

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 40.65 acre tract described in the above and foregoing plat of WOOD LEAF RESERVE SEC THREE, 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 drainage way 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 _____ §

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 _____, 2024.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF HARRIS §

I, _____ am authorized for 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 THREE 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 _____, 2024.

Barbara Tague, Chair

Susan Harris, Vice Chair

Leinholder(s) Acknowledgement (if applicable):
I, (or we), (name of mortgagee or names of mortgagees), owner and holder (or owners and holders) of a lien (or liens) against the property described in the plat known as (name of plat), said lien (or liens) being evidenced by instrument of record in Volume _____ Page _____ (or Film Code No. 1) of the Mortgage Records of (name of county in which the plat is located), 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 I (or we) hereby confirm that I am (or we are) the present owner (or owners) of said lien (or liens) and have not assigned the same nor any part thereof.

Encumbrances Certificate (only on preliminary plat):
I, RIPLEY WOODARD, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the CHESMAR HOMES, LLC, owns or has a legal interest in (in those instances where the owner of subdivided property or has a legal interest in any adjacent property, this paragraph must be modified to reflect the extent of such ownership and a boundary description of the land involved must be provided)

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 _____, 2024, at _____ o'clock _____ M., and at Film Code No. _____ of the Map Records of Harris County, my 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

CHESMAR HOMES, LLC
40.65 ACRES WOOD LEAF RESERVE SECTION 3
CLAUDE N. PILLOT SURVEY
ABSTRACT NO. 632

A METES & BOUNDS DESCRIPTION OF A CERTAIN 40.65 ACRE (1,770,516 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-2020-05995, 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 40.65 ACRE (1,770,516 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:

COMMENCING 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, AND 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;

THENCE, SOUTH 02°26'12" EAST, ALONG THE WEST LINE OF SAID CALLED 61.013 ACRE TRACT, 752.10 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET, BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING ON THE WEST LINE OF SAID CALLED 61.013 ACRE TRACT;

THENCE, NORTH 87°33'48" EAST, 15.22 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, SOUTH 82°36'08" EAST, 153.73 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT IN A SOUTHERLY 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 SOUTH 05°09'50" WEST, 17.93 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, SOUTH 87°04'13" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, SOUTH 83°20'05" EAST, 132.59 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, NORTH 06°49'51" EAST, 46.06 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT IN AN EASTERLY 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 SOUTH 73°31'15" EAST, 2.07 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, NORTH 16°17'58" EAST, 182.00 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, SOUTH 77°12'01" EAST, 37.28 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, NORTH 87°48'00" EAST, 569.09 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, NORTH 87°32'17" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, NORTH 02°27'43" WEST, 41.98 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET;

THENCE, NORTH 87°32'17" EAST, 183.90 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET, BEING ON THE EAST LINE OF SAID CALLED 18.334 ACRE TRACT (TRACT IV), 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 WEST RIGHT-OF-WAY LINE OF SAID SCHOOL ROAD, 357.25 FEET TO A 5/8-INCH IRON ROD FOUND, BEING AN INTERIOR CORNER OF SAID CALLED 61.013 ACRE TRACT;

THENCE, NORTH 87°39'22" EAST, 720.29 FEET TO A 1/2-INCH IRON ROD FOUND, BEING AN INTERIOR CORNER OF RESERVE "D" OF CHERRY PINES SECTION 3 ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 694782, HARRIS COUNTY MAP RECORDS, AND BEING AN EXTERIOR CORNER OF SAID CALLED 61.013 ACRE TRACT;

THENCE, SOUTH 02°27'41" EAST, 1,555.47 FEET TO A 5/8-INCH IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID CALLED 61.013 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID RESERVE "D" OF SAID CHERRY PINES SECTION 3, BEING ON THE NORTH RIGHT-OF-WAY LINE OF HOLDERRIETH ROAD (BASED ON A WIDTH OF 80-FEET), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°39'37" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HOLDERRIETH ROAD AND THE SOUTH LINE OF SAID CALLED 61.013 ACRE TRACT, 273.53 FEET TO THE SOUTHEAST CORNER OF A CALLED 0.8357 ACRE TRACT (TRACT I) CONVEYED TO APOLINAR GOMEZ BY DEED RECORDED IN CLERK'S FILE NO. RP-2020-506505, HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD (WITH CAP) FOUND BEARS SOUTH 03°37' EAST, 0.7 FEET;

THENCE, NORTH 03°36'41" WEST, 645.74 FEET TO THE NORTHEAST CORNER OF A CALLED 0.6462 ACRE TRACT (TRACT II) CONVEYED TO APOLINAR GOMEZ BY DEED RECORDED IN CLERK'S FILE NO. RP-2020-506505, HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEING AN INTERIOR CORNER OF SAID CALLED 61.013 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND BEARS NORTH 22°52' WEST, 1.1 FEET;

THENCE, SOUTH 87°37'15" WEST, 675.32 FEET TO A 3/8-INCH IRON ROD FOUND, BEING AN EXTERIOR CORNER OF SAID CALLED 61.013 ACRE TRACT, BEING THE NORTHWEST CORNER OF A CALLED 10 ACRE TRACT CONVEYED TO WALTER JOHN RUMFOLO AND LUCILLE RUMFOLO BY DEED RECORDED IN CLERK'S FILE NO. D055346, HARRIS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING ON THE EAST LINE OF A CALLED 25.950 ACRE TRACT CONVEYED TO MAPLE GROW, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN CLERK'S FILE NO. X273577, HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY;

THENCE, NORTH 03°35'52" WEST, 551.72 FEET TO A 5/8-INCH IRON ROD (WITH CAP) FOUND, BEING THE NORTHEAST CORNER OF SAID CALLED 25.950 ACRE TRACT AND BEING AN INTERIOR CORNER OF SAID CALLED 61.013 ACRE TRACT;

THENCE, SOUTH 87°39'58" WEST, 1,019.61 FEET TO A 5/8-INCH IRON ROD (WITH CAP STAMPED "ELS") SET, BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID CALLED 61.013 ACRE TRACT, BEING ON THE EAST LINE OF A CALLED 1.2488 ACRE TRACT CONVEYED TO DAVID NEEL AND MARLON R. DAVIS BY DEED RECORDED IN CLERK'S FILE NO. RP-2017-407612, HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, AND BEING THE MOST NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

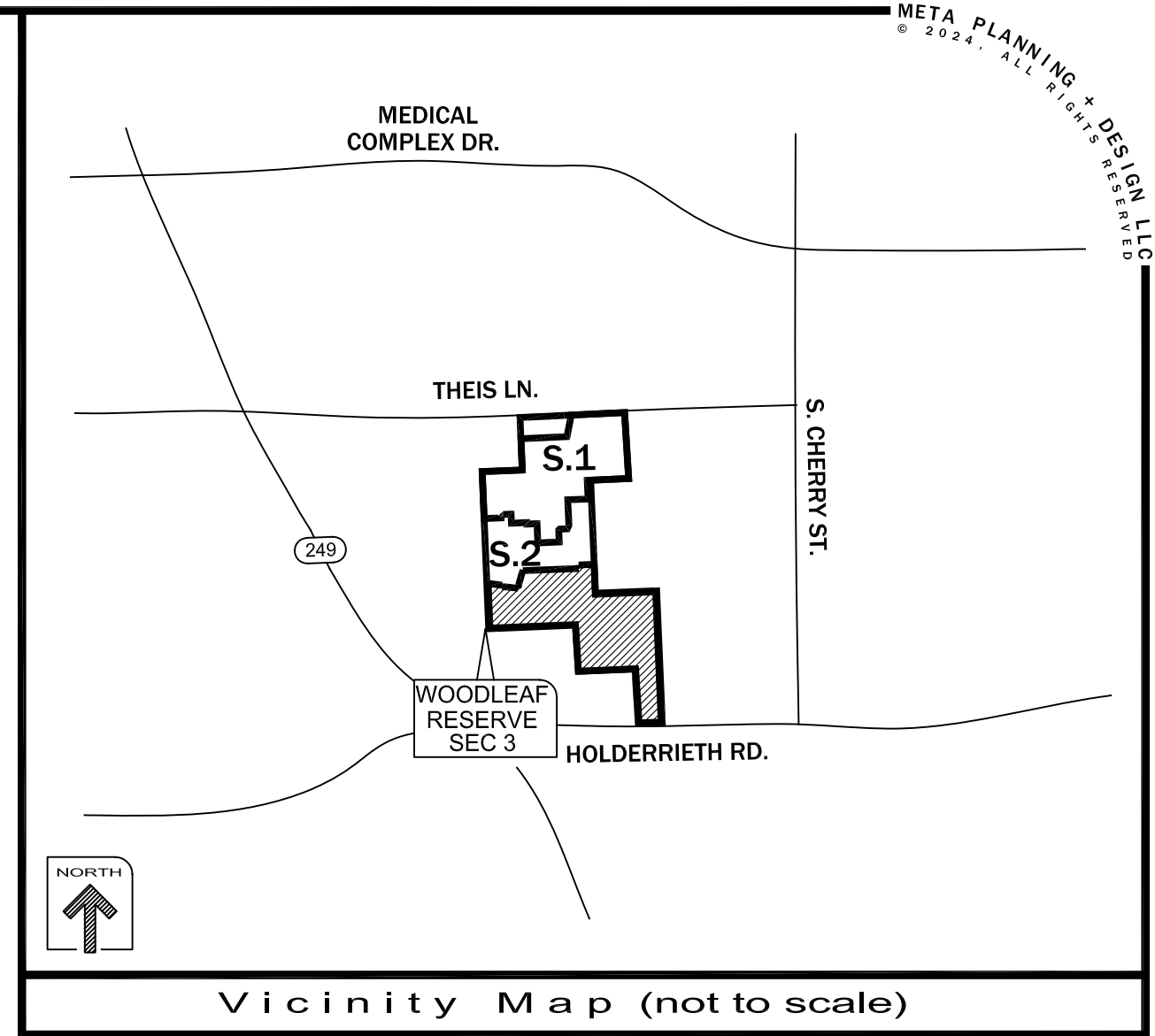
THENCE, NORTH 02°26'12" WEST, ALONG THE WEST LINE OF SAID CALLED 61.013 ACRE TRACT, 537.25 FEET TO THE POINT OF BEGINNING, CONTAINING 40.65 ACRES (1,770,516 SQUARE FEET) OF LAND IN HARRIS COUNTY, TEXAS, FILED IN THE OFFICES OF ELEVATION LAND SOLUTIONS IN THE WOODLANDS, TEXAS.

LOT AREA SUMMARY

BLOCK 2				BLOCK 3				BLOCK 4				BLOCK 7				BLOCK 8			
LOT	SO. FT.	WIDTH	DEPTH	LOT	SO. FT.	WIDTH	DEPTH	LOT	SO. FT.	WIDTH	DEPTH	LOT	SO. FT.	WIDTH	DEPTH	LOT	SO. FT.	WIDTH	DEPTH
34	6,212.14	50'	125'	20	5,928.16	57'	120'	71	6,938.58	50'	127'	2	6,119.70	50'	127'	1	11,339.57	75'	151'
35	6,250.00	50'	125'	21	5,451.05	51'	120'	72	5,081.75	50'	127'	3	5,524.38	40'	121'	2	6,870.04	51'	121'
36	6,250.00	50'	125'	22	4,800.00	40'	120'	73	5,080.00	50'	127'	4	5,104.41	40'	120'	3	9,967.39	51'	154'
37	6,250.00	50'	125'	23	4,800.00	40'	120'	74	5,080.00	50'	127'	5	4,800.00	40'	120'	4	9,716.32	51'	125'
38	6,250.00	50'	125'	24	4,800.00	40'	120'	75	5,080.00	50'	127'	6	4,800.00	40'	120'	5	9,481.09	51'	134'
39	6,250.00	50'	125'	25	6,000.00	50'	120'	76	5,080.00	50'	127'	7	4,800.00	40'	120'	6	12,954.74	61'	134'
40	6,250.00	50'	125'	26	6,000.00	50'	120'	77	5,188.95	50'	127'	8	6,000.00	50'	120'				
41	6,319.36	51'	125'	27	6,000.00	50'	120'	78	8,872.78	50'	127'	9	6,000.00	50'	120'				
42	6,576.25	55'	125'	28	6,000.00	50'	120'	79	9,536.49	50'	127'	10	6,000.00	50'	120'				
43	6,526.27	56'	125'	29	6,000.00	50'	120'	80	6,932.44	50'	127'	11	6,000.00	50'	120'				
				30	6,000.00	50'	110'	81	6,342.66	50'	127'	12	6,000.00	50'	110'				
				31	6,000.00	50'	120'	82	6,350.00	50'	127'	13	6,000.00	40'	120'				
				32	7,235.78	61'	120'	83	6,350.00	50'	127'	14	6,589.48	55'	120'				
								84	6,350.00	50'	127'	15	6,689.19	57'	120'				
								85	6,350.00	50'	127'	16	6,000.00	50'	120'				
								86	6,350.00	40'	127'	17	6,000.00	50'	120'				
								87	6,350.00	40'	124'	18	6,000.00	50'	120'				
								88	6,350.00	40'	159'	19	6,000.00	50'	120'				
								89	6,350.00	40'	122'	20	6,000.00	50'	120'				
								90	6,350.00	40'	127'	21	6,000.00	50'	120'				
								91	6,350.00	40'	127'	22	6,000.00	50'	120'				
								92	6,350.00	40'	127'	23	6,000.00	50'	120'				
								93	6,350.00	40'	127'	24	6,000.00	50'	120'				
								94	6,350.00	40'	127'	25	6,000.00	50'	120'				
								95	6,350.00	40'	127'	26	6,000.00	50'	120'				
								96	6,264.34	40'	127'	27	6,000.00	50'	120'				
								28	7,112.10	54'	133'								
								29	6,352.07	45'	130'								
								30	5,256.12	40'	126'								
								31	5,119.12	40'	129'								
								32	4,983.73	40'	123'								
								33	7,021.60	64'	123'								

PERCENTAGE OF OPEN SPACE

OPEN SPACE		
TYPE	AC.	% OF TOTAL AREA
L/O/S	4.04	9%
D.S./O/S	6.58	16%
DRAINAGE DET./L./O/S	9.06	22%



- 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 easement 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 plot 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 plot 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. 7863, Pg. 150 (0047816); S551088; S551090; X325844; 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 3

BEING 40.6454± ACRES OF LAND

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

CONTAINING 87 LOTS (40'/50' X 125' TYP.) AND
EIGHT RESERVES IN FIVE BLOCKS.

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

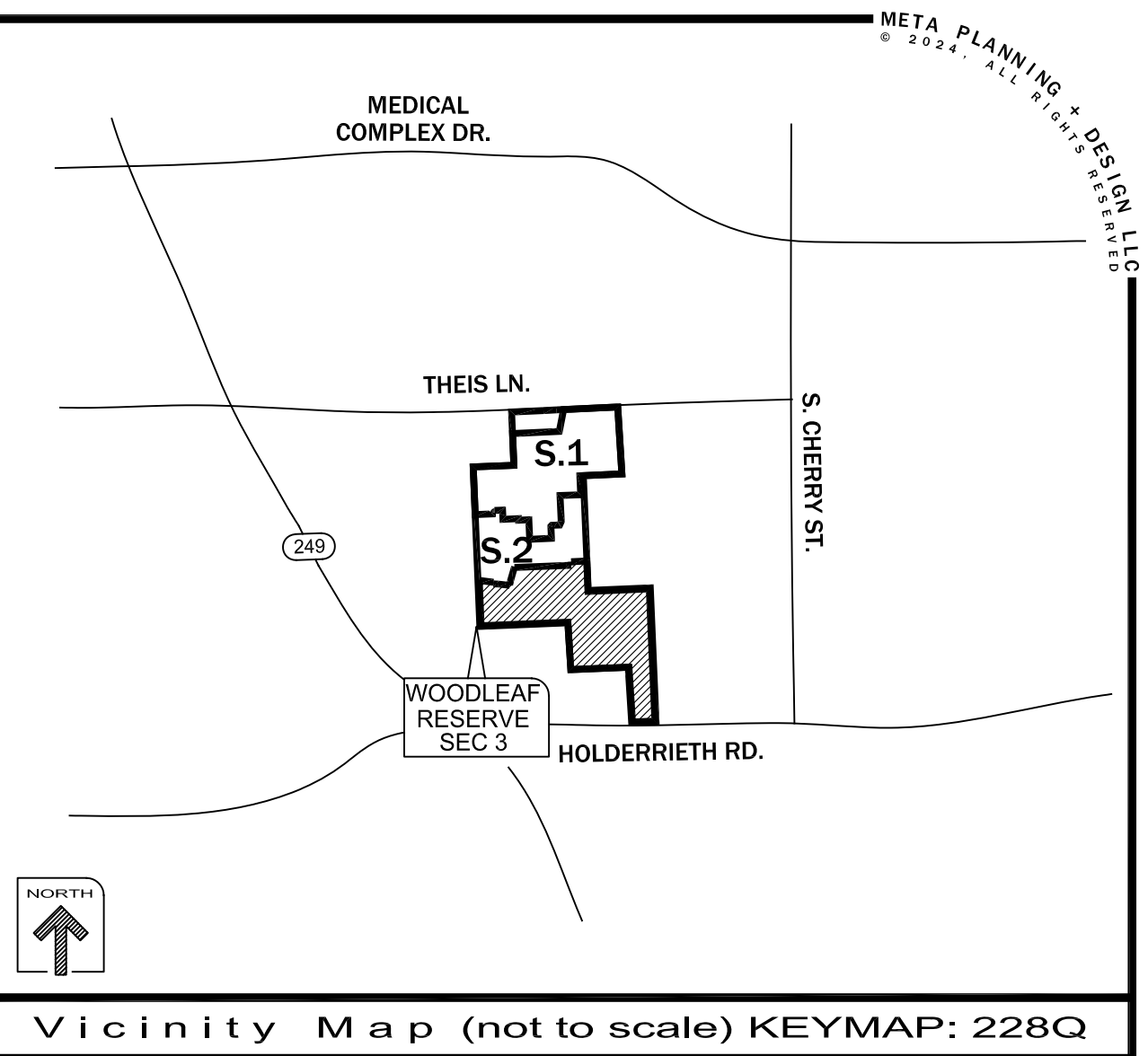
PLANNER:
META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

FEBRUARY 12, 2024

MTA-62001



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "C.U.E." INDICATES CITY OF TOMBALL UTILITY EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE AT PRELIMINARY.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AT PRELIMINARY, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

A PRELIMINARY PLAT OF
WOOD LEAF RESERVE SECTION 3
 BEING 40.6454± ACRES OF LAND
 OUT OF THE
 CLAUDE N. PILLLOT SURVEY, A-632
 HARRIS COUNTY, TEXAS
 CONTAINING 87 LOTS (40'/50' X 125' TYP.) AND
 EIGHT RESERVES IN FIVE BLOCKS.

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

PLANNER:
META
 PLANNING + DESIGN
 Meta Planning + Design LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
 0 100 200

FEBRUARY 12, 2024

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 AFORESAID 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.

- NOTE:
- | | | |
|---|--|--|
| A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.04 ACRE | C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±2.9 ACRES | E RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.72 ACRE |
| B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.38 ACRE | D RESTRICTED RESERVE "D" DRILL SITE/OPEN SPACE ±5.7 ACRES | F RESTRICTED RESERVE "F" DRILL SITE/OPEN SPACE ±0.88 ACRE |
| | G RESTRICTED RESERVE "G" DRAINAGE/DETENTION LANDSCAPE/OS/UTILITIES ±9.06 ACRE | |