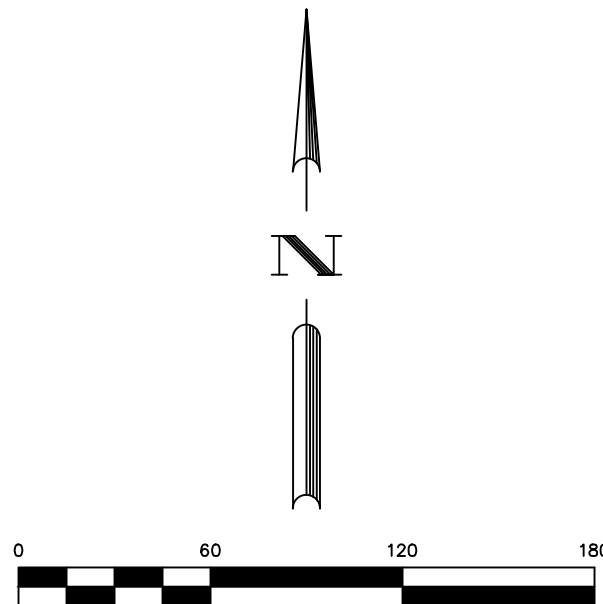


VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NO. 289N & 289S



CALLLED 0.3104 ACRE
PARCEL NO. 23
HARRIS COUNTY
H.C.C.F. NO. RP-2021-276721

CALLLED 0.1828 ACRE
PARCEL 26
COUNTY OF HARRIS
H.C.C.F. NO. RP-2020-633400

CALLLED 0.0855 ACRE
PARCEL 25
COUNTY OF HARRIS
H.C.C.F. NO. RP-2021-59963

CALLLED 2.0000 ACRES
PAOLA Y. TAVARES
H.C.C.F. NO. RP-2016-324182

CALLLED 71.7034 ACRES
THE DENINA FAMILY
PARTNERSHIP, LTD.
H.C.C.F. NO. S675865

CALLLED 0.1859 ACRE
PARCEL 24
HARRIS COUNTY
H.C.C.F. NO. RP-2021-365022

CALLLED 0.1949 ACRE
PARCEL 22
COUNTY OF HARRIS
H.C.C.F. NO. RP-2021-29964

CALLLED 0.0703 ACRE
PARCEL 21B
HARRIS COUNTY
H.C.C.F. NO. RP-2021-358152

FINAL PLAT SEVEN OAKS HOLDERRIETH

A SUBDIVISION OF 19.34 ACRES & 842,341
SQUARE FEET OF LAND LOCATED IN THE
C. PILLOT SURVEY, A-632,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

LOTS: 143 RESERVES: 10 BLOCKS: 5
SCALE: 1"=60' DATE: JUNE, 2022

OWNER:
HMH Tomball Townhomes, LLC,
a Texas limited liability company
7906 N. SAM HOUSTON PKWY W, SUITE 102
HOUSTON, TEXAS 77064
866-419-1949

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
281-558-8700



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF HARRIS

We, HHM Tomball Townhomes, LLC, a Texas limited liability company, acting by and through Mickey Pizzitola, Division President, being officers of HHM Tomball Townhomes, LLC, a Texas limited liability company, owner in this section after referred to as owners of the 19.34 acre tract described in the above and foregoing plat of SEVEN OAKS HOLDERRIETH, 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 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.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby 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 (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

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 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.

WITNESS my hand in the city of Tomball, Texas, this _____ day of _____, 2022.

By: _____
HHM Tomball Townhomes, LLC,
a Texas limited liability company

IN TESTIMONY WHEREOF, the HHM Tomball Townhomes, LLC, a Texas limited liability company has caused these presents to be signed by Mickey Pizzitola, its Division President, thereunto authorized, and its common seal hereunto affixed

this _____ day of _____, 2022.

By: _____
Mickey Pizzitola
Division President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mickey Pizzitola, Division President, 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 in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Printed Name: _____
Notary Public In and for the State of Texas
Commission Expires: _____

I, Chris Jordan, am authorized 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.

Chris Jordan, R.P.L.S.
Texas Registration No. 6750

This is to certify that the planning and zoning commission of the city has approved this plat subdivision of SEVEN OAKS HOLDERRIETH 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.

By: _____
Barbara Tague, Chair

By: _____
Darrell Roquemore, Vice Chair

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 _____, 2022, at _____ o'clock _____ M., and at Film Code No. _____ 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 AREA TABLE

TOTAL NUMBER OF LOTS: 143

BLOCK NUMBER	LOT NUMBER	LOT AREA	BLOCK NUMBER	LOT NUMBER	LOT AREA
1	1	2918.45 S.F.	2	1	3359.68 S.F.
1	2	2565.09 S.F.	2	2	1912.05 S.F.
1	3	6852.43 S.F.	2	3	1905.12 S.F.
1	4	4585.69 S.F.	2	4	3818.52 S.F.
1	5	1934.05 S.F.	2	5	2379.87 S.F.
1	6	1874.53 S.F.	2	6	1870.00 S.F.
1	7	1870.00 S.F.	2	7	1870.00 S.F.
1	8	1870.00 S.F.	3	8	3945.87 S.F.
1	9	2380.00 S.F.	3	1	3847.81 S.F.
1	10	2380.00 S.F.	3	2	2446.04 S.F.
1	11	1870.00 S.F.	3	3	2446.04 S.F.
1	12	1870.00 S.F.	3	4	2446.04 S.F.
1	13	3069.82 S.F.	3	5	4024.18 S.F.
1	14	2826.04 S.F.	3	6	3514.49 S.F.
1	15	1870.00 S.F.	3	7	1903.00 S.F.
1	16	1870.00 S.F.	3	8	1903.00 S.F.
1	17	1870.00 S.F.	3	9	1903.00 S.F.
1	18	1870.00 S.F.	3	10	1903.00 S.F.
1	19	2380.00 S.F.	3	11	1903.00 S.F.
1	20	2380.00 S.F.	3	12	3753.22 S.F.
1	21	1870.00 S.F.	4	1	4073.37 S.F.
1	22	1870.00 S.F.	4	2	1870.00 S.F.
1	23	2380.00 S.F.	4	3	1870.00 S.F.
1	24	2380.00 S.F.	4	4	1870.00 S.F.
1	25	1870.00 S.F.	4	5	1870.00 S.F.
1	26	2380.00 S.F.	4	6	2528.22 S.F.
1	27	2380.00 S.F.	4	7	3410.37 S.F.
1	28	1870.00 S.F.	4	8	1903.00 S.F.
1	29	1870.00 S.F.	4	9	1903.00 S.F.
1	30	1870.00 S.F.	4	10	2422.00 S.F.
1	31	2677.50 S.F.	4	11	2422.00 S.F.
1	32	2380.00 S.F.	4	12	1903.00 S.F.
1	33	1870.00 S.F.	5	1	3503.49 S.F.
1	34	1870.00 S.F.	5	2	3945.87 S.F.
1	35	1870.00 S.F.	5	3	1870.00 S.F.
1	36	1870.00 S.F.	5	4	3388.19 S.F.
1	37	2380.00 S.F.	5	5	3196.48 S.F.
1	38	2380.00 S.F.	5	6	2043.94 S.F.
1	39	1870.00 S.F.	5	7	2103.89 S.F.
1	40	1870.00 S.F.	5	8	2162.41 S.F.
1	41	1870.00 S.F.	5	9	2189.46 S.F.
1	42	1870.00 S.F.	5	10	4176.14 S.F.
1	43	2380.00 S.F.	5	11	3444.89 S.F.
1	44	2380.00 S.F.	5	12	1981.54 S.F.
1	45	1874.90 S.F.	5	13	1980.00 S.F.
1	46	4224.49 S.F.	5	14	2520.00 S.F.
1	47	3686.29 S.F.	5	15	2520.00 S.F.
1	48	2387.18 S.F.	5	16	1996.25 S.F.
1	49	5588.04 S.F.	5	17	2806.98 S.F.
1	50	2857.17 S.F.	5	18	2344.78 S.F.
1	51	1870.00 S.F.	5	19	1870.00 S.F.
1	52	1870.00 S.F.	5		2443.64 S.F.
1	53	2381.66 S.F.			
1	54	5971.21 S.F.			
1	55	2400.11 S.F.			
1	56	3656.98 S.F.			
1	57	4100.78 S.F.			
1	58	1870.04 S.F.			
1	59	1870.00 S.F.			
1	60	2380.00 S.F.			
1	61	2380.00 S.F.			
1	62	1870.00 S.F.			
1	63	1870.00 S.F.			
1	64	1870.00 S.F.			
1	65	2380.00 S.F.			
1	66	2380.00 S.F.			
1	67	1870.00 S.F.			
1	68	1870.00 S.F.			
1	69	1870.00 S.F.			
1	70	1870.00 S.F.			
1	71	2718.00 S.F.			
1	72	2639.09 S.F.			
1	73	1870.00 S.F.			
1	74	1870.00 S.F.			
1	75	1870.00 S.F.			
1	76	1870.00 S.F.			
1	77	2380.00 S.F.			
1	78	2380.00 S.F.			
1	79	1870.00 S.F.			
1	80	1870.00 S.F.			
1	81	1870.00 S.F.			
1	82	1870.00 S.F.			
1	83	2380.00 S.F.			
1	84	2380.00 S.F.			
1	85	1870.00 S.F.			
1	86	1870.00 S.F.			
1	87	2380.00 S.F.			
1	88	2380.00 S.F.			
1	89	1870.00 S.F.			
1	90	1870.19 S.F.			
1	91	2967.11 S.F.			

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	2.212 AC. / 96,374 S. F.	LANDSCAPE / OPEN SPACE
B	0.0190 AC. / 829 S. F.	LANDSCAPE / OPEN SPACE
C	0.0190 AC. / 829 S. F.	LANDSCAPE / OPEN SPACE
D	0.0093 AC. / 404 S. F.	LANDSCAPE / OPEN SPACE
E	0.0095 AC. / 413 S. F.	LANDSCAPE / OPEN SPACE
F	0.0400 AC. / 1,743 S. F.	LANDSCAPE / OPEN SPACE
G	0.0469 AC. / 2,042 S. F.	LANDSCAPE / OPEN SPACE
H	0.0654 AC. / 2,848 S. F.	LANDSCAPE / OPEN SPACE / DRAINAGE
I	0.0888 AC. / 3,867 S. F.	LANDSCAPE / OPEN SPACE / DRAINAGE
J	2.878 AC. / 125,371 S. F.	DRAINAGE / DETENTION

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	250.00'	34°52'48"	S 5°03'36" W	149.85'
C2	200.00'	50°34'12"	N 2°47'06" W	170.85'
C3	50.00'	82°07'12"	N 69°07'48" W	65.68'
C4	50.00'	90°49'12"	S 24°24'00" W	71.21'
C5	100.00'	67°27'00"	S 54°44'06" E	111.04'
C6	50.00'	46°29'24"	40.57' N 45°44'42" E	39.47'
C7	50.00'	43°30'36"	37.97' N 0°44'42" E	37.06'
C8	100.00'	81°22'12"	142.02' S 61°41'42" E	130.38'
C9	50.00'	39°33'00"	34.51' S 11°4'06" E	33.83'
C10	50.00'	51°16'12"	44.74' S 44°10'30" W	43.26'
C11	50.00'	49°52'48"	43.53' N 85°15'00" W	42.17'
C12	50.00'	32°14'24"	28.13' N 44°11'24" W	27.77'
C13	25.00'	101°00'36"	44.07' N 22°26'06" E	38.58'
C14	30.00'	90°00'05"	47.12' N 32°37'15" E	42.43'
C15	30.00'	89°59'55"	47.12' S 57°22'45" E	42.43'
C16	25.00'	75°42'35"	33.03' N 44°46'27" W	30.68'
C17	125.00'	61°37'09"	134.43' S 51°49'10" E	128.05'
C18	75.00'	90°49'12"	118.88' S 24°24'00" W	106.82'
C19	75.00'	82°07'12"	107.49' N 69°07'48" W	98.53'
C20	225.00'	50°34'12"	198.59' N 2°47'06" W	192.20'
C21	225.00'	34°52'48"	136.97' S 5°03'36" W	134.87'
C22	25.00'	90°49'12"	39.63' S 24°24'00" W	35.61'
C23	25.00'	82°07'12"	35.83' N 69°07'48" W	32.84'
C24	25.00'	90°00'00"	39.27' S 66°00'36" E	35.36'
C25	25.00'	97°03'36"	42.35' N 20°27'36" E	37.47'
C26	25.00'	90°00'00"	39.27' S 23°59'24" W	35.36'
C27	25.00'	82°56'24"	36.19' N 69°32'24" W	33.11'
C28	25.00'	90°00'00"	39.27' S 66°00'36" E	35.36'
C29	25.00'	97°03'36"	42.35' N 20°27'36" E	37.47'
C30	25.00'	90°00'00"	39.27' S 23°59'24" W	35.36'
C31	25.00'	82°56'24"	36.19' N 69°32'24" W	33.11'
C32	25.00'	90°00'00"	39.27' S 66°00'36" E	35.36'
C33	25.00'	97°03'36"	42.35' N 20°27'36" E	37.47'
C34	25.00'	90°00'00"	39.27' S 23°59'24" W	35.36'
C35	25.00'	82°56'24"	36.19' N 69°32'24" W	33.11'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C36	175.00'	50°34'12"	154.46'	N 2°47'06" W	149.49'
C37	275.00'	6°32'47"	31.42'	S 19°13'36" W	31.40'
C38	25.00'	80°27'50"	35.11'	N 56°11'08" E	32.29'
C39	75.00'	62°34'22"	81.91'	S 52°17'47" E	77.90'
C40	10.00'	80°57'27"	14.13'	S 2°32'56" E	12.98'
C41	90.00'	59°21'09"	93.23'	S 72°42'14" E	89.12'
C42	110.00'	81°22'12"	156.22'	S 61°41'42" E	143.42'
C43	10.00'	121°03'36"	21.13'	S 81°32'24" E	17.41'
C44	10.00'	90°00'00"	15.71'	S 23°59'24" W	14.14'
C45	10.00'	90°00'00"	15.71'	S 66°00'36" E	14.14'
C46	10.00'	90°00'00"	15.71'	S 23°59'24" W	14.14'
C47	10.00'	90°00'00"	15.71'	S 66°00'36" E	14.14'
C48	40.00'	39°33'00"	27.61'	S 11°4'06" E	27.07'
C49	40.00'	51°15'48"	35.79'	S 44°10'42" W	34.61'
C50	40.00'	49°52'48"	34.82'	N 85°15'00" W	33.73'
C51	40.00'	32°14'24"	22.51'	N 44°11'24" W	22.21'
C52	10.00'	97°03'36"	16.94'	N 20°27'36" E	14.99'
C53	10.00'	82°56'24"	14.48'	N 69°32'24" W	13.24'
C54	10.00'	119°15'	0.23'	S 68°19'47" W	0.23'
C55	15.00'	101°00'36"	26.44'	N 22°26'06" E	23.15'
C56	35.00'	101°00'36"	61.70'	N 22°26'06" E	54.02'
C57	60.00'	32°14'24"	33.76'	N 44°11'24" W	33.32'
C58	60.00'	49°52'48"	52.23'	N 85°15'00" W	50.60'
C59	60.00'	51°16'12"	53.69'	S 44°10'30" W	51.92'
C60	60.00'	39°33'00"	41.42'	S 11°4'06" E	40.60'
C61	10.00'	119°15'	0.23'	N 68°19'47" E	0.23'
C62	10.00'	119°15'	0.23'	N 68°19'47" E	0.23'
C63	10.00'	90°00'00"	15.71'	N 23°59'24" E	14.14'
C64	10.00'	90°00'00"	15.71'	N 66°00'36" W	14.14'
C65	60.00'	43°30'36"	45.56'	N 0°44'42" E	44.48'
C66	10.00'	43°30'36"	7.59'	N 0°44'42" E	7.41'
C67	40.00'	46°29'24"	32.46'	N 45°44'42" E	31.57'
C68	60.00'	46°29'24"	48.68'	N 45°44'42" E	47.36'
C69	10.00'	119°15'	0.23'	N 68°19'47" E	0.23'
C70	275.00'	52°37'38"	26.21'	S 9°38'59" E	26.20'