

STATE OF TEXAS §  
COUNTY OF HARRIS §

We, HT Raburn Reserve Development LP, a Texas limited partnership, acting by and through Adil Noorani, Sr., Managing Director of JCH Investments, Inc., a Texas corporation, general partner of Hines Real Estate Holdings Limited Partnership, sole member of HIMH GP LLC, general partner of Hines Investment Management Holdings Limited Partnership, general partner of Hines Raburn Reserve Associates LP, sole member of Hines Raburn Reserve LLC, general partner of HT Raburn Reserve LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, a Texas limited partnership, owner, hereinafter referred to as Owners, (whether one or more), of the 5,1100 acre tract described in the above and foregoing map of Raburn Reserve Sec. 2, Amending Plat No. 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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 warrant and forever defend the title on the land so dedicated.

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, from a plane sixteen (16'0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon whereby the aerial easements totals twenty-one, 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 easement. 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, or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements from a plane sixteen (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. and A.E.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30'0") in width.

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 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 do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all baysous, 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 drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations 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 Adil Noorani, Sr., Managing Director of JCH Investments, Inc., a Texas corporation, general partner of Hines Real Estate Holdings Limited Partnership, sole member of HIMH GP LLC, general partner of Hines Investment Management Holdings Limited Partnership, general partner of Hines Raburn Reserve Associates LP, sole member of Hines Raburn Reserve LLC, general partner of HT Raburn Reserve LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, a Texas limited partnership, thereunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2022.

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: \_\_\_\_\_  
Adil Noorani, Sr., Managing Director

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BEFORE ME, the undersigned authority, on this day personally appeared Adil Noorani, Sr., 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 \_\_\_\_\_, 2022

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

We, Texas Capital Bank, National Association, owner and holder of a lien against the property described in the plat known as "Raburn Reserve Sec 2" secured by deed of trust under Harris County Clerk's file No. RP-2019-536601, RP-2019-536600, and RP-2020-608024 of the official records of Harris County, Texas, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Texas Capital Bank, National Association

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of T E X A S  
My Notary Commission Expires \_\_\_\_\_

JOB NO. 181-056-02

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).

Kevin M. Reidy  
Registered Professional Land Surveyor  
Texas Registration No. 6450

By: \_\_\_\_\_  
Deputy

We, Taylor Morrison of Texas, Inc., owner and holder of a lien against the property described in the plat known as "Raburn Reserve Sec 2" secured by deed of trust 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 to said plat said lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Taylor Morrison of Texas, Inc.

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of T E X A S

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. 2, Amending Plat No. 1, 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 \_\_\_\_\_, 2022.

Barbara Tague  
Chairman

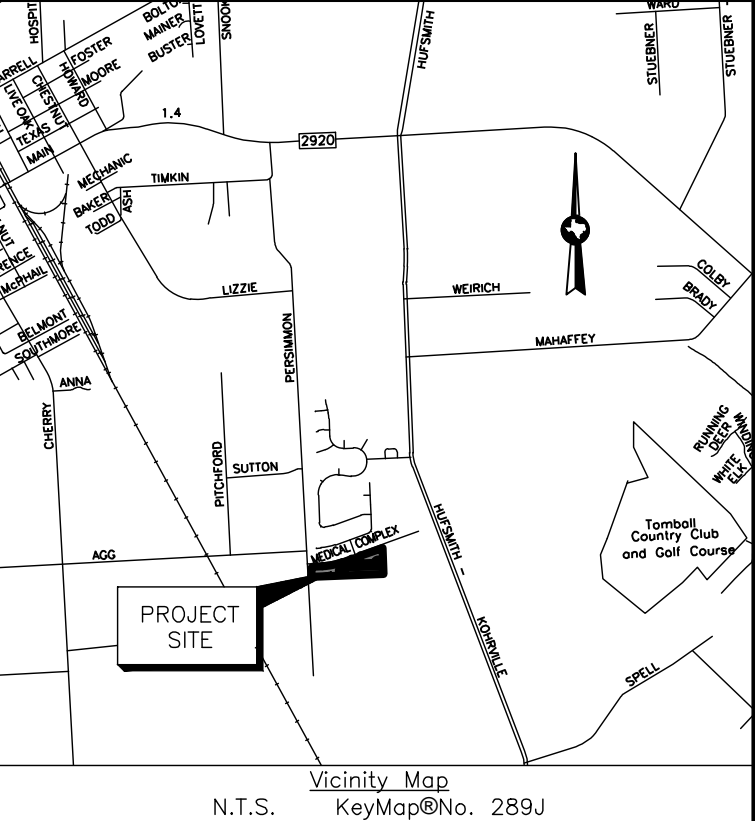
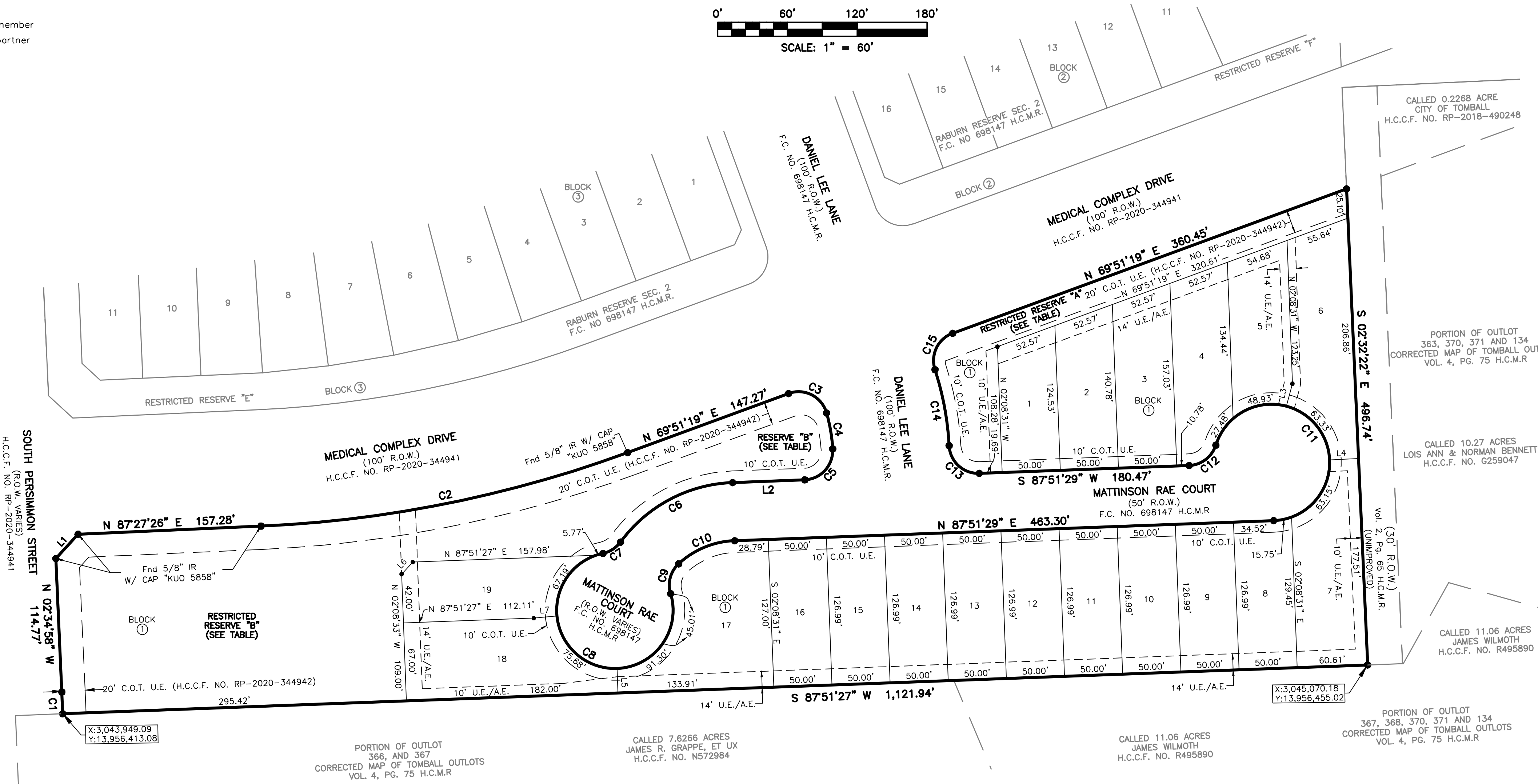
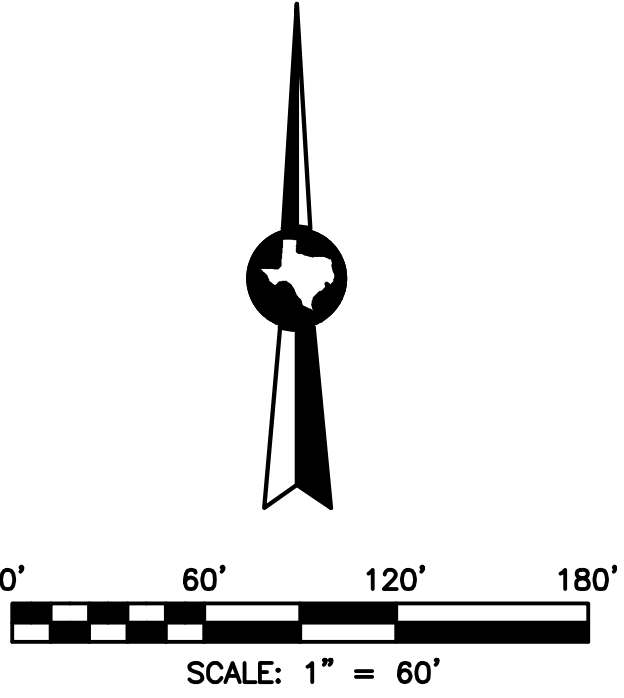
I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2040.00'	18.71'	18.71'	S 02°19'12" E	0°31'32"
C2	1050.00'	322.53'	321.31'	S 78°39'22" W	1°36'03"
C3	25.00'	41.18'	36.68'	S 62°57'19" E	94°22'44"
C4	150.00'	31.39'	31.33'	N 09°46'17" W	11°59'20"
C5	25.00'	39.98'	35.86'	S 42°02'26" W	91°38'08"
C6	125.00'	112.82'	109.03'	N 62°00'07" E	51°42'43"
C7	25.00'	18.34'	17.93'	N 57°09'41" E	42°01'50"
C8	50.00'	239.94'	67.59'	S 59°17'47" E	274°56'46"
C9	25.00'	27.93'	26.50'	S 15°13'58" W	64°00'15"
C10	75.00'	53.18'	52.07'	S 67°32'47" W	40°37'23"
C11	50.00'	218.64'	81.64'	S 37°24'06" E	250°32'19"
C12	25.00'	30.77'	28.87'	N 52°35'37" E	70°31'44"
C13	25.00'	38.95'	35.13'	N 47°30'49" W	89°15'25"
C14	250.00'	66.63'	66.43'	S 10°31'14" E	15°16'14"
C15	25.00'	38.40'	34.74'	N 25°50'59" E	88°00'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°26'14" E	28.33'
L2	S 87°51'29" W	62.10'
L3	N 14°53'39" E	20.00'
L4	N 87°27'58" E	24.86'
L5	S 02°08'33" E	21.01'
L6	N 42°51'29" E	14.14'
L7	N 84°34'54" E	20.00'



NOTES:

- AC indicates Acre  
A.E. indicates Aerial Easement  
C.O.T. indicates City of Tomball  
ESMT. indicates Easement  
F.C. No. indicates Film Code Number  
FND. indicates Found  
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  
IR indicates Iron Rod  
N.T.S. indicates not to scale  
R.O.W. indicates Right-Of-Way  
SQ. FT. indicates Square Feet  
U.E. indicates Utility Easement  
VOL. indicates Volume
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- 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.
- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- 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.
- 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 lots 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.
- All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- All known oil/gas or pipeline easements (listed in City Planning Letter from Charter Title Company issued June 26, 2022) with ownership through the subdivision have been shown.
- 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.
- 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.
- 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.
- 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.

LOT AREA TABLE

Block	Lot	Width	Sq. Feet
1	1	50.00'	5,820.34
1	2	50.00'	6,632.77
1	3	50.00'	7,445.20
1	4	65.63'	7,682.91
1	5	52.19'	6,928.61
1	6	82.85'	9,750.34
1	7	87.75'	9,426.97
1	8	50.03'	6,362.15
1	9	50.00'	6,349.62
1	10	50.00'	6,349.64
1	11	50.00'	6,349.65
1	12	50.00'	6,349.67
1	13	50.00'	6,349.69
1	14	50.00'	6,349.71
1	15	50.00'	6,349.73
1	16	50.00'	6,349.75
1	17	78.99'	11,866.96
1	18	96.12'	10,442.10
1	19	55.34'	7,257.75

\* LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

## RABURN RESERVE SEC. 2 AMENDING PLAT NO. 1

BEING A PARTIAL REPLAT OF  
"RABURN RESERVE SEC. 2"  
AS RECORDED IN F.C. NO. 698147,  
AND ALSO BEING A SUBDIVISION OF 5.1100  
ACRES OUT OF  
THE JESSE PRUETT SURVEY, A-629, IN THE CITY  
OF TOMBALL, HARRIS COUNTY, TEXAS:

REASON FOR AMENDING PLAT:  
TO RELOCATE UTILITY EASEMENTS

19 LOTS, 1 BLOCK, 2 RESERVES

OWNER

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

JULY, 2022



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
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TBPE No. F-726  
TBPLS No. 10092300