRECTED IN MAP RECORDED  
IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,

REASON FOR REPLAT: TO COMBINED A PORTION OF LOTS 83, 85 AND 96 INTO  
1 LOT IN 1 BLOCK

CONTAINING: 1 LOT IN 1 BLOCK  
(2.777 ACRES/120,974 SQ. FT)

MAY 2025

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS

www.moonsurveying.com

TBPELS FIRM No. 10112200

P.O. Box 2501 Conroe Texas 77305

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DTS ENGINEERING INC  
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25511 BUDDIE ROAD, SUITE 601  
THE WOODLANDS, TEXAS 77380  
PHONE: (281) 298-8877  
EMAIL: MLEWIS@DTS-ENGINEERING.COM

OWNER/DEVELOPER  
THE OAKS AT CARRELL STREET LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
14360 W. SYLVANFIELD DRIVE  
HOUSTON, TEXAS 77014  
PHONE: (281) 846-8703  
EMAIL: DENNIS@EXTREME1ELECTRIC.COM