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 35.1533 acre tract described in the above and foregoing map of Raburn Reserve Sec. 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18—inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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 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 drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations 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 Roburn 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 LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, a Texas limited partnership, thereunto authorized this ___ day of _____, 2021.

OWNER:

HT Roburn Reserve Development LP, a Texas limited partnership By HT Roburn Reserve Development LLC, its general partner By HT Roburn Reserve LP, its sole member By Hines Roburn Reserve LLC, its general partner

By Hines Roburn 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 ______, 2021

Notary Public in and for the State of Texas My Commission expires: ____

CURVE TABLE									
CURVE	RADIUS	DELTA ANGLE		<u>-E</u> CHORD BEARING	CHORD LENGTH				
C1	2,040.00		18.71'	N 02°19'12" W	18.71				
C2	2,040.00	2°41'21"	95.75'	N 03°55'39" W	95.74'				
C3	2,960.00		146.07	N 03'51'30" W	146.06'				
C4		27°40'56"	12.08	N 16°52'54" E	11.96				
	25.00' 275.00'	8°39'39"	41.57	N 35°03'12" E	41.53'				
C5		77'10'00"	41.5/		195.50'				
C6 C7	325.00'	33'10'02"	188.14'	N 14'08'21" E	185.52 ' 171.25 '				
	300.00'	33'10'02"	173.66'	N 14'08'21" E					
C8	275.00'	33°10'02"	159.19'	N 14*08'21" E N 15*59'26" E	156.98'				
C9	25.00'	36°52'12"	16.09'		15.81'				
C10	50.00'	163°44'55"	142.90'	N 47°26'56" W	99.00'				
C11	25.00'	37°10′03″	16.22'	N 69°15'38" E	15.93'				
C12	50.00'	92'19'20"	80.57	S 48*36'20" E	72.13'				
C13	475.00	15°22'41"	127.49'	S 77°32'40" W	127.11'				
C14	525.00'	17*59'20"	164.83'	N 78*50'59" E	164.16'				
C15	75.00'	92'19'20"	120.85'	S 48°36'20" E	108.19'				
C16	500.00	15°22'41"	134.20'	N 77°32'40" E	133.80'				
C17	225.00'	17°36′19"	69.14'	N 78°39'28" E	68.86'				
C18	200.00'	17*36'19"	61.45'	S 78*39'28" W	61.21'				
C19	175.00'	17'36'19"	53.77'	S 78°39'28" W	53.56'				
C20	25.00'	90.00.00"	39.27'	N 42°27'38" E	35.36'				
C21	25.00'	90.00,00,	39.27'	N 47°32'22" W	35.36'				
C22	25.00'	45.02.08"	19.65	S 25'03'26" E	19.15'				
C23	50.00'	162°27'58"	141.78'	N 33'39'28" E	98.83'				
C24	25.00'	45.02,08"	19.65	S 87°37'37" E	19.15'				
C25	50.00'	72°23'41"	63.18'	S 33'39'28" W	59.06'				
C26	25.00'	72°23'41"	31.59'	S 33°39'28" W	29.53'				
C27	25.00'	90.00,00	39.27	S 24°51'19" W	35.36'				
C28	25.00'	90.00,00,	39.27	S 65'08'41" E	35.36'				
C29	788.00'	17°21'54"	238.82'	N 78°32'16" E	237.91'				
C30	763.00	17°21'54"	231.25'	N 78°32'16" E	230.36'				
C31	738.00'	17*21'54"	223.67'	N 78°32'16" E	222.81'				
C32	25.00'	42°43'21"	18.64	N 66°11'04" E	18.21'				
C33	50.00'	275*56'48"	240.81	S 02°47'48" W	66.95				
C34	25.00'	53°13'27"	23.22	N 65°50'32" W	22.40'				
C35	25.00'	90°00'11"	39.27	S 65°08'47" E	35.36'				
C36	25.00'	89*59'49"	39.27	N 24°51'13" E	35.35				
C37	25.00'	88'00'41"	38.40'	N 25°50'47" E	34.74				
C38	25.00'	94°22'42"	41.18'	S 62°57'32" E	36.68'				
C39	1,050.00	17 ° 36'07"	322.57	N 78°39'22" E	321.31'				
C40	1,000.00	17°36'07"	307.21	N 78°39'22" E	306.01'				
C41	950.00'	17'36'07"	291.85	N 78°39'22" E	290.70'				
C42	150.00'	11°59'34"	31.40'	N 09°46'24" W	31.34'				
C43	200.00'	18'00'09"	62.84'	S 11°08'37" E	62.58'				
C44	250.00'	15°16'27"	66.65	S 10°31'20" E	66.45'				
C45	25.00'	91°38'06"	39.98'	N 42°02'26" E	35.86'				
C46	25.00'	89'15'25"	38.95'	N 47°30'49" W	35.13'				
C47	25.00'	70°31'44"	30.77	S 52°35'37" W	28.87'				
C48	50.00	250'32'19"	218.64	N 37°24'06" W	81.64'				
C49	75.00	40°37'23"	53.18'	S 67°32'47" W	52.07'				
C50	100.00'	59 ° 09 ' 10"	103.24	N 58'16'53" E	98.72'				
C51	125.00'	51°42'43"	112.82	N 62°00'07" E	109.03'				
C52	25.00	64'00'15"	27.93'	N 15'13'58" E	26.50'				
C53	25.00	42°01'50"	18.34	N 57°09'41" E	17.93'				
C54	50.00	274°56'46"	239.94	N 59°17'47" W	67.59				
C55	300.00	8°57'58"	46.95	S 35°12'21" W	46.90'				
<u> </u>	1 550.00	0 0 / 00	70.30	10001221 11	±0,30				

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Raburn 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

Chairman

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

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within . 2021, at ____clock ___.M., and duly recorded on ___ Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

		LINE TAE	<u> 3LE</u>	
LINE		BEARING		DISTANÇ
L1	S	59'16'38"	Ε	50.00
L2	S	28'51'33"	W	111.29
L3	Z	77'31'46"	Ε	46.091
L4 L5	Ν	84°22′50″	E	46.42' 115.00' 8.74' 132.01'
L5	Z	87°27'38"	Ε	115.00
L6	S	02°32'22"	Ε	8.74
L7	Ν	87*27'38"	Ε	132.01
L8	S	42°24'08"	W	17 17
L9	S	56°20'32"	E	8.24
L10	Ν	87'27'38" 02'32'22" 87'27'38" 42'24'08" 56'20'32" 02'32'34"	W	5.10
L11	S	02°08′33″	Ε	46.43' 37.58'
L12	Ν	28°42′18″	Ε	37.58
L13	N	02*08′31″	W	25 00'
L14	N	65°08'41"	W	14.14
L15	N	24°51'19"	Ε	14.02
L16	S	70°35'13"	W	14.14' 14.02' 54.15'
L17	S	73.30,40,	W	56.92
L18	S	77'12'17" 80'44'24" 83'54'00" 47'29'37" 54'59'07" 83'04'09"	W	56 92'
I 19	S	80°44'24"	W	56.92' 56.94' 21.20' 20.00' 9.79'
L20 L21 L22 L23	S	83*54'00"	W	56.94
L21	Ν	47°29'37"	W	21.20'
L22	N	54.59,07"	Ε	20.00
L23	N	83'04'09"	W	9.79
L24	N	80'44'07"	Ε	50.03
L25	Ν	72°30'04"	Ε	24.53
L26	N	72°30'04" 87°27'38"	Ε	60.00
L27	N	14°53'39"	Ē	20.00' 24.86'
L28	N	87°27'38"	Ε	24.86
L28 L29	S	47'08'33"	Ε	23.97'
L30	S	84°34'34" 42°51'27"	W	20.00'
L31	Ν	42°51'27"	Ε	14.14
L32	Ν	42°26'14"	Ε	28.33'
L33	S	47'33'46"	Ε	28.35
L34	S	02'08'33"	Ē	21.01

in the dedicator, his heirs, assigns, or successors.

H.C.C.F. No. indicates Harris County Clerk's File Number

H.C.D.R. indicates Harris County Deed Records H.C.M.R. indicates Harris County Map Records H.L.&P. indicates Houston Lighting and Power

(2) AC indicates Acre

R indicates Radius FND. indicates Found

IP indicates Iron Pipe IR indicates Iron Rod

C.O.T. indicates City of Tomball

ESMT. indicates Easement F.C. No. indicates Film Code

RR. indicates Rail Road Spike

N.T.S. indicates not to scale "MAG" indicates a Mag Nail

PG. indicates Page
R.O.W. indicates Right—Of—Way

SQ. FT. indicates Square Feet

U.E. indicates Utility Easement

W.L.E. indicates Water Line Easemen

indicates Street Name Change

VOL. indicates Volume

S.S.E. indicates Sanitary Sewer Easement

STM. S.E. indicates Storm Sewer Easement

U.V.E. indicates Unobstructed Visibility Easement

applying the following combined scale factor 0.99994488821.

(12) Plugged Well, API 20100594, Per TX RRC GIS Website.

(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.

include the tolerances that may be present due to the positional accuracy of the boundary monumentation

wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

(15) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.

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

(16) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown

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

		RESERVE TAB	LE
RESERVE			
Α	LANDSCAPE AND	OPEN SPACE	1.3574 ACRES/59,128 SQ. F
В	LANDSCAPE AND	OPEN SPACE	0.3195 ACRE/13,919 SQ. FT.
С	LANDSCAPE AND	OPEN SPACE	0.3128 ACRE/13,626 SQ. FT.
D	LANDSCAPE AND	OPEN SPACE	1.5740 ACRES/68,563 SQ. F
Ε	LANDSCAPE AND	OPEN SPACE	0.9777 ACRE/42,587 SQ. FT.
			TOTAL ACREAGE=4.5414 ACRE

(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

(5) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by

(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

(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

(10) All known oil/gas or pipeline easements (listed in City Planning Letter from Charter Title Company issued August 15, 2021) with ownership through

(11) All known oil/gas wells (as shown on the Texas Railroad Commission GIS website) with ownership (plugged, abandoned, and/or active) through the

(13) Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the

for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

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

(14) 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.

(17) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent

(19) A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of

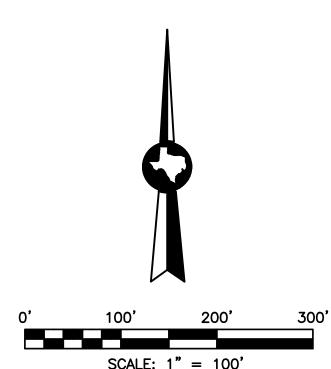
to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high

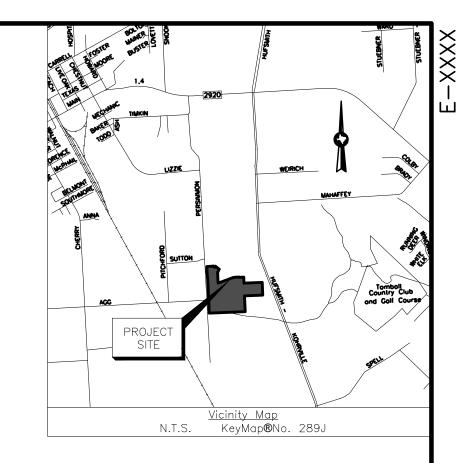
expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are

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

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

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





0.00' 6,632.77 0.00' 7,445.20

.03' 9,750.34 .70' 9,426.97 .00' 6,362.15 .00' 6,349.62 .00' 6,349.64

0.00' 6,349.67 0.00' 6,349.69

.00' 6,349.71 .00' 6,349.73

LOT AREA TABLE

Block	Lot	Lot Width	Sq. Feet			Lot	Lot Width	Sq. Feet
1	1	43.13'	9,210.15		3	1	50.00'	6,544.26
1	2	40.09'	8,631.71		3	2	50.00'	6,600.93
1	3	46.45	7,091.16		3	3	50.00'	6,601.64
1	4	53.00'	6,625.00		3	4	50.20'	6,831.04
1	5	53.00'	6,625.00		3	5	50.00'	6,954.75
1	6	53.00'	6,625.00		3	6	50.00'	6,954.30
1	7	53.00'	6,625.00		3	7	50.00'	6,953.96
1	8	53.00'	6,625.00		3	8	50.00'	6,964.84
1	9	55.00'	6,875.00		3	9	50.32'	6,758.38
1	10	54.67	10,024.82		3	10	51.96'	5,895.10
1	11	49.83	7,669.32		3	11	60.76	6,275.11
1	12	50.07	6,695.57		3	12	56.01'	7,810.37
1	13	51.00'	6,375.00		3	13	50.07	6,087.41
1	14	51.00'	6,375.00		3	14	50.00'	7,309.76
1	15	51.00'	6,375.00		3	15	48.84	7,668.07
1	16	51.00'	6,375.00		3	16	49.44	7,405.04
1	17	51.00'	6,375.00		3	17	49.90'	7,082.35
1	18	51.00'	6,375.00		3	18	49.98'	6,547.46
1	19	51.00'	6,375.00		3	19	50.00'	6,250.00
1	20	51.00'	6,375.00		3	20	50.00'	6,250.00
1	21	50.06	6,897.69		3	21	50.00'	6,250.00
1	22	50.32	7,255.03		3	22	50.00'	6,250.00
1	23	65.00'	7,990.87		3	23	50.00'	6,250.00
* LOT WIDTH MEASURED AT					3	24	50.00'	6,250.00
THE LESSER OF THE FRONT OR REAR					3	25	50.00'	6,250.00
					3	26	50.00'	6,250.00
BU	ILDI	NG SETBA	CK LINE.		3	27	50.00'	6,250.00
1								0.050.00

Т		3	24	50.00'	6,250.00
•		3	25	50.00	6,250.00
		3	26	50.00	6,250.00
,		3	27	50.00'	6,250.00
	J	3	28	50.00'	6,250.00
		3	29	55.57	8,653.65
t	1	3	30	45.00'	7,034.85
9	1	3	31	44.78	7,825.10
28	1	3	32	50.00'	6,250.00
8	1	3	33	50.00	6,250.00
8	1	3	34	50.00'	6,250.00
28	1	3	35	50.00'	6,250.00
8	1	3	36	50.00'	6,250.00
8	1	3	37	50.00'	6,250.00
3	1	3	38	50.00'	6,250.00
3 7	1	3	39	50.00'	6,250.00
4	1	3	40	50.00'	6,348.01
4	1	3	41	50.00'	6,833.83
4	1	3	42	50.00'	7,056.37
0	1	3	43	50.00	7,017.85
0	1	3	44	50.07	6,512.34
0	1	3	45	53.98'	9,878.54
5	1	3	46	53.53	13,489.45
	•	3	47	49.43'	6,787.65
		3	48	50.00'	6,595.72
		3	49	50.00'	6,600.00
		3	50	50.00'	6,600.00
		3	51	50.00'	6,600.00
		3	52	50.00'	6,600.00
		3	53	50.00'	6,600.00
		3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	54	50.00	6,600.00
		3	55	50.00'	6,600.00
		3	56	50.00'	6,600.00
		7	57	50.00'	6 630 70

	3	1	50.00	6,544.26		4	1	
1	3	2	50.00'	6,600.93		4	2	a/ a/
	3 3 3 3 3	3	50.00	6,601.64		4	3	۵,
	3	4	50.20	6,831.04		4	4	۵,
	3	5	50.00	6,954.75		4	5	۵,
1	3	6	50.00'	6,954.30		4	6	
	3	7	50.00	6,953.96		4	7	۵,
	3	8	50.00'	6,964.84		4	8	۲.
	3	9	50.32'	6,758.38		4	9	
	3	10	51.96'	5,895.10		4	10	5
	3	11	60.76	6,275.11		4	11	
ı	3 3 3	12	56.01	7,810.37		4	12	5
1	3	13	50.07	6,087.41		4	13	
	3 3 3 3 3 3 3 3	14	50.00	7,309.76		4	14	۵,
	3	15	48.84'	7,668.07		4	15	۵,
	3	16	49.44'	7,405.04		4	16	۵,
	3	17	49.90'	7,082.35		4	17	-
	3	18	49.98'	6,547.46		4	18	•
	3	19	50.00	6,250.00		4	19	۵,
	3	20	50.00'	6,250.00				
	3	21	50.00	6,250.00				
	3	22	50.00'	6,250.00				
	3	23	50.00'	6,250.00				
	3	24	50.00'	6,250.00				
	3	25	50.00'	6,250.00				
	3 3 3	26	50.00	6,250.00				
	3	27	50.00'	6,250.00				
	3 3	28	50.00'	6,250.00				
	3	29	55.57	8,653.65				
1	٦_	30	45 00'	7 034 85	1			

RABURN RESERVE SEC. 2

3 57 50.00' 6,630.7

BEING A SUBDIVISION OF 35.1533 ACRES OUT OF THE JESSE PRUETT SURVEY. A-629. CITY OF TOMBALL. HARRIS COUNTY. TEXAS: ALSO BEING A PARTIAL REPLAT OF **RABURN RESERVE SEC 1** RECORDED UNDER F.C. NO. 692320, H.C.M.R.

REASON FOR REPLAT: TO CREATE 118 LOTS. 5 BLOCKS. AND 5 RESERVES

OWNER

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

SEPTEMBER, 2021



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

______, 2021.

Vice Chairman

Barbara Tague Darrell Roquemore

instrument with its certificate of authentication was filed for registration in my office on 2021, at ____ o'clock ____M., and at Film Code Number ____ of the Map

Teneshia Hudspeth County Clerk Of Harris County, Texas

SHFFT 1 OF 2

PATH:R:\2018\181-056-02\DRAWING\PLAT\18105602-RABURN_RES_SEC_2 BY:---- DATE:2021-09-29

JOB NO. 181-056-02

E-XXXX

