

THE STATE OF TEXAS
COUNTY OF HARRIS:

WE, THE RESERVE AT TOMBALL LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DENNIS CONDE, BEING A MANAGING MEMBER OF THE RESERVE AT TOMBALL LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 3.140 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE RESERVE AT TOMBALL, 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 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 THE RESERVE AT TOMBALL LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DENNIS CONDE, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF ____, 20__.

THE RESERVE AT TOMBALL LLC,
A TEXAS LIMITED LIABILITY COMPANY,

DENNIS CONDE, MANAGING MEMBER

THE STATE OF TEXAS
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS CONDE, MANAGING MEMBER OF THE RESERVE AT TOMBALL 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 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 RESERVE AT TOMBALL 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, TENESHA 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 ____ DAY OF ____, 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.

TENESHA HUDSPETH, COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

WE, THE FIRST STATE BANK OF TEXAS, OWNERS AND HOLDERS OF A LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE RESERVE AT TOMBALL, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN UNDER COUNTY CLERK'S FILE NUMBER RP-2025-130017 AND ASSIGNED BY COUNTY CLERK'S FILE NUMBER RP-2025-130018 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 FIRST STATE BANK OF TEXAS, 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__.

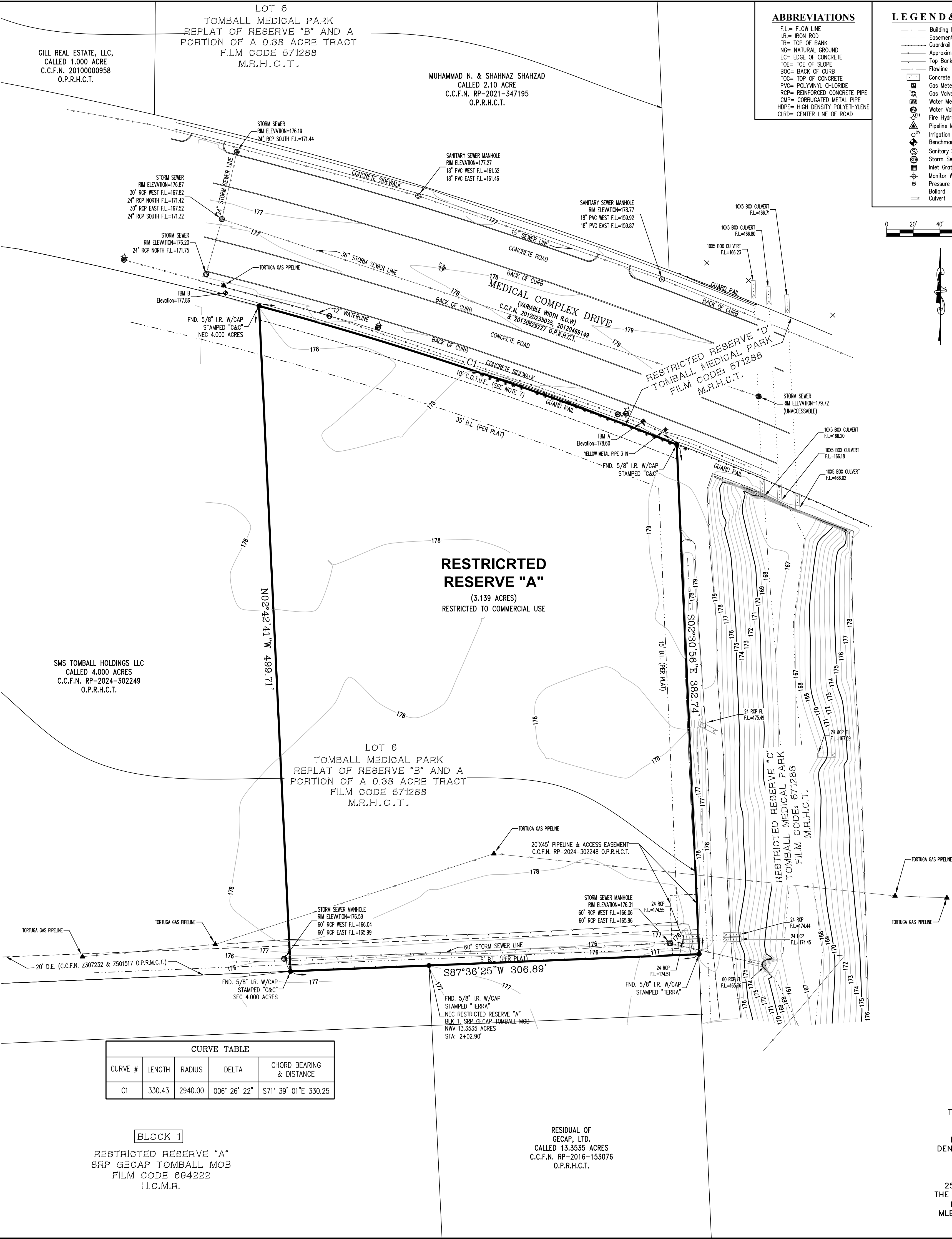
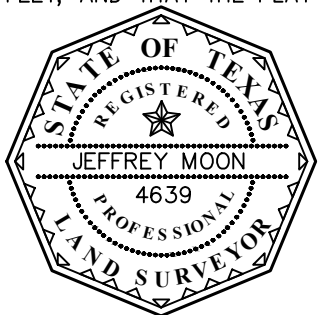
NOTARY PUBLIC IN AND FOR
_____, COUNTY, STATE OF TEXAS.

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



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	330.43	2940.00	006° 26' 22"	S71° 39' 01"E 330.25

RESTRICTED RESERVE "A"
SRP GECAP TOMBALL MOB
FILM CODE 804222
H.C.M.R.

RESIDUAL OF
GECAP, LTD.
CALLED 13.3535 ACRES
C.C.F.N. RP-2016-153076
O.P.R.H.C.T.

OWNER/DEVELOPER
THE RESERVE AT TOMBALL
14360 W. SYLVANFIELD
HOUSTON, TEXAS 77014
PHONE: (713) 429-0140
DENNIS@EXTREME1ELECTRIC.COM

ENGINEER
DTS ENGINEERING
25511 BUDE RD. STE. 601
THE WOODLANDS, TEXAS 77380
PHONE: (281) 298-8877
MLEWIS@DTS-ENGINEERING.COM

SHEET 1 OF 1

MAY 2026

JEFFREY MOON & ASSOCIATES, INC.

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

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- 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, PATROLDING, 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.
 - 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.
 - SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT PER PLAT OF TOMBALL MEDICAL PARK REPLAT OF RESERVE "B" AND A PORTION OF A 0.38 ACRE TRACT, RECORDED IN FILM CODE NO. 571288 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND PER PLAT OF TOMBALL MEDICAL PARK RECORDED IN FILM CODE NO. 495100 OF THE MAP 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.
 - TEMPORARY BENCHMARK "A" SET FOR THIS TRACT OF LAND IS A SQUARE CUT IN THE NORTH EDGE OF CONCRETE SIDEWALK +/-30.5' WEST OF THE NORTHEAST CORNER OF SUBJECT TRACT. NORTHING: 13,957,148.1626' EASTING: 3,038,280.9508' ELEVATION= 178.59'
 - TEMPORARY BENCHMARK "B" SET FOR THIS TRACT OF LAND IS A SQUARE CUT IN THE SOUTH EDGE OF A CONCRETE SIDEWALK +/-27' WEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. NORTHING: 13,957,244.5328' EASTING: 3,037,967.5029' ELEVATION= 177.86'
 - 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)
 - 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

PRELIMINARY PLAT THE RESERVE AT TOMBALL

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 6 OF TOMBALL MEDICAL PARK
REPLAT OF RESERVE "B" AND A PORTION OF A 0.38 ACRE TRACT
AS RECORDED UNDER FILM CODE 571268 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS,

REASON FOR REPLAT: TO CREATE 1 RESTRICTED RESERVE IN 1 BLOCK

CONTAINING: 1 RESTRICTED RESERVE IN 1 BLOCK
(3.139 ACRES/136,753 SQ. FT)