

I DIRT YARD OUTPOST 4 LLC, ACTING BY AND THROUGH MICHAEL JOHNSTON BEING AN OFFICER OF DIRT YARD OUTPOST 4 LLC, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNER OF THE 2.6397 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE DIRT YARD 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR 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.

IN TESTIMONY WHEREOF, DIRT YARD OUTPOST 4 LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL JOHNSTON, ITS THEREUNTO AUTHORIZED, HEREUNTO AFFIXED THIS

_____, DAY OF _____, 2024.

DIRT YARD OUTPOST 4 LLC

BY: _____, ITS _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE WE, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF _____ THE DIRT YARD _____ 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

_____, DAY OF _____, 2024.

BY: _____
CRAIG MEYERS,
COMMUNITY DEVELOPMENT DIRECTOR

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:

_____, 2024, AT _____ O'CLOCK _____ AND IN VOLUME _____ PAGE _____

AND _____ FILM CODE No. _____ 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

THE DIRT YARD

CONTAINING
BEING A SUBDIVISION OF 2.6397 ACRES
AND BEING THE SAME CALLED 2.639 ACRES TRACT OF LAND AS RECORDED IN
HARRIS COUNTY CLERK'S FILE No. 2023-45251
CN PILLOT SURVEY, ABSTRACT NO 632, HARRIS COUNTY, TEXAS.
2710 STATE HIGHWAY 249 TOMBALL TEXAS
JANUARY 2024

OWNER / DEVELOPER, DIRT YARD OUTPOST 4 LLC

5373 W. ALABAMA ST #455
HOUSTON TX 77056

SURVEYOR, SURVTECH CORP
P.O. BOX 1080 CONROE TX 77305

LPK TOMBALL LLC
CALLED 1.2248 ACRES
CF# 2019-562567

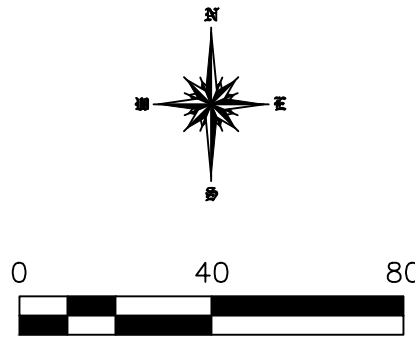
AREAS WITHIN ZONE X

AREAS WITHIN FLOODZONE X-500

LOT 1 BLOCK 1
2.6397 ACRES
114,986.46 Sq. Feet

AREAS WITHIN FLOODZONE A/E

GOPALAKRISHNAN
CALLED 0.2372 ACRES
CF# 2017-408857



NOTES:

- 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.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X-500 & A/E" AND IS IN THE 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 OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND ANY GAS METER.
- THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT CITY PLANNING LETTER PREPARED BY ALAMO TITLE COMPANY GF#0ATHCS23002589
- ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). AN DISTANCES ARE IN SURFACE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999942131.

THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS WHICH ARE UNDEFINED AND/OR LACK ADEQUATE INFORMATION TO BE LOCATED ON THE PLAT:

SUBJECT EASEMENT AND/OR RIGHT TO HUMBLE OIL & REFINING COMPANY, RECORDED IN VOLUME 934, PAGE 199 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ASSIGNED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT, RECORDED IN VOLUME 1221, PAGE 22 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING RATIFIED IN RATIFICATION, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R358887.

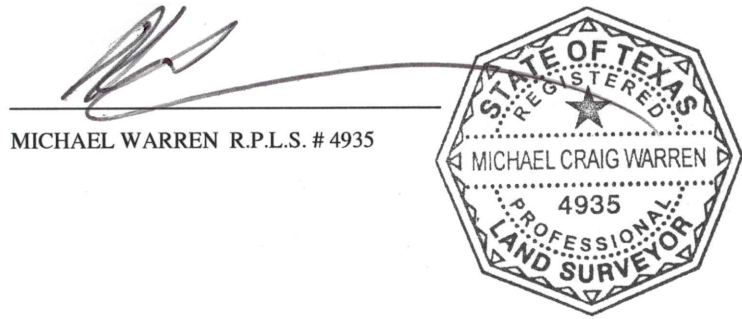
EASEMENT AND/OR RIGHT OF WAY SET TO MAGNOLIA PIPE LINE COMPANY RECORDED IN VOLUME 923, PAGE 739 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

EASEMENT AND/OR RIGHT OF WAY TO HUMBLE OIL & REFINING COMPANY, RECORDED IN VOLUME 933, PAGE 231 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ASSIGNED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT, RECORDED IN VOLUME 1221, PAGE 22 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING RATIFIED IN RATIFICATION, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R358887.

SUBJECT TO EASEMENT AND/OR RIGHT OF WAY TO HUMBLE PIPE LINE COMPANY RECORDED IN VOLUME 1055, PAGE 560 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING RELEASED IN INSTRUMENT RECORDED AT HARRIS COUNTY CLERK'S FILE NO. 20060183464.

SUBJECT TO BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED EXECUTED BY AND BETWEEN DEVIN PETTIT AND 249 DIRT YARD, LLC RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20170016870

I, MICHAEL C. WARREN 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 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.



PLAT PREPARED BY:



A Land Surveying Company
P.O. BOX 1080 CONROE, TEXAS 77305-1080
936-539-5444 / FAX 936-539-5442
email: SURVTECH@SURVCORP.COM

LINE & SYMBOL LEGEND
1) REF- IRON ROD FOUND
2) REF- IRON ROD SET, COPPER SURVTECH
3) BL- BUILDING LINE
4) UG- UTILITY EASEMENT
5) CF- HARRIS COUNTY CLERK'S FILE NUMBER OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY TEXAS
6) AL- ACCESS EASEMENT
7) CM- CONTROL MONUMENT

