

We, HT Raburn Reserve Development LP, a Texas limited partnership, acting by and through Carson Nunnally, Managing Director of JCH Investments, Inc., a Texas corporation, general partner of Hines Real Estate Holdings Limited Partnership...

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 eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements...

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 ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements...

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 (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon...

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'0") wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located 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 purposes 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 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, HT Raburn Reserve Development LP, a Texas limited partnership, has caused these presents to be signed by Carson Nunnally, Managing Director of JCH Investments, Inc., a Texas corporation, general partner of Hines Real Estate Holdings Limited Partnership...

OWNER:

- HT Raburn Reserve Development LP, a Texas limited partnership
By HT Raburn Reserve Development LLC, its general partner
By HT Raburn Reserve LP, its sole member
By Hines Raburn Reserve LLC, its general partner
By Hines Raburn Reserve Associates LP, its sole member
By Hines Investment Management Holdings Limited Partnership, its general partner
By HIMH GP LLC, its general partner
By Hines Real Estate Holdings Limited Partnership, its sole member
By JCH Investments, Inc., a Texas corporation, its general partner

BY: Carson Nunnally, Managing Director

NOTES:

- (1) C.O.T. indicates City of Tomball
ESMT indicates Easement
F.C. No. indicates Film Code Number
GA indicates Guy Anchor
H.C.C.F. No. indicates Harris County Clerk's File Number
H.C.D.R. indicates Harris County Deed Records
H.C.M.R. indicates Harris County Map Records
H.L.&P. indicates Houston Lighting and Power
R= indicates Radius
FND. indicates Found
RES indicates Reserve
IRC indicates Iron Rod with cap
N.T.S. indicates not to scale
PG. indicates Page
PP indicates Power Pole
R.O.W. indicates Right-of-Way
SAN indicates Sanitary Sewer
SQ. FT. indicates Square Feet
STM indicates Storm Sewer
U.E. indicates Utility Easement
VOL. indicates Volume
WTR indicates Water
(F) indicates Found capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500"
indicates Street Name Change
(2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
(4) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99994488821.
(5) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(6) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
(7) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
(8) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
(9) All known oil/gas or pipeline easements (listed in City Planning Letter from Charter Title Company issued August 15, 2021) with ownership through the subdivision have been shown.
(10) All known oil/gas wells (as shown on the Texas Railroad Commission GIS website) with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
(11) 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.
(12) According to FEMA Firm Panel No. 48201C0230L (Effective Date 06/18/2017), this property is in unshaded Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
(13) 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.
(14) This replat does not attempt to amend or remove any valid covenants or restrictions.
(15) A ten foot wide City of Tomball utility easement is hereby dedicated by 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 the gas meter.
(16) The terms and conditions of Planned Development Ordinance number 2019-13 of the City of Tomball, Texas dated July 01, 2019, may affect this plat.
(17) Access to unimproved R.O.W. adjacent to the East side of the subdivision, from Block 1, Lots 27-35 and 58-70, as well as Reserves "A" and "B" is denied.

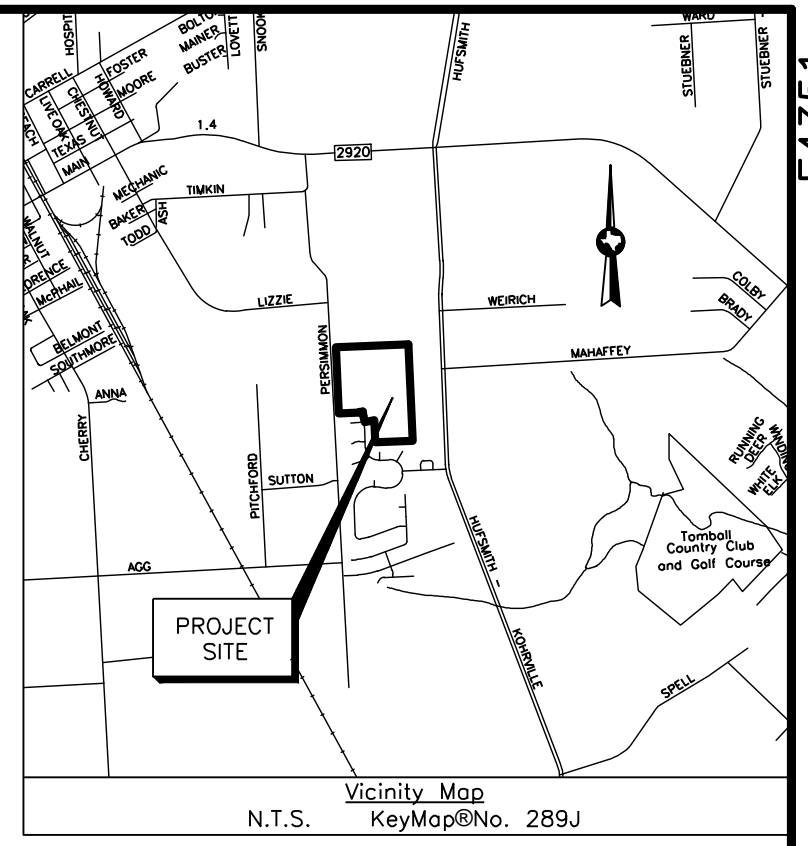


Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 70 rows of curve data for the subdivision.

Table with 4 columns: Block, Lot, Sq. Feet, Lot Width. Lists 70 lots with their respective areas and widths.

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Table with 3 columns: LINE, BEARING, DISTANCE. Lists 18 line segments for the subdivision boundary.

STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared Carson Nunnally, Managing Director, of JCH Investments, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_, 202\_\_ Notary Public in and for the State of Texas My Commission expires: \_\_\_

We, Third Coast Bank SSB, a Texas State savings bank, owner and holder of a lien against the property described in the plat known as "Raburn Reserve Sec. 3", said lien being evidenced by instrument of record in Harris County Clerk's file No. RP-2022-484794 of the official 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 owner of said lien and have not assigned the same nor any part thereof.

By: Third Coast Bank SSB, A Texas State savings bank

BEFORE ME, the undersigned authority, on this day personally appeared [Name], known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_, 202\_\_ Notary Public in and for the State of T E X A S My Notary Commission Expires: \_\_\_

We, Taylor Morrison of Texas, Inc., owner and holder of a lien against the property described in the plat known as "Raburn Reserve Sec. 3", said lien being evidenced by instrument of record under Harris County Clerk's file No. RP-2019-536602, RP-2019-536603, and RP-2020-127895 of the official 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 owner of said lien and have not assigned the same nor any part thereof.

By: Taylor Morrison of Texas, Inc.

STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared [Name], known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_, 202\_\_ Notary Public in and for the State of T E X A S

I, Kevin M. Reidy, 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 five-eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System, South Central Zone (NAD 83).

Witness my hand and seal of office, at Houston, the day and date last above written. Kevin M. Reidy Registered Professional Land Surveyor Texas Registration No. 6450

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Raburn Reserve Sec. 3 in conformance with the laws of the State of Texas and the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this \_\_\_ day of \_\_\_, 202\_\_

Barbara Tague Chairwoman

Tenesio Hudspeth County Clerk of Harris County, Texas

By: Deputy

RABURN RESERVE SEC. 3

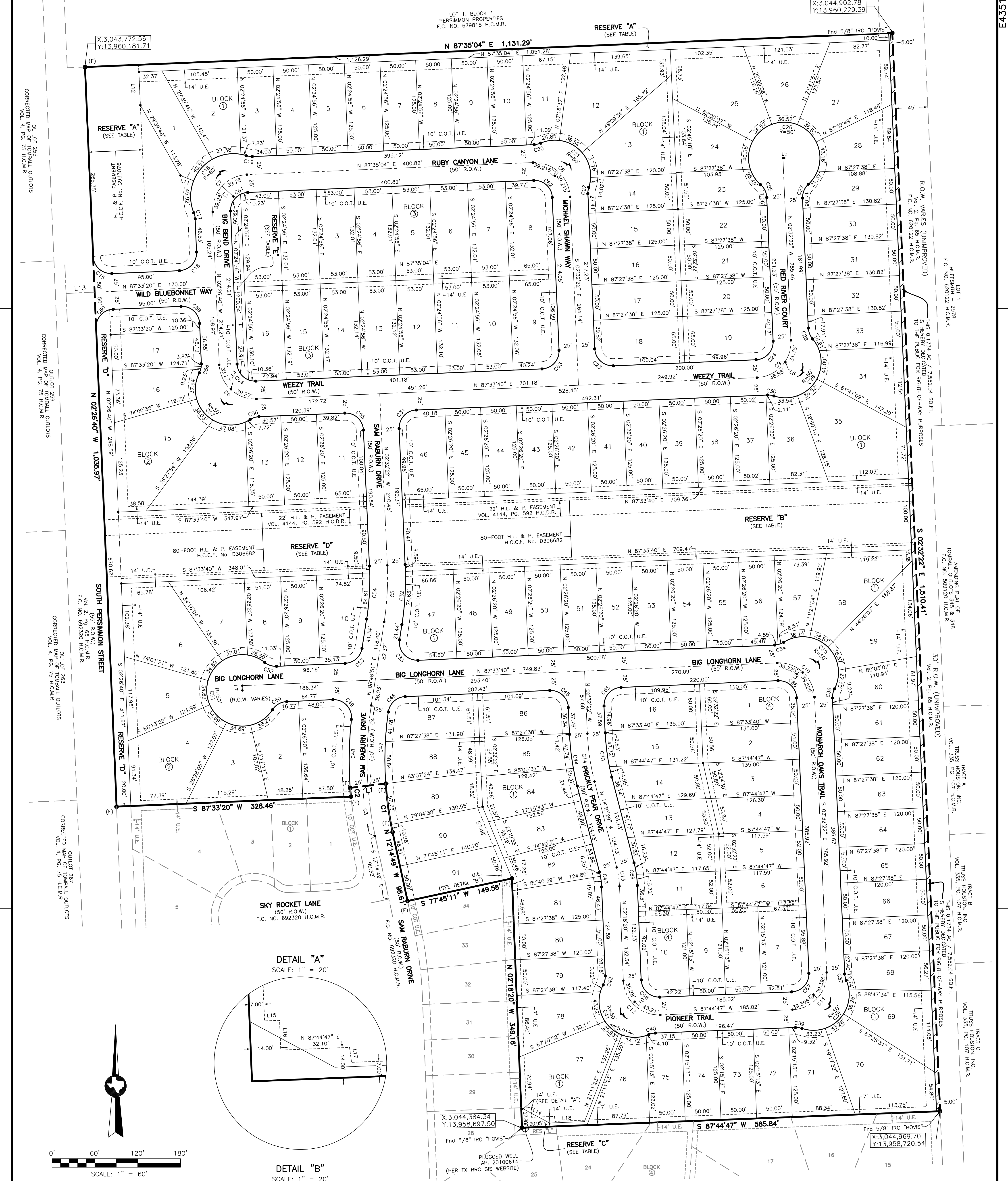
BEING A SUBDIVISION OF 33.7724 ACRES OUT OF THE JESSE PRUETT SURVEY, A-629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF RESERVE "G" OF RABURN RESERVE SEC 1 RECORDED UNDER F.C. NO. 692320, H.C.M.R.

REASON FOR REPLAT: TO CREATE 140 LOTS, 4 BLOCKS, AND 5 RESERVES

OWNER HT RABURN RESERVE DEVELOPMENT LP, A TEXAS LIMITED PARTNERSHIP 609 MAIN STREET, SUITE 2400 HOUSTON, TEXAS 77002

AUGUST, 2023

EHRA logo and contact information: 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM Firm No. F-726 Firm No. 10092300



### RABURN RESERVE SEC. 3

BEING A SUBDIVISION OF 33.7724 ACRES OUT OF THE JESSE PRUETT SURVEY, A-629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF RESERVE "G" OF RABURN RESERVE SEC 1 RECORDED UNDER F.C. NO. 692320, H.C.M.R.

REASON FOR REPLAT: TO CREATE 140 LOTS, 4 BLOCKS, AND 5 RESERVES  
 OWNER  
 HT RABURN RESERVE DEVELOPMENT LP,  
 A TEXAS LIMITED PARTNERSHIP  
 609 MAIN STREET, SUITE 2400  
 HOUSTON, TEXAS 77002

AUGUST, 2023



10011 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
 WWW.EHRA.TEAM  
 Firm No. F-726  
 Firm No. 10092300

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, UTILITY, AND OPEN SPACE PURPOSES	1.0037 ACRES/43,719.39 SQ. FT.
B	LANDSCAPE, UTILITY, AND OPEN SPACE PURPOSES	1.6285 ACRES/70,936.16 SQ. FT.
C	LANDSCAPE, UTILITY, AND OPEN SPACE PURPOSES	0.0358 ACRE/1,560.14 SQ. FT.
D	LANDSCAPE, UTILITY, AND OPEN SPACE PURPOSES	1.2137 ACRES/52,869.56 SQ. FT.
E	LANDSCAPE, UTILITY, AND OPEN SPACE PURPOSES	0.0851 ACRE/3,708.62 SQ. FT.
TOTAL ACREAGE =		3.9668 ACRES