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 0.2870 acre tract described in the above and foregoing map of Raburn Reserve Sec. 2 Partial Replat No. 1, do hereby make and establish said subdivision of said property according to all lines, 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 on 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 the ground level upward, located adjacent to all public utility easements shown hereon.

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 bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in and depicted upon 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 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, 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 Development LLC, general partner of HT Raburn Reserve Development LP, a Texas limited partnership, thereunto authorized, this ____ day of ______, 2022.

OWN

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

Adil Noorani, Sr., Managing Director

STATE OF TEXAS

COUNTY OF HARRIS

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, Third Coast Bank SSB, a Texas state savings bank, owner and holder of a lien against the property described in the plat known as Raburn Reserve Sec. 2 Partial Replat No. 1, said lien being evidenced by instrument of record in Clerk's File Number RP-2022-484794, of the Official Public Records of Real Property in 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 in this section to said 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: ______.

Print name: ______.

Third Coast Bank SSB, a Texas state savings bank

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

NOTES:

(1) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision 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.

(2) A.E. indicates Aerial Easement
C.O.T. indicates City of Tomball
F.C. No. indicates Film Code Number
H.C.M.R. indicates Harris County Map Records
N.T.S. indicates not to scale
R.O.W. indicates Right-Of-Way

SQ. FT. indicates Square Feet

U.E. indicates Utility Easement

(3) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

(4) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

(5) 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.

(6) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(7) 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.

(8) 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.

(9) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(10) All known oil/gas or pipeline easements (listed in City Planning Letter from Charter Title Company issued August 15, 2022) with ownership through the subdivision have been shown.

(11) 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.

(12) 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.

(13) 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.

(14) 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.

(15) This replat does not attempt to amend or remove any valid covenants or restrictions.

(16) 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

(17) Restricted Reserve "A" will be maintained by the Homeowner's Association (HOA).

(18) Plat is subject to Agreement for underground electric service, as recorded under H.C.C.F. No. RP-2022-211911.

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— eights (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

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 Partial Replat No. 1, said lien being evidenced by instrument of record in Clerk's File Number RP-2019-536602, RP-2019-536603 and RP-2020-127895, of the Official Public Records of Real Property in 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 in this section to said 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: _____

Taylor Morrison of Texas, Inc.

STATE OF TEXAS (COUNTY OF HARRIS (

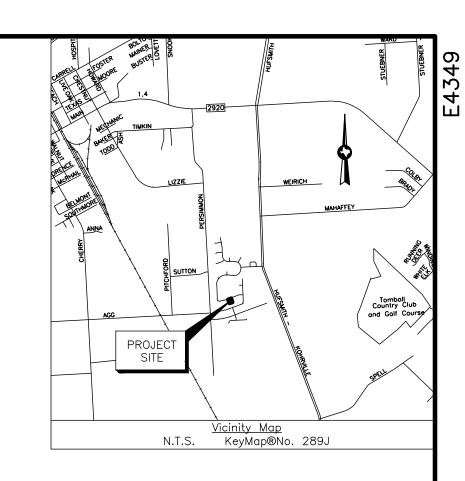
BEFORE ME, the undersigned authority, on this day personally appeared _______, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

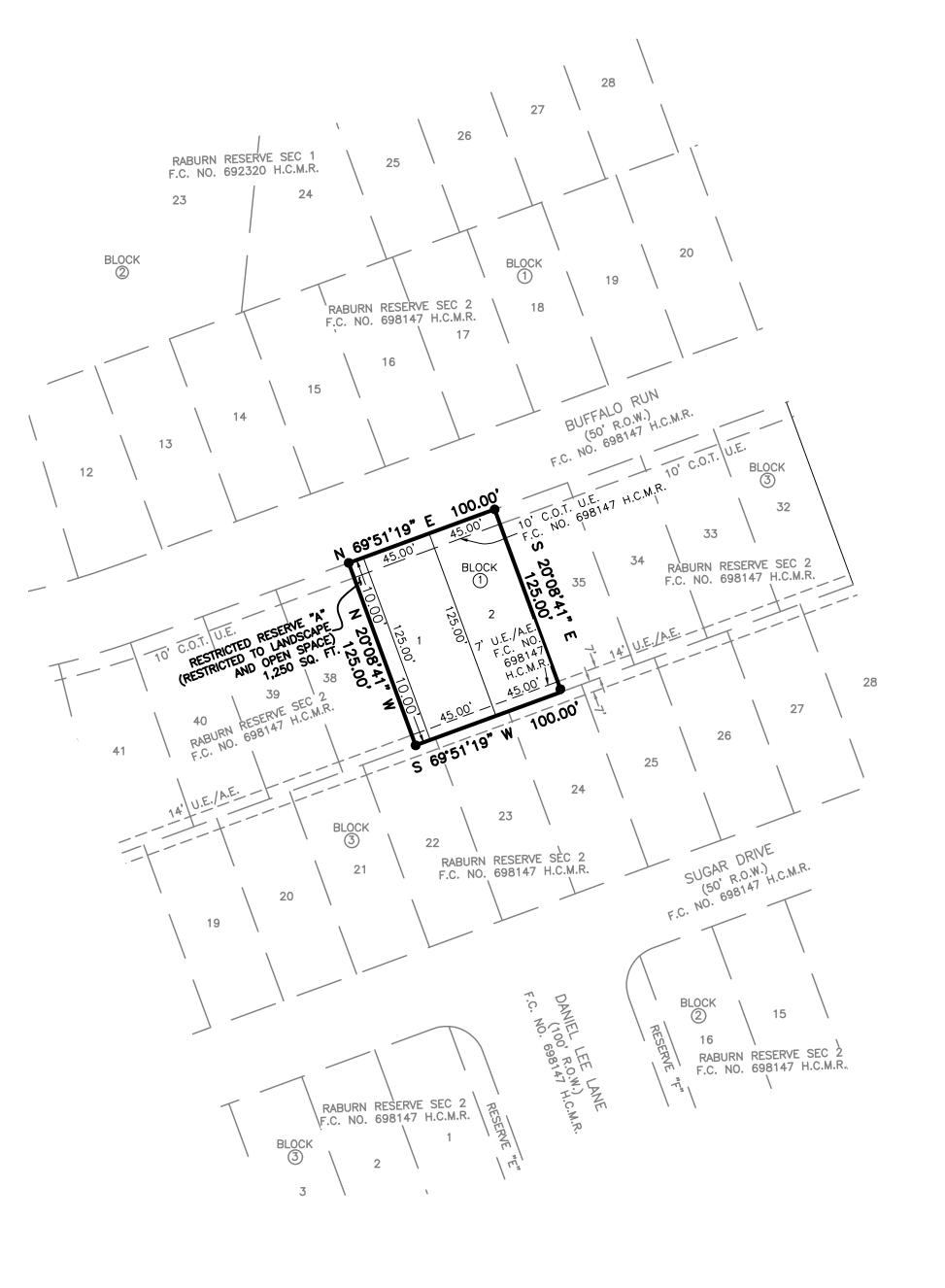
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

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 has approved this plat and subdivision of Raburn Reserve Sec. 2, Partial Repplat No. 1 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 Chairman 0' 60' 120' 180' SCALE: 1" = 60'





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 _____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

By:

LOT AREA TABLE

Block Lot Lot Width Sq. Feet

1 1 45.00' 5,625.00 1 2 45.00' 5,625.00

* LOT WIDTH MEASURED AT

THE FRONT BUILDING

SETBACK LINE.

RABURN RESERVE SEC. 2 PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 0.2870 ACRES OUT OF
THE JESSE PRUETT SURVEY, A-629,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS;
ALSO BEING A PARTIAL REPLAT OF
LOTS 36 AND 37 OF RABURN RESERVE SEC 2
RECORDED UNDER F.C. NO. 698147, H.C.M.R.

REASON FOR REPLAT: TO CREATE 2 LOTS AND 1 RESERVE

OWNER

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

OCTOBER, 2022



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