

STATE OF TEXAS
COUNTY OF HARRIS

We, CHTA DEVELOPMENT, INC., acting by and through ERIC HYMOWITZ, President and MIKE DISHBERGER, Vice President being officers of CHTA DEVELOPMENT, INC., owners in this section after referred to as owners of the 33.3858 acre tract described in the above and foregoing plat of WINFREY ESTATES, 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 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 feet (16' 0") above the ground level upward, located adjacent to 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 easement totals twenty one feet, six inches (21' 6") in width.

IN TESTIMONY WHEREOF, the CHTA DEVELOPMENT, INC. has caused these presents to be signed by ERIC HYMOWITZ, its President, thereunto authorized, attested by MIKE DISHBERGER its Vice President, and its common seal hereunto affixed this ____day of _____, 2022.

CHTA DEVELOPMENT, INC.

By: _____
ERIC HYMOWITZ, President

Attest: _____
MIKE DISHBERGER, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ERIC HYMOWITZ and MIKE DISHBERGER, 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 _____, 2022

Notary Public in and for the State of Texas

My Commission expires: _____

I PAUL JOHNSON, HANCOCK WITNEY BANK, owner and holder of a lien against the property described in the plat known as WINFREY ESTATES, said lien being evidenced by instrument of record in the Clerk's File No. RP-2021-407355 of the O.P.R.O.R.P. 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 herein to said subdivision 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: _____
PAUL JOHNSON, Bank Officer

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared PAUL JOHNSON, known to me to be the person whose name 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 _____, 2022

Notary Public in and for the State of Texas

My Commission expires: _____

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WINFREY ESTATES 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 _____, 20____.

By: _____
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 _____, 20____ at ____o'clock ____M., and and in 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

By: _____
Deputy

LOT TABLE

BLOCK 1		
LOT	Acres	Sq. Feet
1	0.1431	6,233.20
2	0.1433	6,240.00
3	0.1433	6,240.00
4	0.1433	6,240.00
5	0.1427	6,216.16
6	0.2117	9,222.79
7	0.3153	13,734.17
8	0.1702	7,415.39
9	0.1434	6,247.29
10	0.1435	6,251.07
11	0.1436	6,254.86
12	0.1437	6,258.65
13	0.1438	6,262.44
14	0.1577	6,869.35
15	0.1712	7,455.61
16	0.1970	8,582.95
17	0.1766	7,691.41
18	0.1569	6,832.67
19	0.1456	6,342.39
20	0.1604	6,989.20
21	0.1752	7,632.32
22	0.1897	8,265.49
Total	3.6611	159,477.43

BLOCK 2		
LOT	Acres	Sq. Feet
1	0.1336	5,819.12
2	0.1343	5,850.11
3	0.1343	5,850.11
4	0.1343	5,850.11
5	0.1464	6,375.04
6	0.1463	6,374.80
7	0.1343	5,849.89
8	0.1343	5,849.89
9	0.1346	5,863.15
10	0.1452	6,324.69
11	0.1764	7,681.87
12	0.1950	8,494.52
13	0.2094	9,122.34
14	0.2300	10,017.76
15	0.1544	6,726.05
16	0.1648	7,176.64
17	0.1474	6,420.45
18	0.1367	5,953.37
19	0.1313	5,720.21
20	0.1430	6,230.18
21	0.1430	6,230.30
22	0.1459	6,353.30
23	0.1487	6,477.71
24	0.1435	6,252.61
25	0.1451	6,320.88
26	0.1661	7,236.87
27	0.1661	7,236.87
28	0.1661	7,236.87
29	0.1661	7,236.87
30	0.1661	7,236.87
31	0.1639	7,138.83
32	0.1313	5,720.00
33	0.1313	5,720.00
34	0.1302	5,669.98
Total	5.1795	225,618.27

RESERVE TABLE

LAND USE TABLE			
Reserve	Acres	Sq. Feet	Land Use
"A"	0.0394	1,717.07	Landscape/Open Space
"B"	0.7282	31,719.50	Landscape/Open Space
"C"	0.5451	23,743.19	Landscape/Open Space
"D"	0.6253	27,237.92	Landscape/Open Space
"E"	1.2199	53,137.57	Landscape/Open Space
"F"	0.0396	1,724.78	Landscape/Open Space
"G"	4.4653	194,512.33	Drainage/Detention
"H"	0.8371	36,462.30	Amenity Center
Total	8.4999	370,254.66	

BLOCK 3		
LOT	Acres	Sq. Feet
1	0.1457	6,347.51
2	0.1435	6,251.47
3	0.1433	6,240.00
4	0.1433	6,240.00
5	0.1433	6,240.00
6	0.1433	6,240.00
7	0.1433	6,240.00
8	0.1433	6,240.00
9	0.1433	6,240.00
10	0.1433	6,240.00
11	0.1410	6,142.83
12	0.1603	6,980.68
13	0.1582	6,890.88
14	0.1445	6,293.74
15	0.1445	6,295.71
16	0.1446	6,297.68
17	0.1446	6,299.65
18	0.1447	6,301.63
19	0.1447	6,303.60
20	0.1448	6,305.57
21	0.1448	6,307.54
22	0.1448	6,309.51
23	0.1553	6,766.59
24	0.1889	8,227.64
25	0.1596	6,951.98
26	0.1412	6,152.43
27	0.1313	5,719.80
28	0.1313	5,719.80
29	0.1313	5,719.80
30	0.1313	5,719.80
31	0.1313	5,719.80
32	0.1313	5,719.80
33	0.1313	5,719.80
34	0.1313	5,719.80
35	0.1435	6,249.28
36	0.1448	6,308.95
37	0.1313	5,720.00
38	0.1313	5,720.00
39	0.1313	5,720.00
40	0.1313	5,720.00
41	0.1313	5,720.00
42	0.1313	5,720.00
43	0.1313	5,719.96
44	0.1604	6,986.85
45	0.2620	11,413.75
46	0.2303	10,033.53
47	0.1819	7,922.50
48	0.1789	7,793.41
Total	7.1133	309,853.27

BLOCK 4		
LOT	Acres	Sq. Feet
1	0.1310	5,707.49
2	0.1313	5,719.99
3	0.1313	5,719.99
4	0.1313	5,719.99
5	0.1419	6,180.70
6	0.1442	6,282.80
7	0.1313	5,720.00
8	0.1313	5,720.00
9	0.1407	6,130.63
Total	1.2145	52,901.60



LEGEND:

A.E. — Unobstructed Aerial Easement
C.U.E. — City of Tomball Utility Easement
U.E. — Utility Easement
C.I.R. — Capped Iron Rod
F.C. — Film Code
FND. — Found
ESMT. — Easement
H.C.M.R. — Harris County Map Records
H.C.D.R. — Harris County Deed Records
H.C.C.F. — Harris County Clerk's File
I.R. — Iron Rod
O.P.R.O.R.P. — Official Public Records of Real Property

NOTES:

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.

Flood Information:
According to FEMA Firm Panel No. 48201C0230L, with an Effective Date of 06/18/2007, this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

Note #1:
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Note #2:
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

Note #3:
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.

Note #4:
This plat does not attempt to amend or remove any valid covenants or restrictions.

Note #5:
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.

Note #6:
The City of Tomball is responsible for the maintenance of sidewalks inside the right-of way.

WINFREY ESTATES

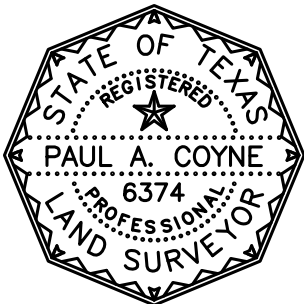
A SUBDIVISION OF 33.3858 ACRES OF LAND
LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT
NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
OF ALL OF RESERVES "A", RESERVE "B" AND
WINFREY LANE PORTION ADJACENT THERETO OF
PECK STATION ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN FILM CODE NO. 666109 OF
THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:
TO CREATE

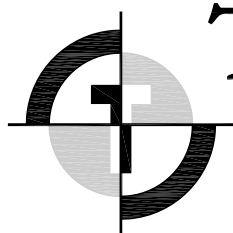
4 BLOCKS 113 LOTS 8 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.
1169 Brittmore Road, Houston, TX 77043

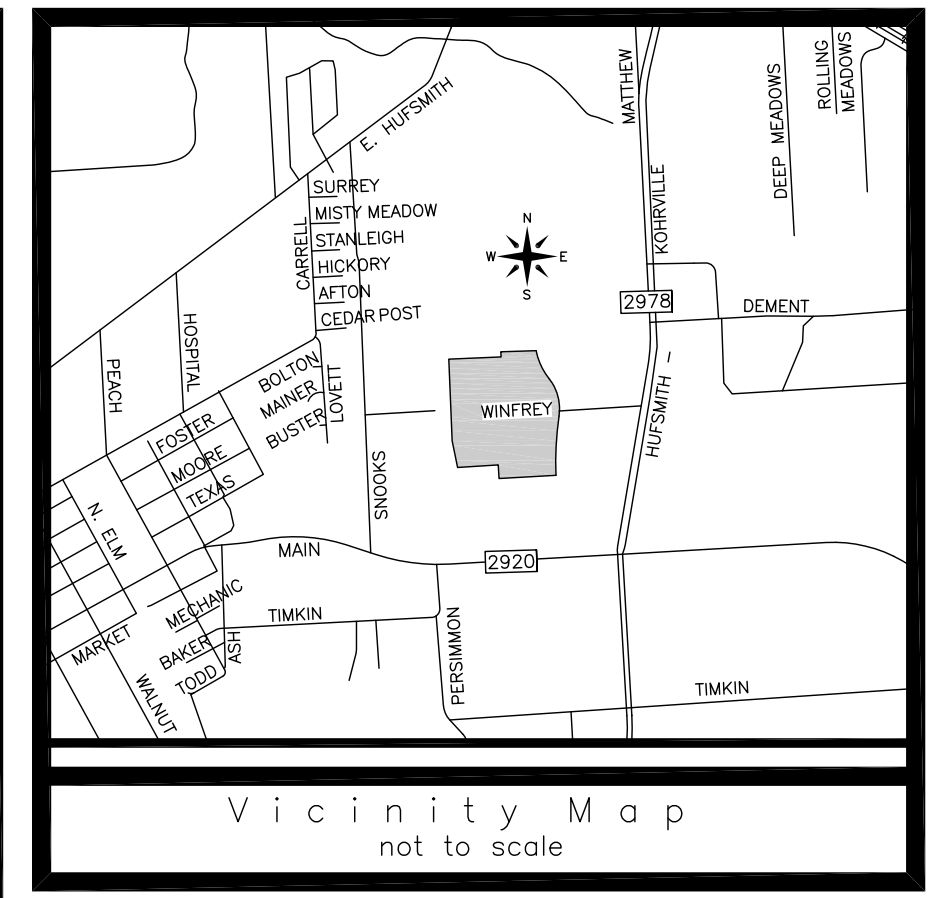
DATE: APRIL, 2022 SCALE: 1"=80'



PAUL A. COYNE
Texas Registration No. 6374



TETRA
SURVEYS
5304 Ashbrook Drive
Houston, Texas 77081
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com
License No. 10127500



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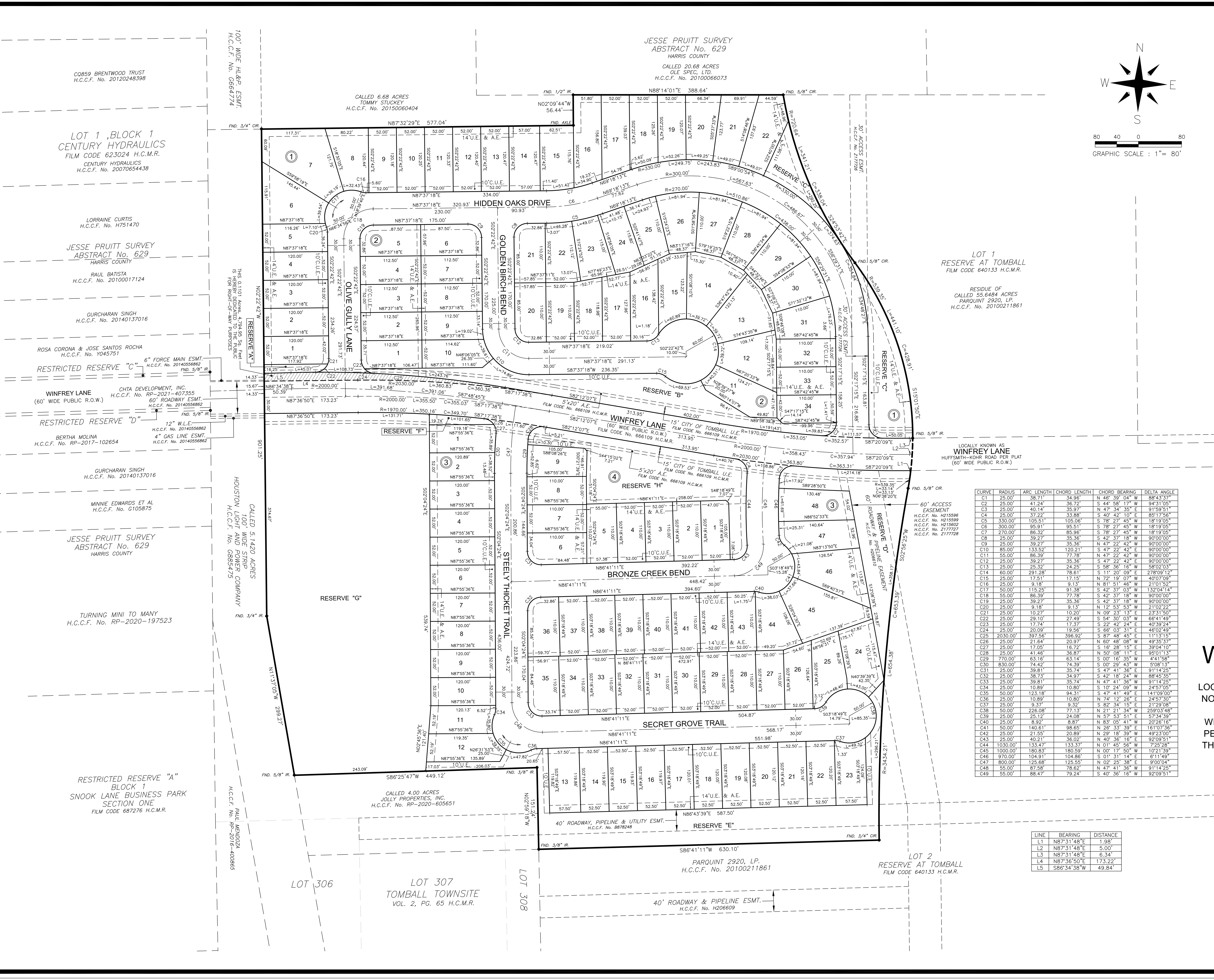
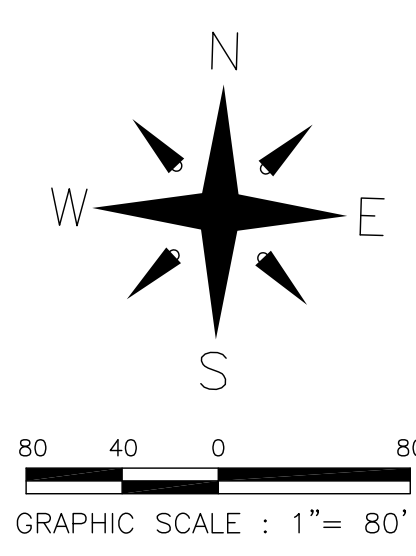
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REASON TO REPLAT:
TO CREATE
4 BLOCKS 113 LOTS 8 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.
1169 Brittmore Road, Houston, TX 77043

DATE: APRIL, 2022 SCALE: 1"=80'

LINE	BEARING	DISTANCE
L1	N87°31'48"E	1.98'
L2	N87°31'48"E	5.00'
L3	N87°31'48"E	6.34'
L4	N87°36'50"E	173.22'
L5	S86°34'38"W	49.84'

TETRA
SURVEYS
5304 Ashbrook Drive
Houston, Texas 77081
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com
License No. 10127500