

STATE OF TEXAS
HARRIS COUNTY

WE, U.S. LIME COMPANY, A TEXAS CORPORATION ACTING BY AND THROUGH MICHAEL L. WIEDEMER, VP AND CFO AND RUSSELL RIGGS, VP, BEING OFFICERS OF U.S. LIME COMPANY, A TEXAS CORPORATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 12.9051 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WILLOW CREEK, 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 OF THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES 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 THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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 OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, 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 DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 61st LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, U.S. LIME COMPANY, A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL L. WIEDEMER, VP AND CFO, THEREUNTO AUTHORIZED, ATTESTED BY, RUSSELL RIGGS, VP, THIS _____ DAY OF _____, 2022.

U.S. LIME COMPANY, A TEXAS CORPORATION

BY: MICHAEL L. WIEDEMER, VP AND CFO ATTEST: RUSSELL RIGGS, VP

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL L. WIEDEMER, AND RUSSELL RIGGS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME:

MY COMMISSION EXPIRES:

I, CRAIG A. LANEY, 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CRAIG A. LANEY, P.L.S.
TEXAS REGISTRATION NO. 4507

I, CRAIG A. LANEY, A REGISTERED PROFESSIONAL LICENSED SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE BUILDABLE AREAS FOR ALL OR SOME OF THE RESIDENTIAL LOTS ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PLOTTED FROM THE FEDERAL INSURANCE RATE MAP PANEL NO. 48028702151.M DATED 06-18-2007 AND ARE SUBJECT TO FLOODING. THE 100-YEAR FLOODPLAIN IS A FLOOD HAZARD AREA PRONE TO FLOODING, AND SUBJECT TO ADDITIONAL FLOODPLAIN MANAGEMENT REGULATIONS.

CRAIG A. LANEY, P.L.S.
TEXAS REGISTRATION NO. 4507

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND MAP OF THE WILLOW CREEK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THE PLAT THIS _____ DAY OF _____, 2022.

COMMUNITY DEVELOPMENT DIRECTOR

I, TENESHA 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.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

ABBREVIATION

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|------------------|---|
| 1. U.E. | INDICATES "UTILITY EASEMENT" |
| 2. A.E. | INDICATES "AERIAL EASEMENT" |
| 3. B.L. | INDICATES "BUILDING LINE" |
| 4. VOL. | INDICATES "VOLUME" |
| 5. PG. | INDICATES "PAGE" |
| 6. I.R. | INDICATES "IRON ROD" |
| 7. FND. | INDICATES "FOUND" |
| 8. R.O.W. | INDICATES "RIGHT-OF-WAY" |
| 9. ESMT. | INDICATES "EASEMENT" |
| 10. H.C.C.F. NO. | INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER" |
| 11. H.C.M.R. | INDICATES "HARRIS COUNTY MAP RECORD" |
| 12. H.C.D.R. | INDICATES "HARRIS COUNTY DEED RECORD" |

GENERAL NOTES:

- Public easements donated 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 upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to and 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, fence, tree, shrub, other growth 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 the FEMA Firm Panel No. 48028702151.M (Effective Date October 16, 2013), LOMR 16-06-4206P, eff. 9-18-2017, this Property is in Zone "X", Shaded "X" and in Zone "AE, Floodway" in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) 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 setback 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00005914.
- 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.
- A FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48028702151.M DATED 06-18-2007, WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

WILLOW CREEK

A SUBDIVISION OF 12.9051 ACRE TRACT, 562,147.34 SQUARE FEET,
IN THE WILHELM USENER SURVEY A-820
AND BEING OUT OF SHARE NO.4
MARY JANE AND CUSTAVE KUEHN
AS RECORDED IN VOLUME 13, PAGE 27 MAP RECORD
HARRIS COUNTY, TEXAS

CONTAINING
1 RESERVE 1 BLOCK
JUNE 2022

OWNER

U.S. LIME COMPANY,
A TEXAS CORPORATION
5429 LBJ FREEWAY, SUIT 230
DALLAS TEXAS 75240
(972) 991 - 8400

SURVEYOR

E.I.C. SURVEYING COMPANY
FIRM NO. 10033400
12345 JONES ROAD #270
HOUSTON, TEXAS 77070
(281) 955-2772

LEONARD E & KATHERINE BURTS
CALL 4.08 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F.NO. K55866

TEXAS DEPARTMENT OF
TRANSPORTATION
CALL 0.45 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F.NO. S68109

REMAINDER OF A
CALL 72.3 ACRE TRACT
AS DESCRIBED UNDER H.C.C.F.NO. S832035

C.M. PILOT
SURVEY A - 632

X=303966.0812
Y=1394895.4083
FND 1 1/2" L.F.

WILHELM USENER
SURVEY A - 820

JOHN MITCHELL
SURVEY A - 570

RESTRICTED RESERVE "A"
12.9051 ACRE TRACT
BLOCK ①
(RESTRICTED TO COMMERCIAL USE ONLY)

SHARE NO.5
SAMUEL EDWARD TANNER
CALL 21.2521 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F.NO. E636597

ZONE "FLOODWAY"

FLOODPLAIN EASEMENT
(SEE NOTE NO.11)

ZONE "AE"

ZONE "SHADE X"

ZONE "X"

RESTRICTED RESERVE "A"
BLOCK 1
MARIAH BOUDREAUX
AS RECORDED IN
FILM CODE NO. 602125 H.C.M.R.

OLD BOUDREAUX ROAD
(60.00' R.O.W.)
VOL. 649, PG. 395 H.C.D.R.
VOL. 13, PG. 27 H.C.M.R.