

STATE OF TEXAS §  
COUNTY OF HARRIS §

We, BEAZER HOMES, a Texas limited liability company acting by and through Greg Coleman, its Land Development Vice President, owner in this section after referred to as owners (whether one or more) of the 31.122 acre tract described in the above and foregoing plat of PINEVALE, 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.

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, gulches, 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 BEAZER HOMES, a Texas limited liability company has caused these presents to be signed by Greg Coleman, its Land Development Vice President, and its common seal hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

BEAZER HOMES  
a Texas limited liability company

By: \_\_\_\_\_  
Greg Coleman  
Land Development Vice President

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ Harris \_\_\_\_\_ §

Before me, the undersigned, personally appeared Greg Coleman 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 \_\_\_\_\_, 2025.

Notary Public  
State of Texas

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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 PINEVALE 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 \_\_\_\_\_, 2025.

Richard Anderson, Chair

Susan Harris, Vice Chair

Encumbrances Certificate (only on preliminary plats)

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 BEAZER HOMES owns or has a legal interest in. [In those instances where the owner or subdivider owns 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.]

NOTE:

**A** RESTRICTED RESERVE "A"  
DRAINAGE/DETENTION  
±8.1556 ACRE

**B** RESTRICTED RESERVE "B"  
LANDSCAPE/OPEN SPACE  
±15.769 ACRE

**C** RESTRICTED RESERVE "C"  
LANDSCAPE/OPEN SPACE  
±2.3652 ACRE

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 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 OR OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

METES AND BOUNDS DESCRIPTION

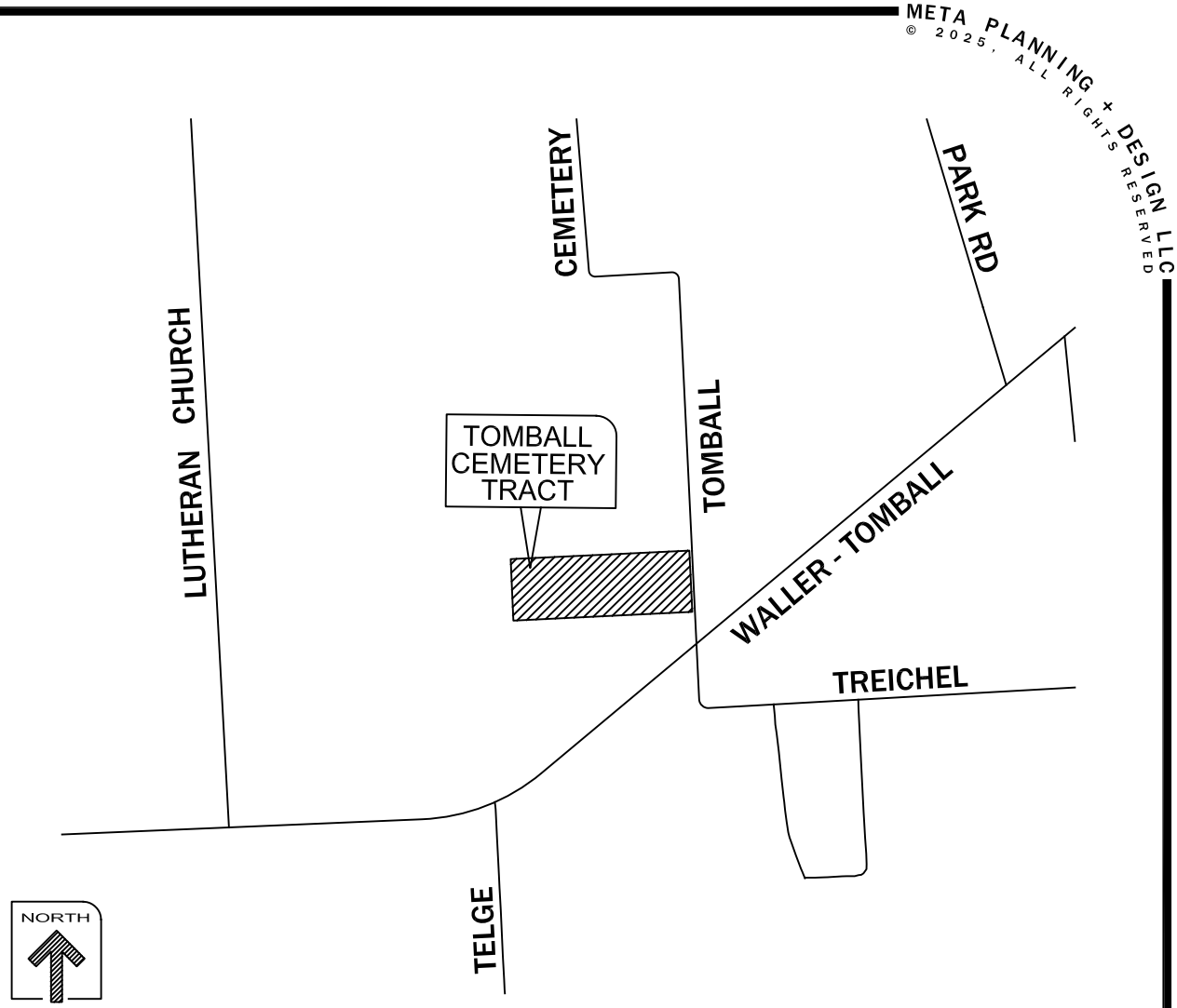
A 31.122 acre, or 1,344,695 square feet more or less, tract of land, being all of a 31.122 acre tract of land conveyed to BEAZER HOMES TEXAS, LP as described in a deed recorded in Harris County Clerk's File No. RP-2024-310784, of Harris County, Texas, situated in the Chancy Goodrich Survey, Abstract Number 311 and John H. Edward Survey, Abstract 20, in the City of Tomball, Harris County, Texas. Said 31.122 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00:  
BEGINNING At a 5/8 inch iron rod with cap stamped "TONY" found for the northeast corner of said 31.122 acre tract, on the south line of One Country of Tomball, Section Two, Reserve "A" Replat as recorded under Film Code Number 671096 of the Harris County Map Records, and on the west right-of-way line of Tomball Cemetery Road 160 foot wide as recorded under Volume 582, Page 367 of the Harris County Deed Records;  
THENCE S 03°19'11" E, along said west right-of-way line and departing said south line, a distance of 681.49 feet to 5/8 inch iron rod with cap stamped "TONY" found for a southeast corner of herein described tract and on the north line, also the northeast corner of Sitemag at Tomball Final Plat recorded under Film Code Number 700317 of the Harris County Map Records;  
THENCE S 86°39'32" W, along and with the common line between said north line and south line of said 31.122 acres, passing at a distance of 1,358.48 feet the northwest corner of said Sitemag at Tomball Final Plat and the northeast corner of called 2.952 acres described in a deed to City of Tomball recorded under Harris County Clerk's File Number 20090443955, and along the north line of said 2.952 acres, for a total distance of 1,988.49 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract and on the east line of called 121 acre tract as recorded under Volume 3948, Page 260 of the Harris County Deed Records and the northwest corner of said 2.952 acres;  
THENCE N 03°00'51" W, departing said north line and along said east line, a distance of 683.31 feet to a 5/8 inch iron rod found for the southwest corner of Pine Country of Tomball, Section Two recorded under Film Code Number 628282 of the Harris County Map Records;

THENCE N 86°42'40" E, along and with said south line, passing at a distance of 1544.76 feet for the southwest corner of said Pine Country of Tomball, section Two, Reserve "A" Replat and along the south line of said Pine Country of Tomball, section Two, Reserve "A" Replat a total distance of 1,984.85 feet to the POINT OF BEGINNING, and containing 31.122 acres in the City of Tomball, Harris County, Texas.

CONSTRUCTION PLAN REQUIRED:

-Be advised: Prior to the final approval and recording of the FINAL PLAT for this subdivision, engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).

-Prior to the recording of the FINAL PLAT, all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee provided covering the overall costs of remaining improvements as deemed acceptable by the City Engineer.



- 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 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.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 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.
- 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; E35887; E359206; 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

**PINEVALE**  
**BEING 31.122± ACRES OF LAND**  
OUT OF THE  
**CHANCEY GOODRICH SURVEY, A-311 &**  
**JOHN EDWARDS SURVEY, A-20**  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

**CONTAINING 75 LOTS (60' X 125' TYP.) AND THREE RESERVES IN THREE BLOCKS.**

OWNER:  
**BEAZER HOMES**  
10235 W. LITTLE YORK ROAD  
HOUSTON, TEXAS, 77040

PLANNER:

**META**  
PLANNING + DESIGN

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

JUNE 2, 2025

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HOU-0402

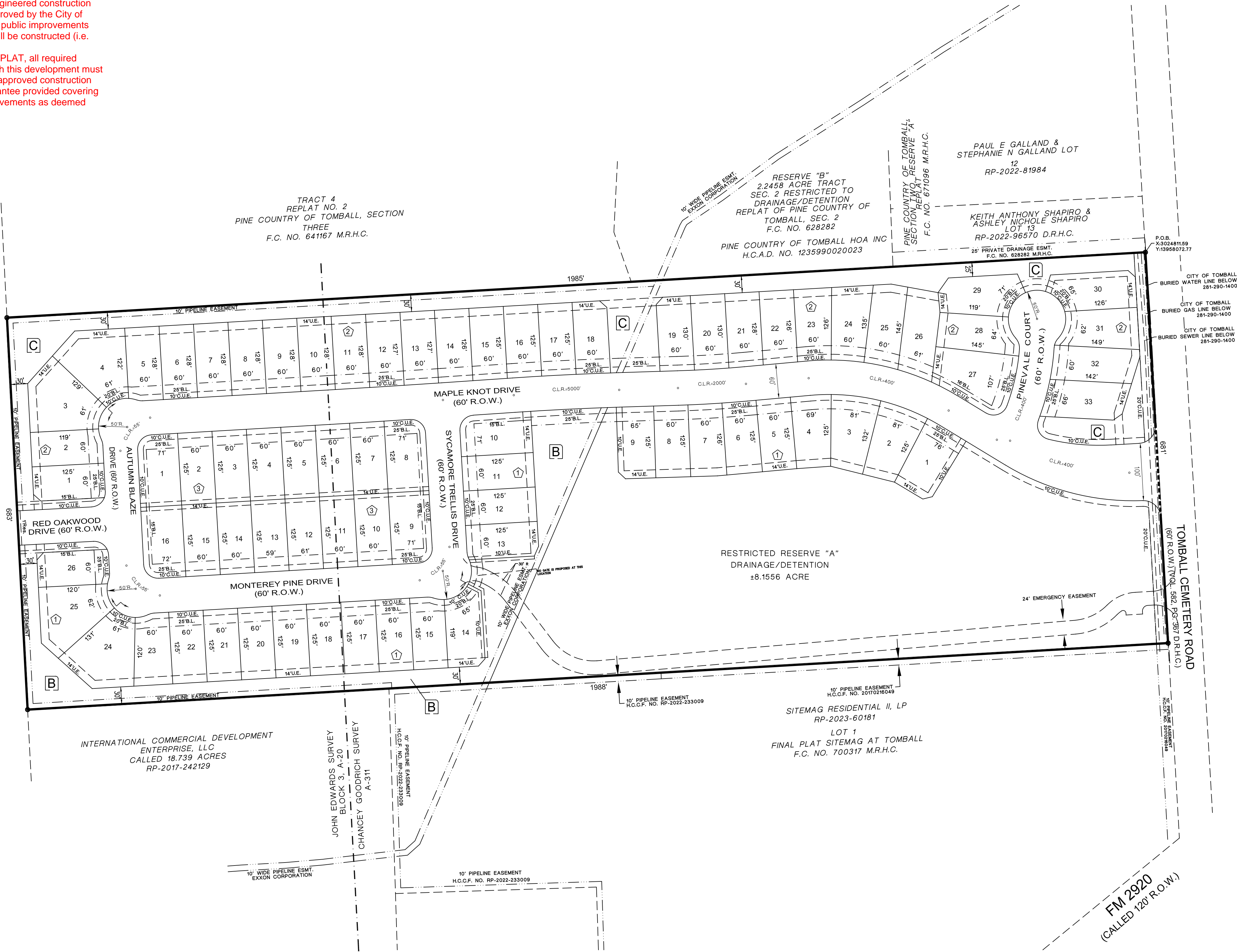


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MAXINE INEZ MILMO, ET. AL  
CALLED 122 ACRE TRACT  
H.C.C.F. NO. N908353



INTERNATIONAL COMMERCIAL DEVELOPMENT  
ENTERPRISE, LLC  
CALLED 18.739 ACRES  
RP-2017-242129

NOTE:

- A** RESTRICTED RESERVE "A"  
DRAINAGE/DETENTION  
±8.1556 ACRE
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LANDSCAPE/OPEN SPACE  
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GENERAL NOTE:

- "BL" INDICATES BUILDING LINE.
- "UE" INDICATES UTILITY EASEMENT.
- "1' RES" INDICATES 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 acreage tracts. 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 re-vest in the dedicant, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- LOTS BACKING OR SIDING TOMBALL CEMETERY ROAD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- 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.
- 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 PERMETER 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (INAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 1			
LOT 1	9,138.49	76'	125'
LOT 2	9,324.66	81'	132'
LOT 3	9,324.66	81'	125'
LOT 4	8,179.56	69'	125'
LOT 5	7,500.00	60'	125'
LOT 6	7,612.43	60'	126'
LOT 7	7,668.84	60'	125'
LOT 8	7,538.35	60'	125'
LOT 9	8,047.33	65'	125'
LOT 10	8,790.15	71'	125'
LOT 11	7,500.00	60'	125'
LOT 12	7,500.00	60'	125'
LOT 13	7,435.17	60'	125'
LOT 14	8,356.62	65'	119'
LOT 15	7,405.04	60'	125'
LOT 16	7,500.00	60'	125'
LOT 17	7,500.00	60'	125'
LOT 18	7,500.00	60'	125'
LOT 19	7,500.00	60'	125'
LOT 20	7,500.00	60'	125'
LOT 21	7,500.00	60'	125'
LOT 22	7,500.00	60'	125'
LOT 23	7,765.20	60'	120'
LOT 24	12,243.96	61'	131'
LOT 25	11,316.34	62'	120'
LOT 26	7,386.14	60'	125'

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 2			
LOT 1	7,421.17	60'	125'
LOT 2	7,405.50	60'	119'
LOT 3	12,000.48	61'	129'
LOT 4	11,975.21	61'	122'
LOT 5	7,618.93	60'	128'
LOT 6	7,681.69	60'	128'
LOT 7	7,618.42	60'	128'
LOT 8	7,575.15	60'	128'
LOT 9	7,671.87	60'	128'
LOT 10	7,669.58	60'	128'
LOT 11	7,662.18	60'	128'
LOT 12	7,645.86	60'	127'
LOT 13	7,618.72	60'	127'
LOT 14	7,582.12	60'	126'
LOT 15	7,543.15	60'	125'
LOT 16	7,508.52	60'	125'
LOT 17	7,505.92	60'	125'
LOT 18	7,474.23	60'	125'
LOT 19	7,685.72	60'	130'
LOT 20	7,794.27	60'	130'
LOT 21	7,726.50	60'	128'
LOT 22	7,507.86	60'	126'
LOT 23	7,840.47	60'	126'
LOT 24	8,400.27	60'	135'
LOT 25	8,467.91	60'	145'
LOT 26	8,977.93	61'	151'
LOT 27	12,482.62	107'	145'
LOT 28	8,420.01	84'	119'
LOT 29	8,948.56	71'	152'
LOT 30	9,236.72	65'	126'
LOT 31	8,753.96	62'	149'
LOT 32	8,779.68	60'	152'
LOT 33	9,036.96	60'	140'

PERCENTAGE OF OPEN SPACE

OPEN SPACE		
TYPE	AC.	% OF TOTAL AREA
L/O/S	3.91	12%
DRAINAGE DET./L/O/S	8.03	25%

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