

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, CHESMAR HOMES, LLC, a Texas limited liability company acting by and through Donald P. Klein, its Chief Executive Officer, owner in this section after referred to as owners (whether one or more) of the 58.73 acre tract described in the above and foregoing plat of WOOD LEAF RESERVE SEC TWO, 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. anyone.

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 CHESMAR HOMES, LLC, a Texas limited liability company has caused these presents to be signed by Donald P. Klein, its Chief Executive Officer thereunto authorized, and its common seal hereunto affixed

this ____ day of _____, 20____

CHESMAR HOMES, LLC
a Texas limited liability company

By: _____
Donald P. Klein
Chief Executive Officer

STATE OF TEXAS §
COUNTY OF Harris §

Before me, the undersigned, personally appeared Donald P. Klein 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. Given under my hand and seal of office

this ____ day of _____, 2022.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF HARRIS §

I, _____, am authorized (or 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.

Name: _____
Registered Professional Land Surveyor
No. _____

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WOOD LEAF RESERVE SEC TWO 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 _____, 2022.

Barbara Tague, Chair

Darrell Roquemore, Vice Chair

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 No. _____, 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

By: _____
Deputy

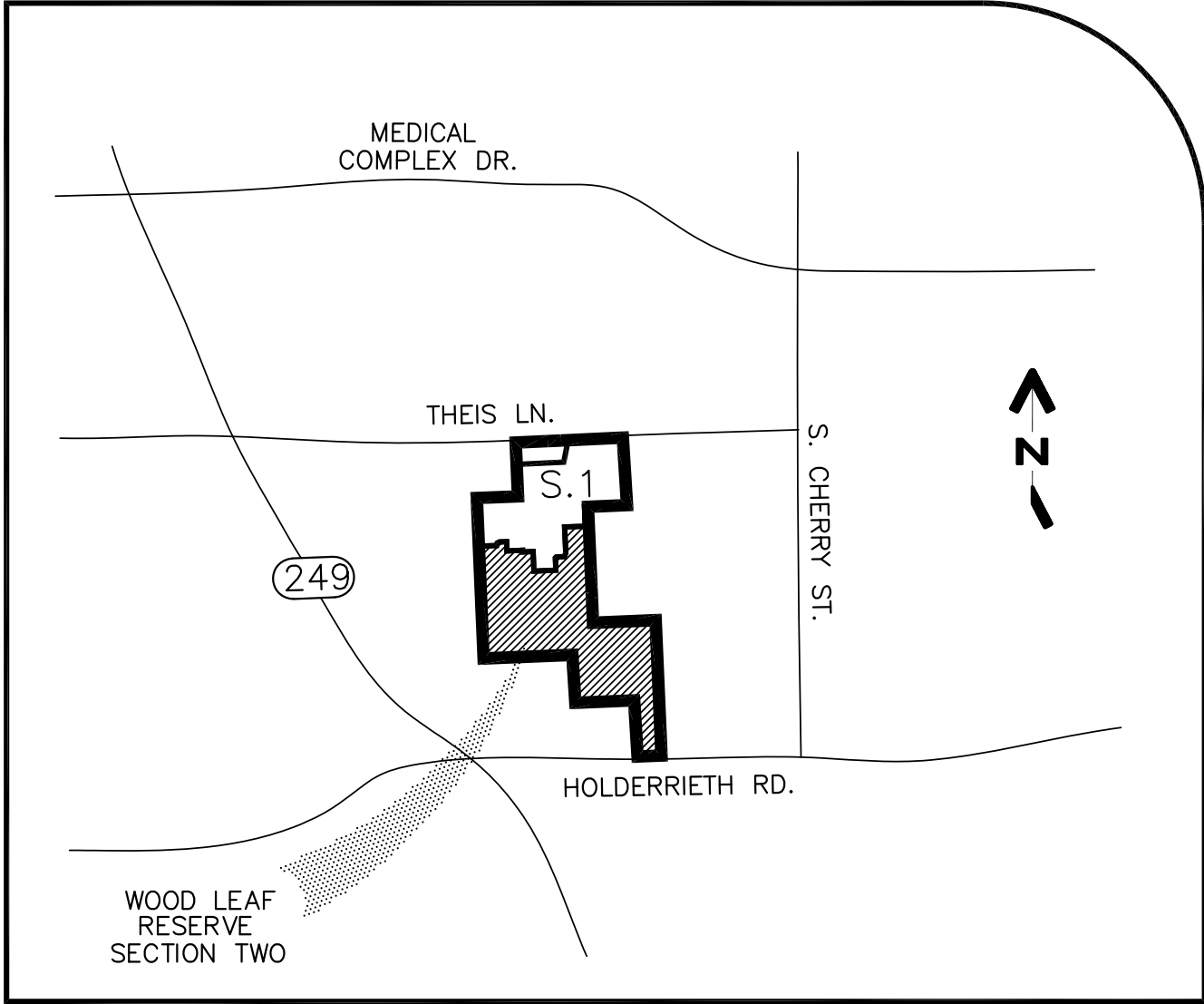
LOT AREA SUMMARY

BLOCK 1			
LOT	SQ. FT.	WIDTH	DEPTH
1	6,360	53'	120'
2	6,000	50'	120'
3	6,000	50'	120'
4	6,059	51'	110'
5	6,195	50'	113'
6	6,250	50'	125'
7	6,250	50'	125'
8	6,250	50'	125'
9	6,250	50'	125'
10	6,250	50'	125'
11	6,250	50'	125'
12	6,250	50'	125'
13	6,250	50'	125'
14	7,492	61'	125'
15	7,751	50'	155'
16	7,218	50'	155'
17	6,033	51'	120'
18	7,565	53'	122'
19	6,117	50'	125'
20	6,250	50'	125'
21	6,250	50'	125'
22	6,250	50'	125'
23	6,250	50'	125'
24	6,250	50'	125'
25	6,250	55'	125'
26	6,250	50'	125'
27	6,250	50'	125'
28	6,250	50'	125'
29	6,250	50'	125'
30	6,250	50'	125'
31	6,250	50'	125'
32	6,250	50'	125'
33	6,250	50'	125'
34	6,296	50'	125'
35	6,582	50'	125'
36	6,533	50'	119'

BLOCK 2			
LOT	SQ. FT.	WIDTH	DEPTH
1	6,316	40'	146'
2	5,791	40'	155'
3	6,038	41'	129'
4	6,331	40'	120'
5	6,027	40'	128'
6	7,680	40'	130'
7	9,790	40'	125'
8	7,784	40'	153'
BLOCK 3			
1	4,924	40'	110'
2	5,000	40'	125'
3	5,000	40'	125'
4	5,000	40'	125'
5	5,000	40'	125'
6	5,000	40'	125'
7	5,000	40'	125'
8	5,000	40'	125'
9	5,000	40'	125'
10	5,000	40'	125'
11	5,000	40'	125'
12	5,000	40'	125'
13	5,000	40'	125'
14	5,000	40'	125'
15	5,000	40'	125'
16	5,000	40'	125'
17	5,000	40'	125'
18	5,000	40'	125'
19	5,000	40'	125'
20	4,968	40'	120'
21	6,974	41'	133'
22	11,712	40'	154'
23	6,421	42'	122'
24	5,540	40'	139'
25	5,592	40'	136'
26	5,469	40'	135'
27	5,337	40'	132'
28	5,204	40'	128'
29	5,428	40'	130'
30	6,797	40'	154'
31	8,032	40'	171'
32	9,452	40'	189'
33	11,077	51'	189'
34	6,608	42'	151'
35	5,949	40'	136'
36	5,619	40'	128'
37	5,000	40'	125'
38	5,000	40'	125'
39	5,000	40'	125'
40	5,000	40'	125'
41	5,000	40'	125'
42	5,000	40'	125'
43	5,000	40'	125'
44	4,950	40'	115'

BLOCK 3			
LOT	SQ. FT.	WIDTH	DEPTH
45	4,950	40'	115'
46	5,000	40'	125'
47	4,999	40'	125'
BLOCK 4			
1	6,365	46'	120'
2	4,800	40'	120'
3	4,800	40'	120'
4	4,800	40'	120'
5	4,800	40'	120'
6	4,800	40'	120'
7	4,800	40'	120'
8	4,800	40'	120'
9	4,800	40'	120'
10	4,800	40'	120'
11	4,800	40'	120'
12	4,800	40'	120'
13	5,487	50'	120'
14	6,150	61'	120'
15	6,184	61'	122'
16	6,219	61'	122'
17	6,121	61'	111'
18	6,171	61'	120'
19	5,251	47'	121'
20	4,800	40'	120'
21	4,800	40'	120'
22	4,800	40'	120'
23	6,000	50'	128'
24	6,000	50'	120'
25	6,000	50'	120'
26	6,000	50'	120'
27	6,000	50'	120'
28	6,000	50'	120'
29	6,000	50'	120'
30	7,189	61'	120'
31	7,188	61'	120'
32	6,000	50'	120'
33	6,000	50'	120'
34	6,000	50'	120'
35	6,000	50'	120'
36	6,000	50'	120'
37	6,000	50'	120'
38	6,000	50'	120'
39	6,000	50'	120'
40	6,000	50'	120'
41	6,906	51'	115'
42	8,787	51'	110'
43	6,720	50'	116'
44	6,000	50'	120'
45	6,000	50'	120'
46	6,000	50'	120'
47	6,000	50'	120'
48	6,000	50'	120'
49	6,000	50'	120'
50	6,000	50'	120'

BLOCK 5			
LOT	SQ. FT.	WIDTH	DEPTH
1	8,032	78'	132'
2	6,434	64'	120'
3	4,800	40'	120'
4	4,800	40'	120'
5	4,800	40'	120'
6	6,558	50'	120'
7	5,723	43'	120'
8	4,800	40'	120'
9	4,800	40'	120'
10	4,800	40'	120'
11	4,874	41'	110'
12	4,800	40'	120'
13	4,800	40'	120'
14	4,800	40'	120'
15	4,800	40'	120'
16	4,800	40'	120'
17	4,800	40'	120'
18	4,800	40'	120'
19	4,800	40'	120'
20	4,800	40'	120'
21	4,800	40'	120'
22	5,423	46'	120'
23	6,586	56'	120'
24	6,000	50'	120'
25	6,000	50'	120'
26	6,000	50'	120'
27	6,000	50'	120'
28	6,000	50'	120'
29	6,000	50'	120'
30	6,000	50'	120'
31	6,000	50'	120'
32	5,096	42'	120'
33	5,117	40'	120'
34	5,536	40'	121'
35	6,280	51'	127'



Vicinity Map
SCALE: 1"=2000'
KEY MAP NO: 228Q & U

- 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" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 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 the gas meter.
- Subject to the Terms, Conditions, and Stipulations as set forth in the following documents; 2019-7817, E010306, N192738, 2019-166911, U523760, 2019-166910 of the Real Property Records of Harris County, Texas; Also Subject to the following which cannot be located or shown on the face of the plat: Vol. 932, Pg. 359; Vol. 1221, Pg. 22; R35887; R359206; S231246; U701457; X075312; Vol. 933, Pg. 231; Vol. 1034, Pg. 337; Vol. 7883, Pg. 150 (D047816); S551088; S551090; W325844; Vol. 222, Pg. 215; Vol. 223, Pg. 445; Vol. 225, Pg. 376; Vol. 231, Pg. 50; Vol. 1042, Pg. 608; Vol. 1107, Pg. 313; Vol. 1135, Pg. 500; Vol. 1137, Pg. 1; Vol. 2325, Pg. 30; Vol. 3445, Pg. 157; Vol. 218, Pg. 643; Vol. 224, Pg. 22; Vol. 231, Pg. 590; Vol. 224, Pg. 676; Vol. 227, Pg. 245, M185071; RP-23020-633401 of the Real Property Records of Harris County, Texas.

A PRELIMINARY PLAT OF

WOOD LEAF RESERVE SECTION TWO

BEING 58.66± ACRES OF LAND
CONTAINING 176 LOTS (40'/50' X 120' TYP.) AND
NINE RESERVES IN FIVE BLOCKS.

OUT of THE
CLAUDE N. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS

OWNER:
CHESMAR HOMES, LLC
480 WILDWOOD FOREST DR, SUITE 803
SPRING, TEXAS 77380
PHONE: 281-932-8907

PLANNER:

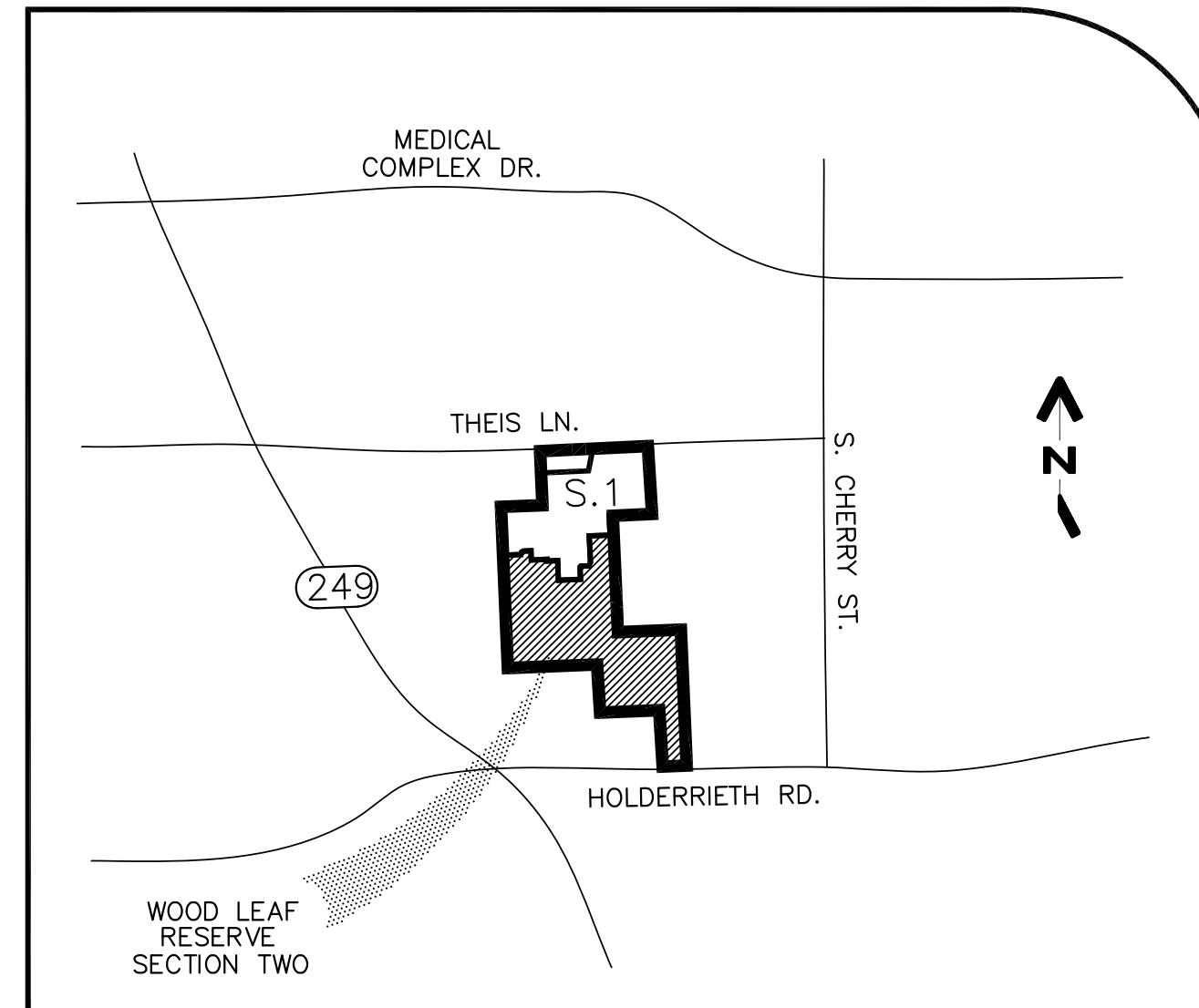


24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 1 OF 3
SCALE: 1" = 100'
0 50 100 200

FEBRUARY 03, 2022
MTA# 62001

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF TOMBALL SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF TOMBALL PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



Vicinity Map
SCALE: 1"=2000'
KEY MAP NO: 228Q & U

- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "C.U.E." INDICATES CITY OF TOMBALL UTILITY EASEMENT.
 - 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 5.) LOTS BACKING OR SIDING THEIS LANE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
 - 6.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- PROPOSED SURVEY MONUMENTS TO BE SET

NOTE:

- | | |
|---|---|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.10 ACRE | F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE
±9.33 ACRES |
| B RESTRICTED RESERVE "B"
DRILL SITE
±1.63 ACRES | G RESTRICTED RESERVE "G"
LANDSCAPE/OPEN SPACE
±11.23 ACRES |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.06 ACRE | H RESTRICTED RESERVE "H"
LANDSCAPE/OPEN SPACE
±0.21 ACRE |
| D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.60 ACRE | J RESTRICTED RESERVE "J"
LANDSCAPE/OPEN SPACE
±0.14 ACRE |
| E RESTRICTED RESERVE "E"
DRAINAGE/DETENTION
±0.06 ACRE | |

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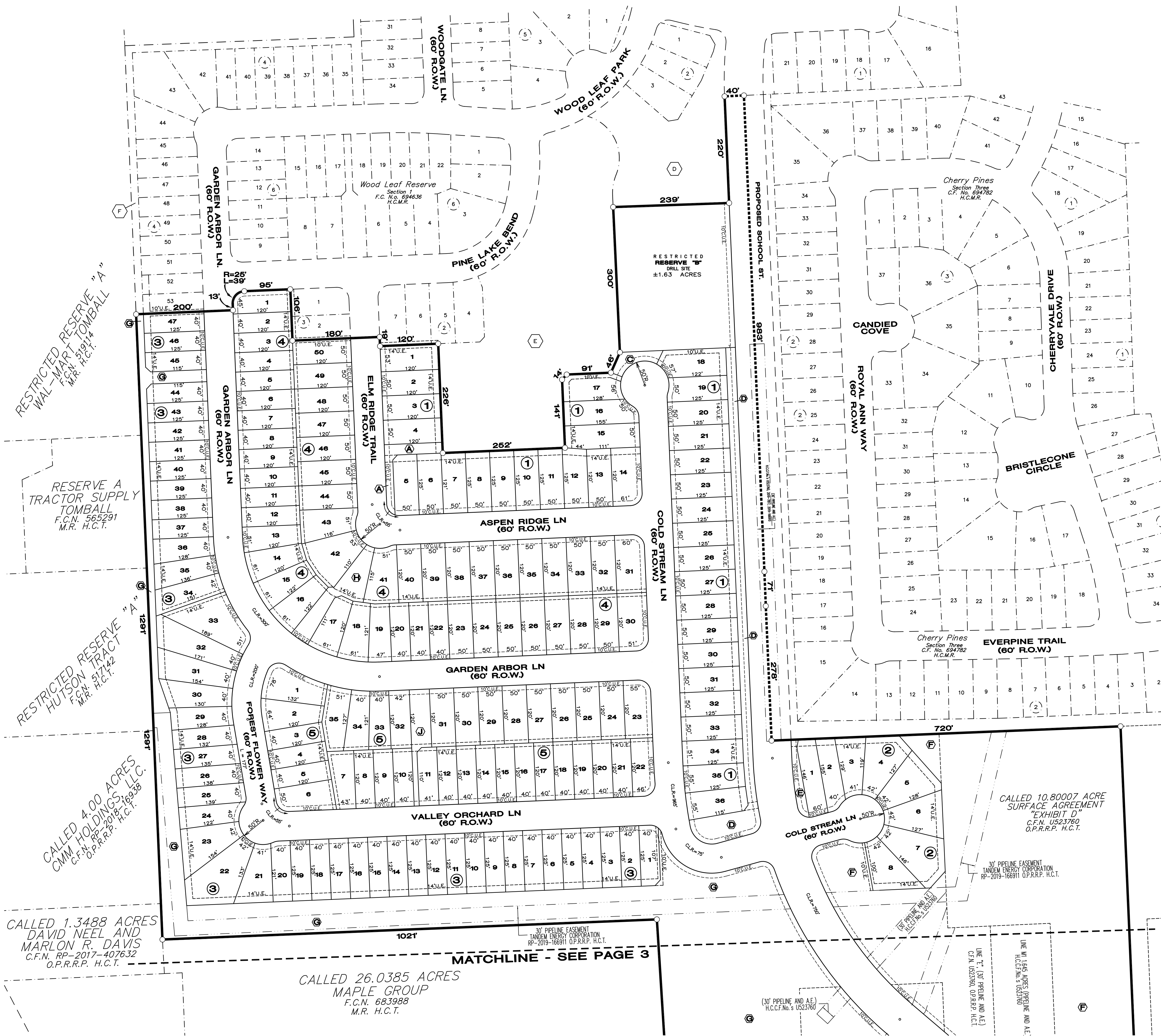
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PHONE: 281-932-8907

PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422





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 - o PROPOSED SURVEY MONUMENTS TO BE SET

	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.10 ACRE		RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±9.33 ACRES
	RESTRICTED RESERVE "B" DRILL SITE ±1.63 ACRES		RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±11.23 ACRES
	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.06 ACRE		RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.21 ACRE
	RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.60 ACRE		RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.14 ACRE
	RESTRICTED RESERVE "E" DRAINAGE/DETENTION ±0.06 ACRE		

WOOD LEAF RESERVE SECTION TWO

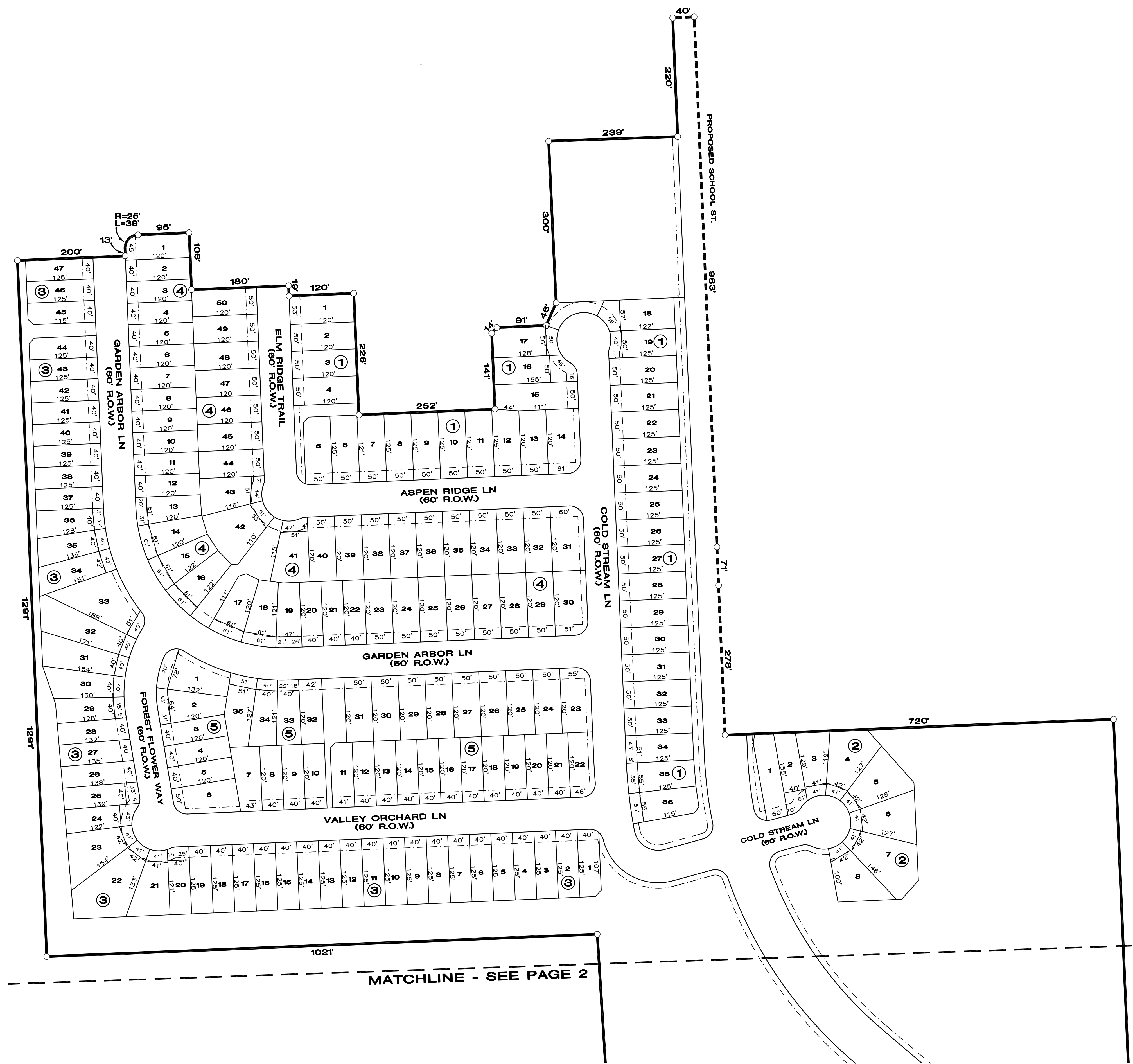
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Tel: 281-810-1422

0 50 100 200

FEBRUARY 03, 2022
MTA# 62001



CITY OF TOMBALL 274' This area 0.06 Ac. (2,735 s.f.) is here dedicated for the widening of Theiss L.



A LOT WIDTH EXHIBIT OF

WOOD LEAF RESERVE SECTION TWO

BEING 58.73± ACRES OF LAND
CONTAINING 176 LOTS (40'/50' X 120' TYP.) AND
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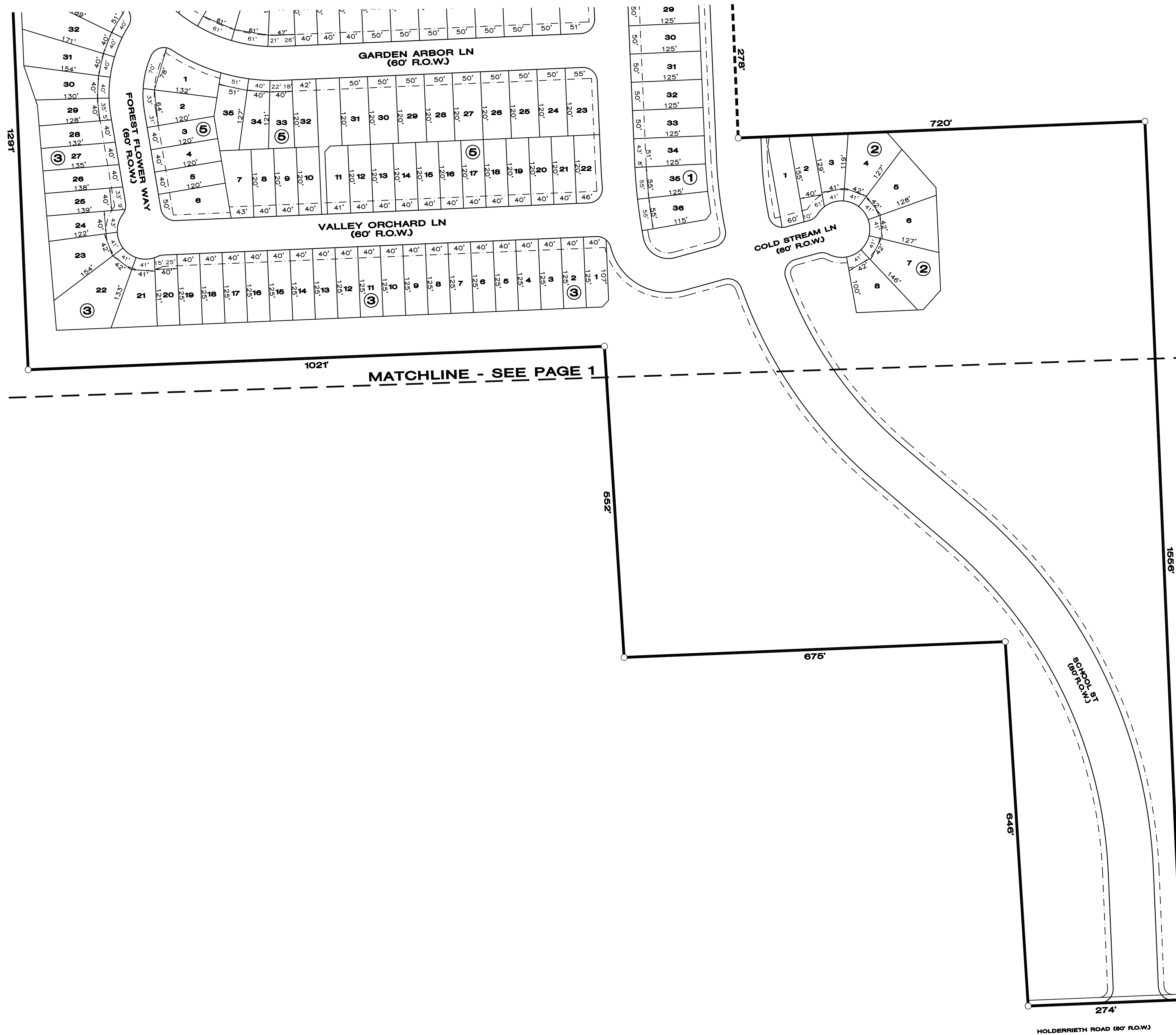
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PAGE 1 OF 2
SCALE: 1" = 100'
0 50 100 200

FEBRUARY 08, 2022
MTA# 62001



A LOT WIDTH EXHIBIT OF
**WOOD LEAF
RESERVE
SECTION TWO**

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