CHARTER TITLE CITY PLANNING LETTER NOTES

EASEMENTS AND OTHER ENCUMBRANCES

Easement executed by William Holderrieth, to Humble Oil & Refining Company, dated January 7, 1937, filed January 30, 1937, recorded in/under Volume 1034, Page 337, of the Real Property-Records of Harris County, Texas.

Terms, conditions and stipulations contained in Easement Agreement executed by and between Karla Graham Mueller, Kevin Eric Graham and Maple Tomball Ltd., dated December 23, 2002, filed December 31, 2002, recorded in/under Instrument No. W325844 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Easement and Right-of-Way Agreement executed by and between Maritia, LP and Tandem Energy Corporation, dated April 11, 2019, filed April 24, 2019, recorded in/under Instrument No. 2019-166911 of the Real Property Records of Harris County, Texas.

Mineral and/or royalty interest, as described in instrument, dated March 20, 1933, filed March 21, 1933, recorded in/under Volume 222, Page 215 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated March 27, 1933, filed April 11, 1933, recorded in/under Volume 223, Page 445 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes. Mineral and/or royalty interest, as described in instrument, dated April 8, 1933, filed April 24, 1933, recorded in/under Volume 225, Page 376 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 3, 1933, filed June 15, 1933, recorded in/under Volume 231, Page 50 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated February 9, 1937, filed February 20, 1937, recorded in/under Volume 1042, Page 608 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated October 22, 1938, filed October 29, 1938, recorded in/under Volume 1107, Page 313 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 14, 1939, filed August 24, 1939, recorded in/under Volume 1135, Page 500 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 14, 1939, filed August 8, 1939, recorded in/under Volume 1137, Page 1 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not checked subsequent to date of aforesaid instrument.

Mineral and/or royalty interest, as described in instrument, filed August 22, 1951, recorded in/under Volume 2325. Page 30 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated August 7, 1957, filed January 7, 1958, recorded in/under Volume 3445, Page 157 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated December 15, 1932, filed January 23, 1933, recorded in/under Volume 218, Page

643 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated January 4, 1933, filed January 23, 1933, recorded in/under Volume 224, Page 22 of the Real Property Records of Harris County, Texas, as affected by Amendment to Mineral Lease recorded in/under Volume 231, Page 590 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated May 18, 1933, filed May 22, 1933, recorded in/under Volume 224, Page 676 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated May 24, 1933, filed June 2, 1933, recorded in/under Volume 227, Page 245 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated August 2, 1988, filed June 6, 1989, recorded in/under Instrument No. M185071 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Surface Use Agreement executed by and between Tandem Energy Corporation, successor in interest to Exxon Corporation, successor in interest to Humble Oil & Refining Company and Graham Children's Educational Trust, Norman E. Graham, Kay Marsha Graham Metcalf, Karla Graham Lee Mueller and Ke\in E. Graham, dated July 18, 2000, filed July 24, 2000, recorded in/under Instrument No. U523760 of the Real Property Records of Harris County, Texas, as affected by Exchange Agreement, Including a Grant of Easement Rights and a Release of Easement Rights, and Amendment to Pipeline Easements recorded in/under Instrument No. 2019-7817 of the Real Property Records of Harris County, Texas, and as affected by Release of Easement and Right-of-Way Agreement of recorded in/under Instrument No. 2019-166910 of the Real Property Records of Harris

County, Texas.

Recorded under Harris County Clerk's File No. RP-2022-124511, RP-2022-125780.

]					
	Lot Area Table Block 2			Lot Area Table Block 3				
Parcel #	Area (Sq Ft)	Area (AC)		Parcel #	Area (Sq Ft)	Area (AC)		
8	6605.42	0.1516		3	5670.81	0.1302		
9	6250.00	0.1435		4	4800.00	0.1102		
10	6250.00	0.1435		5	4800.00	0.1102		
11	6200.00	0.1423		6	4800.00	0.1102		
12	6205.76	0.1425		7	4800.00	0.1102		
13	6250.07	0.1435		8	4800.00	0.1102		
14	6250.07	0.1435		9	4800.00	0.1102		
15	6250.07	0.1435		10	4800.00	0.1102		
16	6250.07	0.1435		11	4800.00	0.1102		
17	6250.07	0.1435		12	4800.00	0.1102		
18	6250.07	0.1435	13		4800.00	0.1102		
19	6250.07	0.1435		14	4800.00	0.1102		
20	6250.07	0.1435		15	5244.32	0.1204		
21	7479.67	0.1717		16	6344.09	0.1456		
22	7758.87	0.1781		17	6402.49	0.1470		
23	7242.04	0.1663		18	6402.49	0.1470		
24	5977.34	0.1372		19	6324.98	0.1452		
25	7504.52	0.1723						
26	6114.69	0.1404		Lot Area Table Block 4				
27	6250.00	0.1435						

6250.00

0.1435

Parcel #

29	6250.00	0.1435		54	5000.00	0.1148
30	6250.00	0.1435		55	5000.00	0.1148
31	6250.00	0.1435		56	4950.00	0.1136
32	6250.00	0.1435		57	4950.00	0.1136
33	6250.00	0.1435		58	5000.00	0.1148
				36	3000.00	0.1146
				59	5000.00	0.1148
	Lot Area Table	a .	60	5000.00	0.1148	
	Block 7			61	5000.00	0.1148
Parcel #	Area (Sq Ft)	Area (Sq Ft) Area (AC)		62	5000.00	0.1148
1	8268.24	0.1898		63	5000.00	0.1148
			64	5000.00	0.1148	
				65	5634.76	0.1294
				66	5967.59	0.1370
				67	6988.59	0.1604
				68	10826.14	0.2485
				69	9292.00	0.2133

7978.91

0.1832

Area (Sq Ft) Area (AC)

One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

All easements are centered on lot lines unless shown otherwise. 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 the public utlities at the property owner's expense should they be an obstruction. Public Utlities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new

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, 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.

- 5. All oil/gas wells (plugged, abandoned, and/or active) through this subdivision have been shown.
- 6. 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 fifteen feet (15') off centerline of low pressure gas lines, and thirty feet (30') off centerline of high
- pressure gas lines. 7. According to FEMA Firm Panel No.48201C0230L (Effective Date June 18, 2007), this property is in the Unshaded Zone "X" (Areas outside the 0.2% Annual Chance Flood Plain).
- 8. This plat does not attempt to amend or remove any valid covenants or restrictions.
- 9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of
- 0.99994049 10. 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

	Lot Area Table Block 3	e		
Parcel #	Area (Sq Ft)	Area (AC)		
33	7185.38	0.1650		
34	6000.00	0.1377		
35	6000.00	0.1377		
36	6000.00	0.1377		
37	6000.00	0.1377		
38	6000.00	0.1377		
39	6000.00	0.1377		
40	6000.00	0.1377		
41	6000.00	0.1377		
42	6000.97	0.1378		
43	6823.35	0.1566		
44	8693.24	0.1996		
45	6816.75	0.1565		
46	6000.79	0.1378		
47	6000.00	0.1377		
48	6000.00	0.1377		
49	6000.00	0.1377		
50	6000.00	0.1377		
51	6000.00	0.1377		
52	6233.99	0.1431		

	CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD		LINE	BEARING	LENGTH
C1	330.00'	2.07'	000°21'33"	S73°31'15"E	2.07'		L1	N87*32'01"E	40.00'
C2	230.00'	17.94'	004*28'05"	S05*09'50"W	17.93		L2	S02*27'43"E	41.98'
С3	25.00'	39.36'	090°12'47"	S42°41'37"W	35.42'		L3	S87*32'17"W	60.00'
C4	55.00'	86.19'	089*47'13"	7'13" S47'18'23"E 77.64'			L4	N77°12'01"W	37.28'
C5	300.00'	373.26	071 ° 17 ' 15"	S38°03'24"E	349.65		L5	S06°49'15"W	46.06'
C6	200.00'	141.92'	040°39'29"	S23°15'32"W	138.96'		L6	N83°20'05"W	132.59'
C7	25.00'	39.18'	089*47'13"	S47°18'23"E	35.29'		L7	N87°04'13"W	60.00'
C8	85.00'	7.93'	005°20'41"	S05°05'07"E	7.93'	7.93' 12.73'	L8	N82°36'08"W	153.73'
C9	25.00'	12.87'	029*29'57"	S06°59'31"W	12.73'		L9	S87°33'48"W	15.22'
C10	50.00'	120.51	138°05'45"	S47°18'23"E	93.39'		L10	N02°24'47"W	15.69'
C11	25.00'	12.87'	029*29'57"	N78°23'42"E	12.73'		L11	N87°48'00"E	94.91'
C12	85.00'	7.93'	005°20'41"	S89°31'40"E	7.93'		L12	S02°24'47"E	106.21
C13	25.00'	39.16'	089*44'17"	S47*19'52"E	35.27		L13	S02*24'47"E	19.46'
C14	25.00'	39.38'	090°15'43"	N42°40'08"E	35.44'		L14	N87°48'00"E	125.00'
C15	25.00'	25.21'	057*46'09"	N31°20'48"W	24.15'		L15	N42°40'08"E	14.11'
C16	50.00'	225.85	258*48'31"	N69°10'23"E	77.27'		L16	N87°48'00"E	95.46'
C17	25.00'	9.18'	021°02'22"	S08°03'28"W	9.13'		L17	N25°22'36"E	54.93'
C18	25.00'	30.67'	070°17'30"	S03°12'31"E	28.78'		L18	N42°41'37"E	3.00'
C19	25.00'	43.43'	099*32'10"	N73°29'53"E	38.17		L19	N87°32'17"E	15.00'
C20	50.00'	20.01'	022*55'48"	N66°59'06"W	19.88'		L20	N42°35'13"E	14.14'
							L21	N02°24'47"W	32.39'
							L22	N42°40'08"E	14.11'

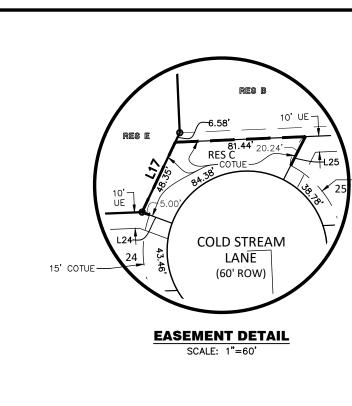
FOREST FLOWER

WAY (60' ROW)

30' PIPELINE EASEMENT

쥐 장문

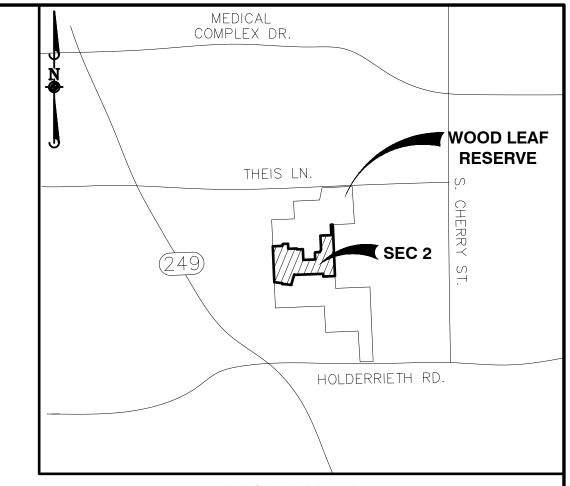
LINE TABLE						
LINE	BEARING	LENGTH				
L23	N02°27'43"W	113.51				
L24	N69°40'46"W	20.00'				
L25	N27°00'30"E	30.24				
L26	N21°37'05"W	37.43'				
L27	N31°05'27"W	36.90'				
L28	N45°24'49"W	36.90'				
L29	N84°31'59"E	13.58'				
L30	N72°02'30"E	18.75'				
L31	N66°32'20"W	24.40'				
L32	N02°24'47"W	110.00'				
L33	N47°24'47"W	14.14'				
L34	N02°24'47"W	25.00'				
	N42°35'13"E	14.14'				



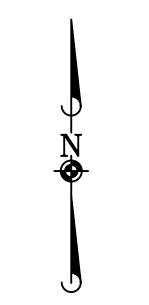
WOOD LEAF RESERVE SECTION 1

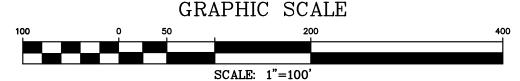
> HCCF No 694636 HCMR

Reserve Area Table								
Reserve Letter		Area (Ac)	Restriction					
А	4,786.74	0.1099	LANDSCAPE AND OPEN SPACE					
В	68,562.87	1.574	DRILL SITE, LANDSCAPE, AND OPEN SPACE					
С	2,420.74	0.0556	DRAINAGE, LANDSCAPE, AND OPEN SPACE					
D	8,611.33	0.1977	LANDSCAPE AND OPEN SPACE					
E	8,148.09	0.1871	LANDSCAPE AND OPEN SPACE					
F	14,791.55	0.3396	DRAINAGE, LANDSCAPE, AND OPEN SPACE					
TOTAL	107,321.32	2.464						
			•					



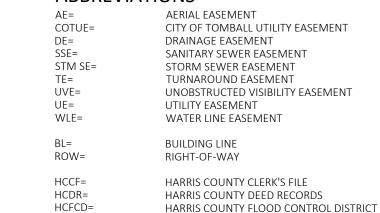






ABBREVIATIONS

HCOPRRP=



HARRIS COUNTY MAP RECORDS

HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF

REAL PROPERTY CAB= CABINET FILM CODE VOL. _, PG._= VOLUME, PAGE FND= FOUND

SET 3/4" IR W/ CAP STAMPED "ELS" STREET NAME CHANGE WELL LOCATION

WOOD LEAF RESERVE SEC 2 - REVISED

A SUBDIVISION OF 18.02 ACRES OF LAND OUT OF THE CLAUDE N. PILLOT SURVEY, A-632 CITY OF TOMBALL, HARRIS COUNTY, TEXAS 81 LOTS 6 RESERVES 4 BLOCKS

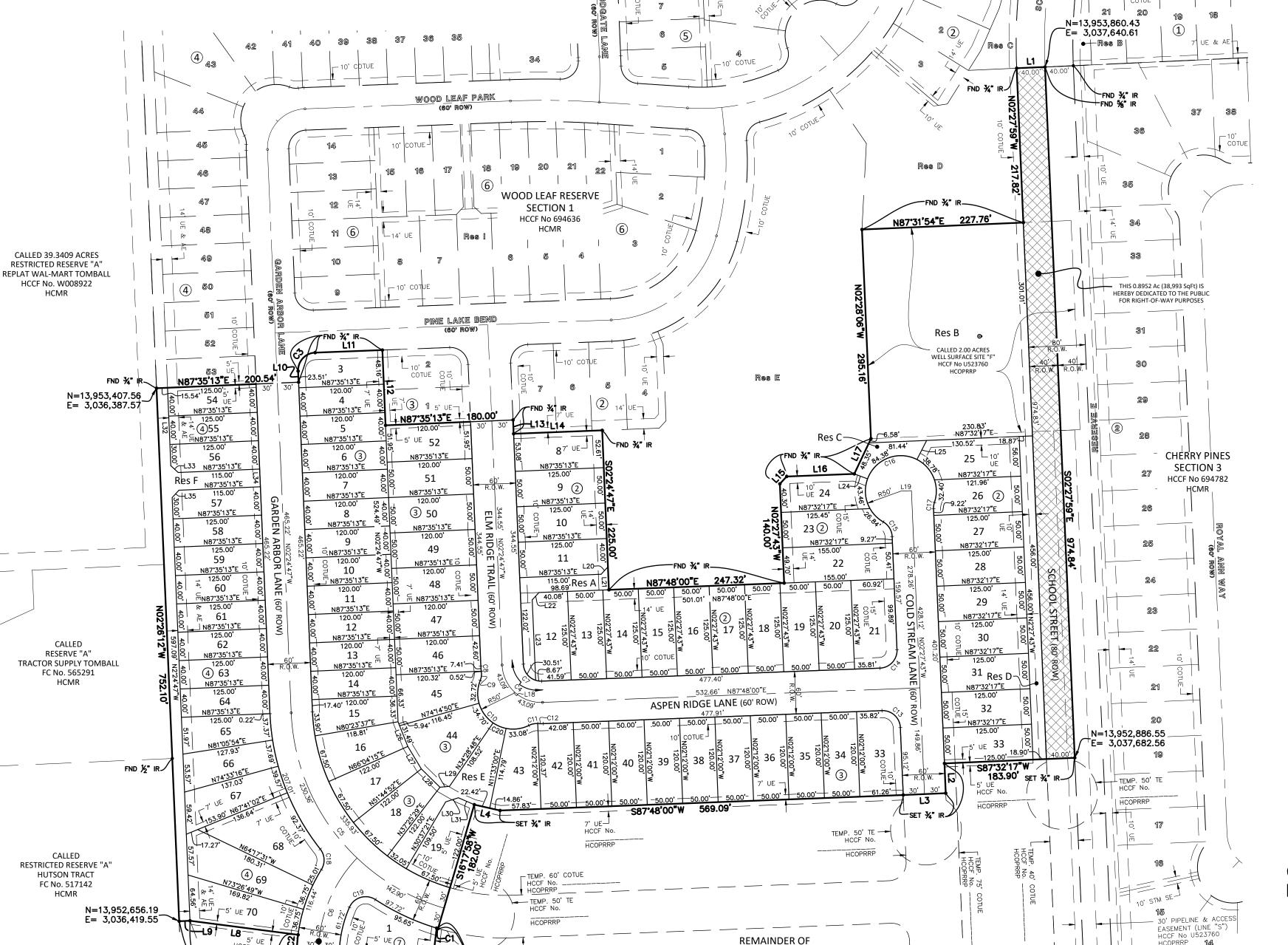
APRIL 2023

OWNER/ **DEVELOPER:**

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY 480 WILDWOOD FOREST DR., SUITE 803 SPRING, TEXAS 77380 281-932-8907

ENGINEER/ SURVEYOR:





CALLED 90.54 ACRES

TO FRIENDSWOOD

DEVELOPMENT COMPANY

BY SPECIAL WARRANTY DEED

HCCF No. RP-2018-560213

HCOPRRP

STATE OF TEXAS	§
COUNTY OF HARRIS	\$

- A METES & BOUNDS description of a certain 18.02 acre (784,734 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being a portion of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property, and being a portion of the remainder of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property; said 18.02 acre (784,734 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:
- BEGINNING at a 5/8—inch iron rod (with cap) found, being the southwest corner of Restricted Reserve F of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Film Code No. 694636, Harris County Map Records, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Wal—Mart Tomball according to the plat thereof recorded in Film Code No. 519114, Harris County Map Records, and being the northwest corner of the herein described tract:
- THENCE, along the south line of said Wood Leaf Reserve Section 1, the following eighteen (18) courses and distances:
- 1. North 87°35'13" East, 200.54 feet to a 5/8-inch iron rod (with cap) found;
- 2. North 02°24'47" West, 15.69 feet to a 5/8—inch iron rod (with cap) found, being the beginning of a curve to the right;
- 3. Along said curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing North 42°41'37" East, 35.42 feet to a 5/8—inch iron rod (with cap) found;
- 4. North 87°48'00" East, 94.91 feet to a 5/8-inch iron rod (with cap) found;
- 5. South 02°24'47" East, 106.21 feet to a 5/8—inch iron rod (with cap) found;
- 6. North 87°35'13" East, 180.00 feet to a 5/8—inch iron rod (with cap) found;
- 7. South 02°24'47" East, 19.46 feet to a 5/8-inch iron rod (with cap) found;
- 8. North 87°48'00" East, 125.00 feet to a 5/8-inch iron rod (with cap) found;
- 9. South 02°24'47" East, 225.00 feet to a 5/8-inch iron rod (with cap) found;
- 10. North 87°48'00" East, 247.32 feet to a 5/8-inch iron rod (with cap) found;
- 11. North 02°27'43" West, 140.00 feet to a 5/8-inch iron rod (with cap) found;
- The first of the transfer for the discount for the contract of the first for the contract of t
- 12. North 42°40'08" East, 14.11 feet to a 5/8—inch iron rod (with cap) found;
- 13. North 87°48'00" East, 95.46 feet to a 5/8—inch iron rod (with cap) found;
- 14. North 25°22'36" East, 54.93 feet to a 5/8—inch iron rod (with cap) found;
- 15. North 02°28'06" West, 295.16 feet to a 5/8—inch iron rod (with cap) found;
- 16. North 87°31'54" East, 227.76 feet to a 5/8—inch iron rod (with cap) found;
- 17. North 02°27'59" West, 217.82 feet to a 5/8—inch iron rod (with cap) found;
- 18. North 87°32'01" East, 40.00 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 18.334 acre tract (Tract IV), being in the centerline of School Street (based on a width of 80-feet) recorded in Film Code No. 694636, Harris County Map Records, being on the west right-of-way line of School Road (based on a width of 40-feet) recorded in Film Code No. 694782, Harris County Map Records, and being the northeast corner of the herein described tract;
- THENCE, South 02°27'59" East, along the east line of said called 18.334 acre tract (Tract IV) and along the west right—of—way line of said School Road, 974.84 feet to a 5/8—inch iron rod (with cap stamped "ELS") set, and being the southeast corner of the herein described tract;
- THENCE, South 87°32'17" West, 183.90 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, South 02°27'43" East, 41.98 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, South 87°32'17" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, South 87°48'00" West, 569.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, North 77°12'01" West, 37.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, South 16°17'58" West, 182.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
- THENCE, along said curve to the right in a westerly direction, with a radius of 330.00 feet, a central angle of 00°21'33", an arc length of 2.07 feet, and a chord bearing North 73°31'15" West, 2.07 feet to a 5/8—inch iron rod (with cap stamped "ELS") set;
- THENCE, South 06°49'15" West, 46.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, North 83°20'05" West, 132.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, North 87°04'13" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
- THENCE, along said curve to the right in a northerly direction, with a radius of 230.00 feet, a central angle of 04°28'05", an arc length of 17.94 feet, and a chord bearing North 05°09'50" East, 17.93 feet to a 5/8—inch iron rod (with cap stamped "ELS") set;
- THENCE, North 82°36'08" West, 153.73 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
- THENCE, South 87°33'48" West, 15.22 feet to a 5/8—inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;
- THENCE, North 02°26'12" West, along west line of said called 61.013 acre tract, 752.10 feet to the POINT OF BEGINNING, CONTAINING 18.02 acres (784,734 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS

COUNTY OF HARRIS

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 18.02 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SEC 2, 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, 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 (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE 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 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, 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 ______, 2023.

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: ______ DONALD P. KLEIN

CHIEF EXECUTIVE OFFICER

COUNTY OF HARRIS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 2023.

SIGNED: ______

PRINTED: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______

I, PAUL R. BRETHERTON, 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 ACCURATE; 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 PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/4) OF AN 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.

PAUL R. BRETHERTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5977

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE								
ITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY								
FFICE ON, 2023 AT O'CLOCKM., AND DULY RECORDED ON								
, 2023 AT O'CLOCKM., AND AT FILM CODE NUMBER								
F THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.								
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE RITTEN								
TENESHIA HUDSPETH COUNTY CLERK HARRIS COUNTY, TEXAS								

DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SEC 2, 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 _______, 2023.

BARBARA TAGUE
CHAIRMAN

WOOD LEAF RESERVE SEC 2 - REVISED

A SUBDIVISION OF 18.02 ACRES OF LAND OUT OF THE CLAUDE N. PILLOT SURVEY, A-632 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

81 LOTS

6 RESERVES

APRIL 2023

OWNER/ DEVELOPER:

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
480 WILDWOOD FOREST DR., SUITE 803
SPRING, TEXAS 77380
281-932-8907

ENGINEER/ SURVEYOR:



4 BLOCKS