

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	4,786.74	0.1099	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
B	68,562.87	1.574	RESTRICTED TO DRILL SITE
C	2,420.74	0.0556	RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	25,592.39	0.5875	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
E	2,679.61	0.0615	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
F	404,928.50	9.296	RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
G	487,603.45	11.19	RESTRICTED TO LAKE AND DETENTION
H	8,148.09	0.1871	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
I	5,972.13	0.1371	RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	1,010,694.52	23.20	

- FINAL PLAT NOTES:
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, 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 revest in the dedicator, his heirs, assigns, or successors.
 - All easements are centered on lot lines unless shown otherwise.
 - 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 lot lines are permitted, they too may be removed by the 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.
 - Public Easements: 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 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 for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
 - All oil/gas wells (plugged, abandoned, and/or active) through this 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 fifteen feet (15') off centerline of low pressure gas lines, and thirty feet (30') off centerline of high pressure gas lines.
 - According to FEMA Firm Panel No.48201C0230L (Effective Date June 18, 2007), this property is in the Unshaded Zone "X" (Areas outside the 0.2% Annual Chance Flood Plain). Shaded Zone "X" (Areas within the 0.2% Annual Chance Flood Plain) and Zone "AE" (Areas within the 1% Annual Chance Flood Plain) . This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The coordinates shown hereon are Texas South Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.99994049
 - 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.

CHARTER TITLE CITY PLANNING LETTER NOTES:

Easement executed by William Holderrieth, to Humble Oil & Refining Company, dated July 6, 1933, filed August 30, 1933, recorded in/under Volume 932, Page 359, of the Real Property Records of Harris County, Texas, said easement conveyed to Humble Pipe Line Company, a Texas corporation by instrument recorded in Volume 1221, Page 22 of the Real Property Records of Harris County, Texas, and as affected by instrument(s) recorded in/under Instrument No(s).R358887, R359206, S231246, U701457, X075312 and 2019-7817 of the Real Property

Easement executed by Edward P. Milo, et al, to Humble Oil & Refining Company, dated July 17, 1933, filed October 9, 1933, recorded in/under Volume 933, Page 231, of the Real Property Records of Harris County, Texas, said easement conveyed to Humble Pipe Line Company, a Texas corporation by instrument recorded in Volume 1221, Page 22 of the Real Property Records of Harris County, Texas, as affected by and Amendment of Easement recorded under Harris County Clerk's File No. E010306, and as affected by instrument(s) recorded in/under Instrument No(s).R358887, R359206, S231246, U701457, X075312 and 2019-7817 of the Real Property Records of Harris County, Texas.

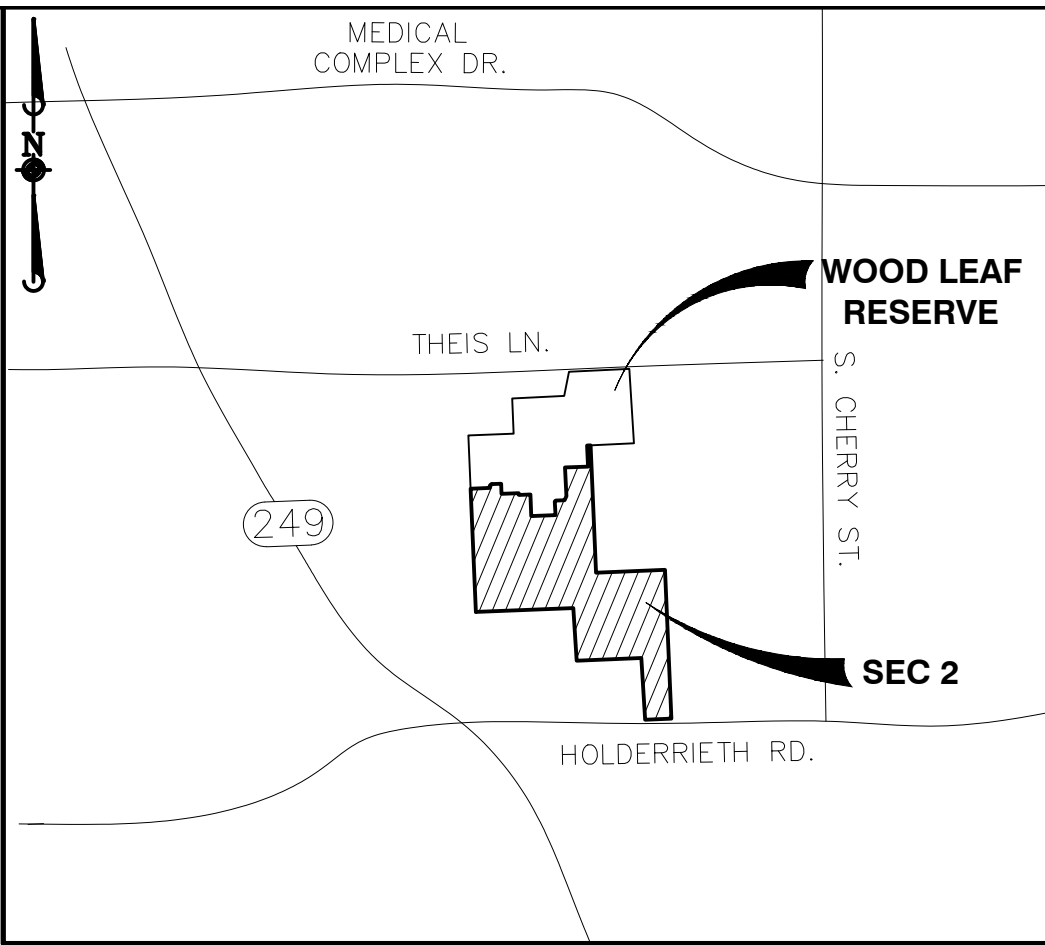
Easement executed by William Holderrieth, to Humble Oil & Refining Company, dated January 7, 1937, filed January 30, 1937, recorded in/under Volume 1034, Page 337, of the Real Property Records of Harris County, Texas.

Easement executed by N.E. Graham and wife, Katherine D. Graham, to Houston Lighting & Power Company, dated December 26, 1969, filed January 19, 1970, recorded in/under Volume 7883, Page 150 (D047816), of the Real Property Records of Harris County, Texas.

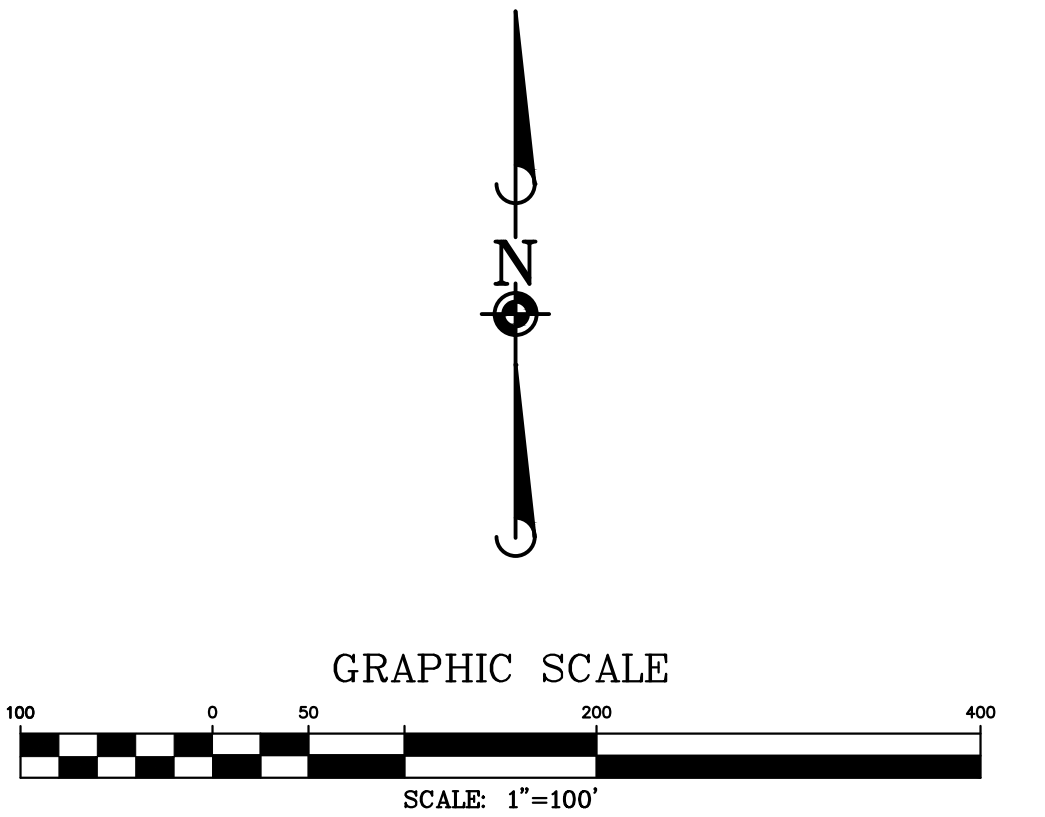
Easement executed by Georgia F. Thompson, to City of Tomball, dated March 18, 1997, filed July 21, 1997, recorded in/under Instrument No. S551088, of the Real Property Records of Harris County, Texas.

Easement executed by Pat Klein, Trustee, Roxanne Klein Shaw, Trustee and George V. Sowers, Jr., Trustee, of the Katherine B. Graham Testamentary Trust, to City of Tomball, dated June 10, 1996, filed July 21, 1997, recorded in/under Instrument No. S551090, of the Real Property Records of Harris County, Texas.

Easement executed by Karla Graham Mueller and Kevin Eric Graham, to City of Tomball, dated June 29, 2001, filed July 24, 2001, recorded in/under Instrument No. N192738, of the Real Property Records of Harris County, Texas.



VICINITY MAP
HARRIS COUNTY KEY MAP: 228Q
NOT TO SCALE



ABBREVIATIONS

AE=	AERIAL EASEMENT
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SET IR=	SET 3/4" IR W/ CAP STAMPED "ELS"
	STREET NAME CHANGE
	WELL LOCATION

FINAL PLAT
WOOD LEAF RESERVE
SEC 2

A SUBDIVISION OF 58.66 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILOT SURVEY, A-632

HARRIS COUNTY, TEXAS

176 LOTS 9 RESERVES 5 BLOCKS
JUNE 2022

OWNER/
DEVELOPER:

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
480 WILLOW FOREST DR., SUITE 803
SPRING, TEXAS 77380
281-932-8907

ENGINEER/
SURVEYOR:



Lot Area Table Block 1		
Parcel #	Area (Sq Ft)	Area (AC)
1	6605.42	0.1516
2	6250.00	0.1435
3	6250.00	0.1435
4	6200.00	0.1423
5	6205.76	0.1425
6	6250.07	0.1435
7	6250.07	0.1435
8	6250.07	0.1435
9	6250.07	0.1435
10	6250.07	0.1435
11	6250.07	0.1435
12	6250.07	0.1435
13	6250.07	0.1435
14	7479.67	0.1717
15	7758.87	0.1781
16	7242.04	0.1663
17	5977.34	0.1372
18	7504.52	0.1723
19	6114.69	0.1404
20	6250.00	0.1435
21	6250.00	0.1435
22	6250.00	0.1435
23	6250.00	0.1435
24	6250.00	0.1435
25	6250.00	0.1435
26	6250.00	0.1435
27	6250.00	0.1435
28	6250.00	0.1435
29	6250.00	0.1435
30	6250.00	0.1435
31	6250.00	0.1435
32	6250.00	0.1435
33	6250.00	0.1435
34	6276.12	0.1441
35	6464.52	0.1484
36	6415.10	0.1473

Lot Area Table Block 2		
Parcel #	Area (Sq Ft)	Area (AC)
1	6365.23	0.1461
2	5799.42	0.1331
3	5984.95	0.1374
4	8380.12	0.1924
5	7935.44	0.1822
6	7788.26	0.1788
7	9705.10	0.2228
8	7793.21	0.1789

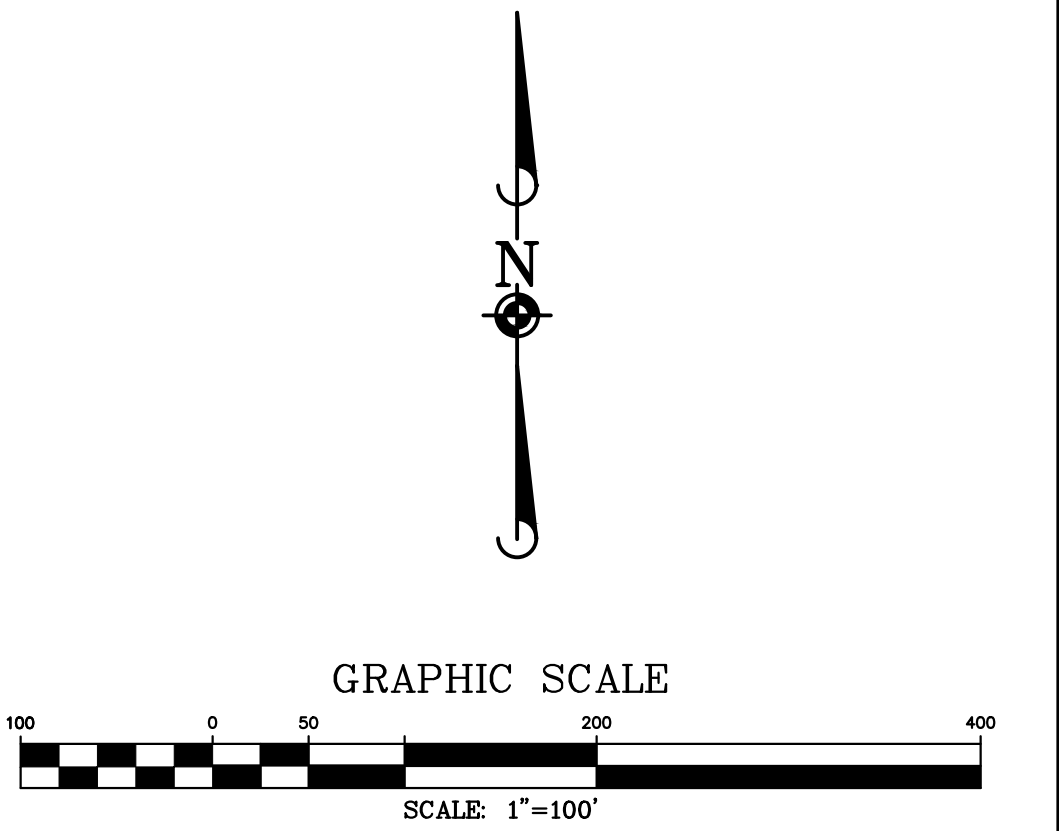
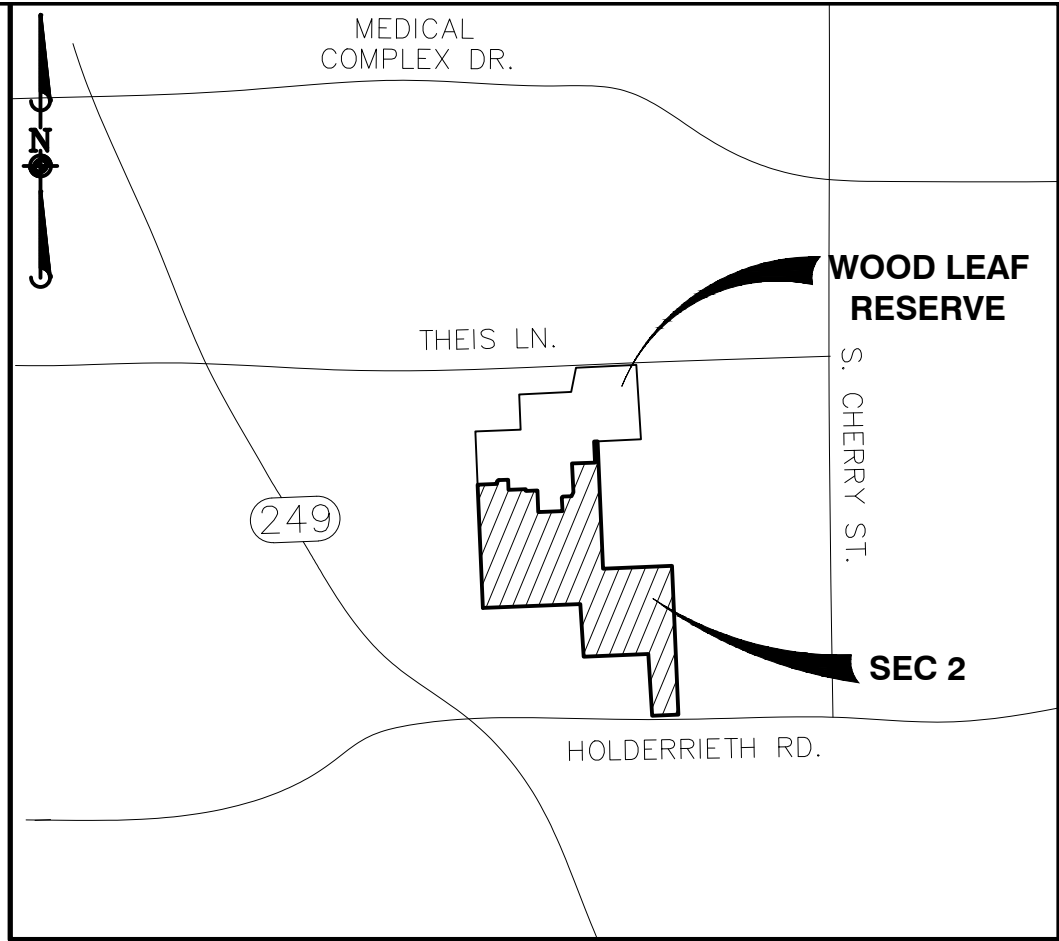
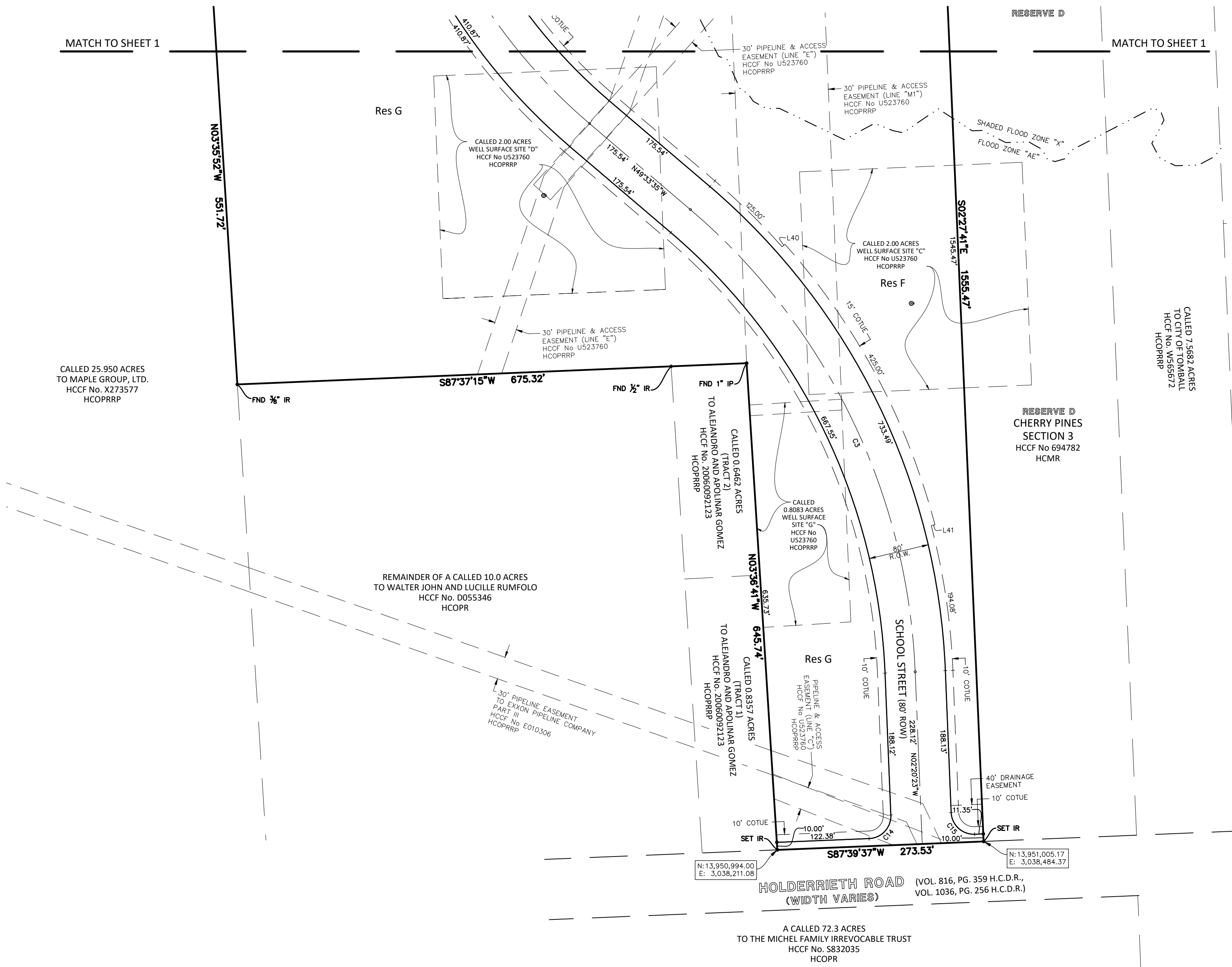
Lot Area Table Block 3		
Parcel #	Area (Sq Ft)	Area (AC)
1	4994.34	0.1147
2	5080.00	0.1166
3	5080.00	0.1166
4	5080.00	0.1166
5	5080.00	0.1166
6	5080.00	0.1166
7	5080.00	0.1166
8	5080.00	0.1166
9	5080.00	0.1166
10	5080.00	0.1166
11	5080.00	0.1166
12	5080.00	0.1166
13	5080.00	0.1166
14	5080.00	0.1166
15	5080.00	0.1166
16	5080.00	0.1166
17	5080.00	0.1166
18	5080.00	0.1166
19	5080.00	0.1166
20	5072.66	0.1165
21	6932.44	0.1591
22	11853.88	0.2721
23	8872.78	0.2037
24	5188.94	0.1191

Lot Area Table Block 4		
Parcel #	Area (Sq Ft)	Area (AC)
1	5670.81	0.1302
2	4800.00	0.1102
3	4800.00	0.1102
4	4800.00	0.1102
5	4800.00	0.1102
6	4800.00	0.1102
7	4800.00	0.1102
8	4800.00	0.1102
9	4800.00	0.1102
10	4800.00	0.1102
11	4800.00	0.1102
12	4800.00	0.1102
13	5244.32	0.1204
14	6344.09	0.1456
15	6402.49	0.1470
16	6402.49	0.1470
17	6324.98	0.1452
18	6358.57	0.1460
19	5060.93	0.1162
20	4800.00	0.1102
21	4800.00	0.1102
22	4800.00	0.1102
23	6000.00	0.1377
24	6000.00	0.1377
25	6000.00	0.1377

Lot Area Table Block 3		
Parcel #	Area (Sq Ft)	Area (AC)
25	5080.00	0.1166
26	5080.00	0.1166
27	5080.00	0.1166
28	5080.00	0.1166
29	5379.29	0.1235
30	6687.49	0.1535
31	7978.91	0.1832
32	9292.00	0.2133
33	10826.14	0.2485
34	6988.59	0.1604
35	5967.59	0.1370
36	5634.76	0.1294
37	5000.00	0.1148
38	5000.00	0.1148
39	5000.00	0.1148
40	5000.00	0.1148
41	5000.00	0.1148
42	5000.00	0.1148
43	5000.00	0.1148
44	4950.00	0.1136
45	4950.00	0.1136
46	5000.00	0.1148
47	5000.00	0.1148

Lot Area Table Block 4		
Parcel #	Area (Sq Ft)	Area (AC)
26	6000.00	0.1377
27	6000.00	0.1377
28	6000.00	0.1377
29	6000.00	0.1377
30	7248.39	0.1664
31	7185.38	0.1650
32	6000.00	0.1377
33	6000.00	0.1377
34	6000.00	0.1377
35	6000.00	0.1377
36	6000.00	0.1377
37	6000.00	0.1377
38	6000.00	0.1377
39	6000.00	0.1377
40	6000.97	0.1378
41	6823.35	0.1566
42	8693.24	0.1996
43	6816.75	0.1565
44	6000.79	0.1378
45	6000.00	0.1377
46	6000.00	0.1377
47	6000.00	0.1377
48	6000.00	0.1377
49	6000.00	0.1377
50	6233.99	0.1431

Lot Area Table Block 5		
Parcel #	Area (Sq Ft)	Area (AC)
1	8268.24	0.1898
2	7046.34	0.1618
3	4983.73	0.1144
4	5119.93	0.1175
5	5256.12	0.1207
6	6352.08	0.1458
7	5989.97	0.1375
8	4800.00	0.1102
9	4800.00	0.1102
10	4800.00	0.1102
11	4750.00	0.1090
12	4800.00	0.1102
13	4800.00	0.1102
14	4800.00	0.1102
15	4800.00	0.1102
16	4800.00	0.1102
17	4800.00	0.1102
18	4800.00	0.1102
19	4800.00	0.1102
20	4800.00	0.1102
21	4800.00	0.1102
22	5411.32	0.1242
23	6589.48	0.1513
24	6000.00	0.1377
25	6000.00	0.1377
26	6000.00	0.1377
27	6000.00	0.1377
28	6000.00	0.1377
29	6000.00	0.1377
30	6000.00	0.1377
31	6000.00	0.1377
32	4800.00	0.1102
33	5023.76	0.1153
34	5482.07	0.1259
35	6920.52	0.1589



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	STREET NAME CHANGE
	WELL LOCATION

FINAL PLAT WOOD LEAF RESERVE SEC 2

A SUBDIVISION OF 58.66 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILOT SURVEY, A-632

HARRIS COUNTY, TEXAS

176 LOTS 9 RESERVES 5 BLOCKS
JUNE 2022

OWNER/
DEVELOPER:

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
480 WILLOW FOREST DR., SUITE 803
SPRING, TEXAS 77380
281-932-8907

ENGINEER/
SURVEYOR:



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 58.66 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SEC 2, 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, 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 (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED 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, 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.

IN TESTIMONY WHEREOF, 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 _____, 2022.

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DONALD P. KLEIN
CHIEF EXECUTIVE OFFICER

I, PAUL R. BRETHERTON, AM AUTHORIZED (OR 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/4) OF AN 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 OF 1983, SOUTH CENTRAL ZONE.

PAUL R. BRETHERTON
TEXAS REGISTRATION NO. 5977

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 NUMBER _____ 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
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SECTION 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 _____, 2022.

BARBARA TAGUE
CHAIRMAN

DARRELL ROQUEMORE
VICE CHAIRMAN

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 AND HEREIN STATED.

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

Notary Public in and for the State of Texas

My Commission expires _____

FINAL PLAT WOOD LEAF RESERVE SEC 2

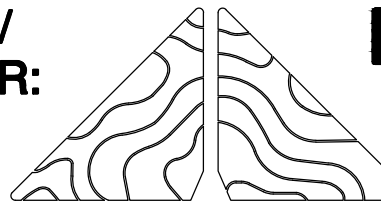
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SPRING, TEXAS 77380
281-932-8907

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
2465 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692