STATE OF TEXAS COUNTY OF HARRIS		HICKS & \$\frac{1}{2} \text{Value} \text{Value} \text{Value} \text{Value} \text{Value} \qq \q
We, BK Graham, Ltd, a Texas limited partnership, acting by and through Reatta Building and Development Corporation, a Texas corporation, its Sole General Partner, acting by and through Kenneth Katz, Vice President, and Jason Baker, President; acting by		NORTH SUDEL ARNOLD
and through BK 2920, Ltd, a Texas limited partnership, acting by and through Reatta Building and Development Corporation, a Texas corporation, its Sole General Partner, acting by and through Kenneth Katz, Vice President, and Jason Baker, President Owners, hereinafter referred to as Owners of the 11.7529 acre tract described in the above and foregoing map of FOUR CORNERS GRAHAM, do hereby make and establish said subdivision of		249 KEEFER ON KEEFER ON WEEFER ON WEIFER ON WEEFER ON WEEFER ON WEEFER ON WEIFER ON WE
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, water courses, 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	F.M. HIGHWAY 2920 120' R.O.W. VOL. 1420, PG. 64, H.C.D.R. X: 3,033,096.3167 (GRID)	2920 GRAHAM
warrant and forever defend the title on 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	X: 3,032,455.7424 (GRID) Y: 13,958,931.0056 (GRID) N 8818'18" E 640.89'	PROJECT SITE COMPLEX B249
water without backwater and in no instance have a drainage opening of less than one and three quarters (1—3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.		MARY JANE HIRSCHFIELD WICHEL
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 drainage ways 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.	ABBRE VIA HONS 22' H.L.&P. EASEMENT VOL. 855, PG. 496, H.C.D.R. VOL. 4119, PG. 368, H.C.D.R. TOMBALL, PLAZA ABBRE VIA HONS FND — FOUND H.C.C.F. — HARRIS COUNTY CLERK FILE H.C.D.R. — HARRIS COUNTY DEED RECORDS H.C.M.R. — HARRIS COUNTY MAP RECORDS	CITY OF TOMBALL, HARRIS COUNTY, TEXAS
IN TESTIMONY WHEREOF, BK Graham, Ltd, a Texas limited partnership, acting by and through Reatta Building and Development Corporation, a Texas corporation, has caused these presents to be signed by Kenneth Katz, Vice President, and Jason Baker, President, thereunto authorized, this the day of	F.C. No. 562208, H.C.M.R. P - IRON PIPE IR - IRON ROD NO NUMBER PG PAGE R.O.W RIGHT-OF-WAY	VICINITY MAP SCALE: 1" - 2000'
BK Graham, Ltd, a Texas limited partnership By: Reatta Building and Development Corporation, a Texas corporation	SQ. FT. — SQUARE FEET VOL. — VOLUME LESMT. — EASEMENT C.O.T.U.E. — CITY OF TOMBALL UTILITY EASEMENT	NORTH
by. Realta building and Development Corporation, a Texas corporation	U.E. – UTILITY EASEMENT H.O.A.E. – HOME OWNER'S ASSOCIATION EASEMENT	GRAPHIC SCALE: 1" = 60'
By: Kenneth Katz Vice President	F.C. NO. 638123	60 0 60 120 180 Feet
By: Jason Baker	LOT 2	<u>GENERAL NOTES</u>
President	υ N 8878'18" E 175.30' F.C. NO. 638123, H.C.M.R.	1. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY
STATE OF TEXAS COUNTY OF HARRIS		POBLIC OF 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
BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Katz, Vice President, and Jason Baker, President of Reatta Building and Development Corporation, a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.	STATE 4 10' H.L.&P. EASEMENT H.C.C.F. NO. K235478	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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 20	C.F. W.L.E.— 88 10' C.O.T.W.L.E.—	2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48339C0675G REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM
Notary Public in and for the State of Texas	F.C. NO. 638123, H.C.M.R. \ F.	FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES. 3. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY
My Commission Expires:	24' ACCESS EASEMENT 11.5' AERIAL EASEMENT	APPLYING THE FOLLOWING SCALE FACTOR: 0.999944847. 4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
IN TESTIMONY WHEREOF, BK 2920, Ltd, a Texas limited partnership, acting by and through Reatta Building and Development Corporation, a Texas corporation, has caused	H.C.C.F. NO. K235478 LOT 1 10' H.L.&P. EASEMENT H.C.C.F. NO. K235478 L7 L6 SET 5/8" CAPPED GRAHAM DRIVE 60' R.O.W. H.C.C.F. NO. K235478 L7 L6 S 88"8'18" W 357.00' L7 L6 S 88"8'18" W 357.00' L7 L6 S 88"8'18" W 357.00' L7 L7 L8 L7 L7 L8 L7 L8 L7 L8 L7 L8 L7 L8 L8	5. ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR. 5. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES,
these presents to be signed by Kenneth Katz, Vice President, and Jason Baker, President, thereunto authorized, this the day of	H.C.C.F. NO. K235478 H.C.C.F. NO. K235478 H.C.C.F. NO. L573192 H.C.C.F. NO. L573192	AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES. 7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVED AND VALID COVENANTS OR RESTRICTIONS.
BK 2920, Ltd, a Texas limited partnership By: Reatta Building and Development Corporation, a Texas corporation	10' H.L.&P. EASEMENT 10' H.L.&P. EASEMENT H.C.C.F. NO. K235478 H.C.C.F. NO. K513164	B. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT 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.
By: Kenneth Katz	FOUR CORNERS SUBDIVISION F.C. NO. 638123, H.C.M.R. 10' SAN. SEWER ESM'T	9. SUBJECT TO CONSENT TO ENCROACHMENT OF IMPROVEMENTS INTO 10' WIDE UTILITY EASEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K661285. D. SUBJECT TO A SIGN EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. L768160. (NO LOCATION GIVEN)
Vice President	H.C.C.F. NO. L522535 SAN SEWER LIET STATION SAN SEWER LIET STATION SAN SEWER LIET STATION	1. SUBJECT TO RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-180338.
By: Jason Baker President	RESTRICTED RESERVE "A1" 1.0000 AC. RESTRICTED RESERVE "A1" 1.5' AERIAL EASEMENT H.C.C.F. NO. K513164 RESERVE "A" 1.0000 AC.	2. SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THOSE CERTAIN INSTRUMENTS RECORDED UNDER H.C.C.F. NOS. K477877, K477878, K477879, K485791, L768160, L768164, 20130068077, AND RP—2016—363192.
STATE OF TEXAS	10 10 10 10 10 10 10 10	FOUR CORNERS GRAHAM A SUBDIVISION OF 11.7529 AC. / 511,956 SQ. FT.
COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Katz, Vice President, and Jason Baker, President of Reatta Building and Development	10 11.2.3 v	BEING A REPLAT OF LOT A AND RESTRICTED RESERVE A1, BLOCK 1, FOUR CORNERS SUBDIVISION
Corporation, a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.		FILM CODE NO. 638123, H.C.M.R. SITUATED IN THE J.M. HOOPER SURVEY, ABSTRACT NO. 375
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 20	S 88*01'10" W 225.51' CALLED 0.869 AC. R.O.W. EASEMENT H.C.C.F. NO. K777092 PARK DRIVE	CITY OF TOMBALL, HARRIS COUNTY, TEXAS 1 BLOCK 2 LOTS 1 RESERVE
Notary Public in and for the State of Texas	60' R.O.W. FILM CODE NO. 335109, H.C.M.R. H.C.C.F. NO. K477879	AUGUST 2022
My Commission Expires:	TOMBALL PARK FILM CODE NO. 335109, H.C.M.R.	RESON FOR REPLAT: TO CREATE 2 (TWO) LOTS AND 1 (ONE) RESERVE Owner
I, ROBERT KNESS, 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 accurate;	I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of FOUR CORNERS CRAHAM in conformance with the laws of the State of Towns and the ordinances	BK Graham, Ltd, BK 2920, Ltd, a Texas limited partnership a Texas limited partnership 3700 Buffalo Speedway, Suite 400 3700 Buffalo Speedway, Suite 400
was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a	GRAHAM 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 this the day of 20 plat this the day of 20 plat this the day of 20 plat this the day of at o'clock_M., and at Film Code Number of the Map Records of Harris registration in my office on 20, at 10	Houston, Texas 77098 Houston, Texas 77098
permanent nature) 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 of 1983, south central zone.	County for said county. L6 S 01°41'42" E 11.80' L7 S 88"8'18" W 41.50'	Surveyor
ROBERT KNESS Registered Professional Land Surveyor Texas Registration No. 6486	By:	
Texas Registration No. 6486	Teneshia Hudspeth County Clerk Of Harris County, Texas	WINDROSE LAND SURVEYING I PLATTING
	By:	11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281 FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM