

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH GREG COLEMAN ITS DIVISION VICE PRESIDENT LAND DEVELOPMENT, OFFICERS OF BEAZER HOMES TEXAS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 31.1224 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 COVENANT AND ACREE 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 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 DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS 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, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE

SIGNED BY GREG COLEMAN, ITS DIVISION VICE PRESIDENT LAND DEVELOPMENT THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2025.

BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC
ITS GENERAL PARTNER

BY: _____
PRINT NAME: GREG COLEMAN
TITLE: DIVISION VICE PRESIDENT LAND DEVELOPMENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

_____ OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

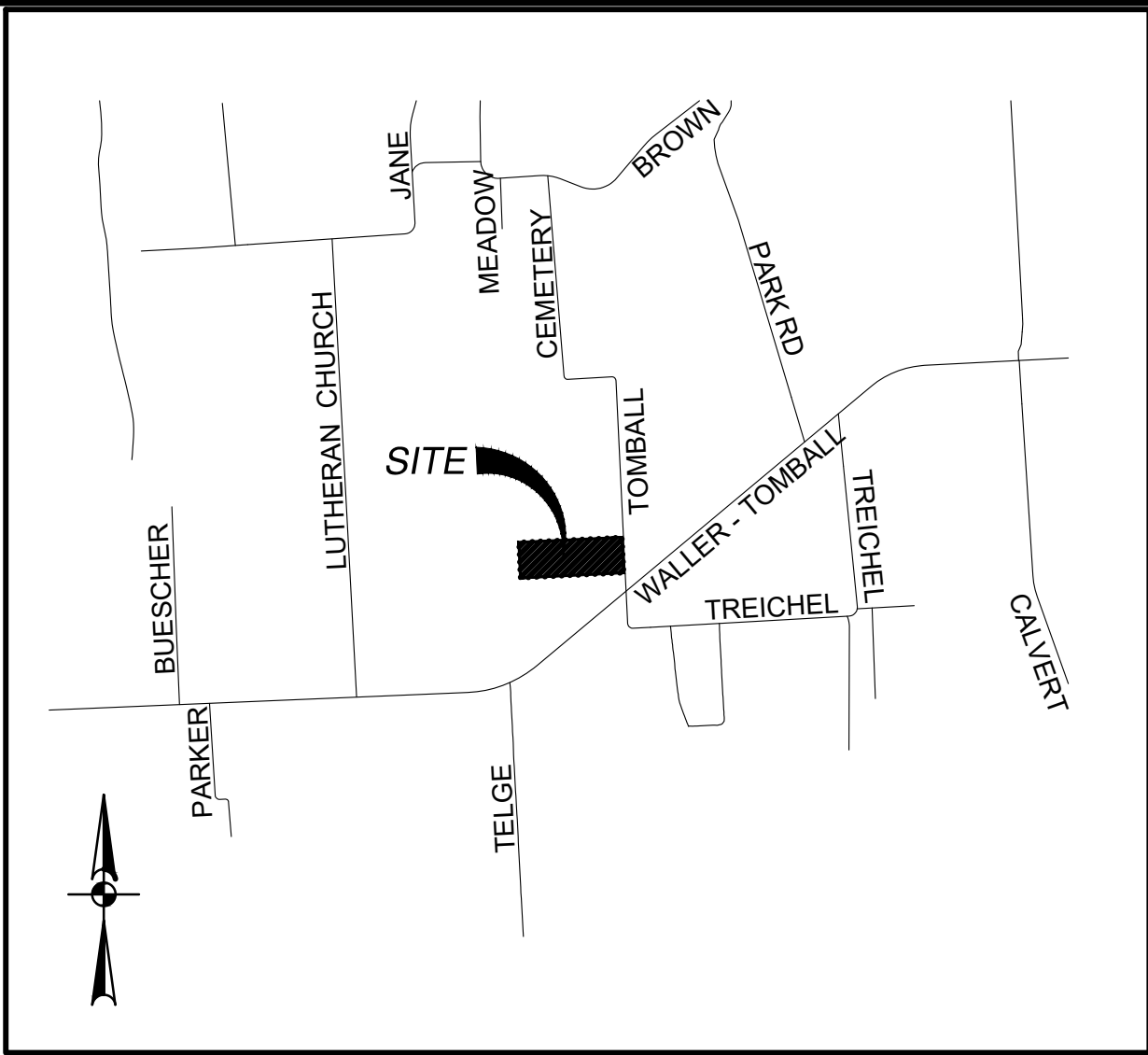
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF PINEVALE IN CONFORMANCE WITH THE LAWS OF THE STATE AND ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____, DAY OF _____, 2025.

BY: _____
TANA ROSS, CHAIRMAN

I, DEVIN R. ROYAL, 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 A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (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 OF 1983, SOUTH CENTRAL ZONE.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667



VICINITY MAP
MAP REF: KEY MAP 287M
ZIP CODE: 77377

METES AND BOUNDS DESCRIPTION

A 31.1224 ACRE, OR 1,355,691.44 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 (NA2011) 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 PINE 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 (60 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 3048, 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.

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 _____, 2025, AT _____ O'CLOCK ____M., AND DULY RECORDED

ON _____, 2025, 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 HARRIS COUNTY, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

PINEVALE

A SUBDIVISION OF 31.1224 ACRES (1355691.44 SQ. FT.)
IN THE JOHN H. EDWARD SURVEY, A-20 AND
CHANCY GOODRICH SURVEY, A-311 BLOCK 3
HARRIS COUNTY, TEXAS.

76 LOTS 2 BLOCKS 2 RESERVES

AUGUST, 2025

OWNER:
BEAZER HOMES TEXAS, L.P.,
A TEXAS LIMITED LIABILITY COMPANY,
10110 W SAM HOUSTON PKWY N #A100
HOUSTON, TEXAS 77064

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

RESTRICTED RESERVE A
(RESTRICTED TO
LANDSCAPE/OPEN SPACE
PURPOSES ONLY)
3.9445 AC. 171,821.41 SQ.FT

RESTRICTED RESERVE B
(RESTRICTED TO DRAINAGE/DETENTION
PURPOSES ONLY)
8.1556 AC. 355,255.89 SQ.F

26.28 ACRES
PINE COUNTRY OF TOMBALL
SEC 2 REPLAT
F.C. NO. 632143
H.C.M.R.

26.28 ACRES
PINE COUNTRY OF TOMBALL
SEC 2 REPLAT
F.C. NO. 628282
H.C.M.R.

VICINITY MAP
MAP REF: KEY MAP 287M
ZIP CODE: 77377

SCALE: 1" = 60'
0' 60' 120' 180'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)
- AC ACRE
- AE AERIAL EASEMENT
- SSF SANITARY SEWER EASEMENT
- STW STORM SEWER EASEMENT
- WLE WATER LINE EASEMENT
- DFH DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- FC NO. FILM CODE NUMBER
- UVF UNOBSTRUCTED VISIBILITY EASEMENT
- BL BUILDING LINE
- RF RIGHT-OF-WAY
- SF SQUARE FEET
- BL BUILDING LINE
- GBL GARAGE BUILDING LINE
- IR IRON ROD
- FD FOUND
- C.O.T. CITY OF TOMBALL
- HCMP HARRIS COUNTY MAP RECORDS
- HCBP HARRIS COUNTY DEED RECORDS
- HCOPRRP OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- HCDFD HARRIS COUNTY FLOOD CONTROL DISTRICT
- OPRRPHC OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
- HCFC NO. HARRIS COUNTY CLERK'S FILE NUMBER
- × STREET NAME CHANGE SYMBOL

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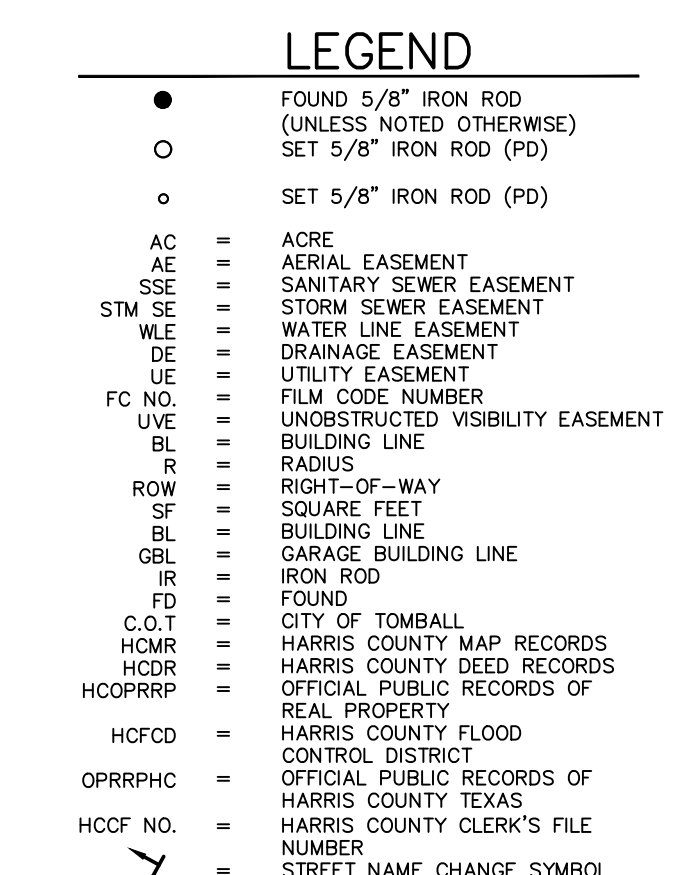
**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 2 OF 3



- | LOT AREA TABLE | | | | |
|----------------|---------|--------|---------|--|
| LOT NO. | BLK NO. | ACRES | SF | |
| 1 | 2 | 0.2014 | 8771.70 | |
| 2 | 2 | 0.1723 | 7500.00 | |
| 3 | 2 | 0.1723 | 7500.00 | |
| 4 | 2 | 0.1723 | 7500.00 | |
| 5 | 2 | 0.1722 | 7500.00 | |
| 6 | 2 | 0.1722 | 7500.32 | |
| 7 | 2 | 0.1723 | 7506.52 | |
| 8 | 2 | 0.2013 | 8768.87 | |
| 9 | 2 | 0.2007 | 8740.87 | |
| 10 | 2 | 0.1722 | 7500.00 | |
| 11 | 2 | 0.1722 | 7500.00 | |
| 12 | 2 | 0.1722 | 7500.00 | |
| 13 | 2 | 0.1722 | 7500.00 | |
| 14 | 2 | 0.1722 | 7500.00 | |
| 15 | 2 | 0.1722 | 7500.00 | |
| 16 | 2 | 0.2033 | 8857.29 | |



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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800