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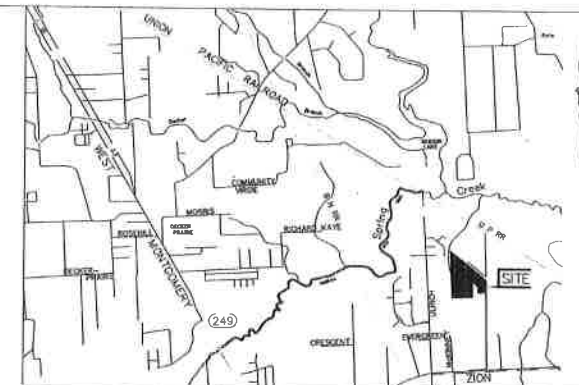
9/30/2015 HCCPRP2 160.00

FILED
9/30/2015 3:54 PM

Stan Stewart
COUNTY CLERK

GENERAL NOTES:

- 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 setbacks of 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.
- The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
- Bearings based on Texas South Central State Plane Coordinates (Nad83).
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this plat are established to evidence compliance with the applicable provisions of Chapter 14, Code of Ordinances, City of Tomball, 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 (Nad83) and may be brought from surface by applying the following combined scale factor of .99932227.
- All corners are set 5/8 inch iron rods w/cap unless otherwise shown or noted.
- There is a One-foot reserve dedicated as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this 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 for street right-of-way purposes.
- Private Access Easement dedicated for use as temporary road until street is extended in a recorded plat.
- Gas and Water lines are located along Ulrich Road.
- Magnolia Pipeline Company Easement recorded in Volume 1554, Page 135, Volume 1554, Page 136 and Volume 1546, Page 296, Humble Oil Refining Company Easement recorded in Volume 1663, Page 389 and Tappan Crude Pipeline, L.P. recorded in Volume 941, Page 258 of the Deed Records of Harris County, Texas are blanket easements.
- Right-of-Way and easement for pipeline purposes, as granted to Humble Oil and Refining Company, now known as Exxon Corporation by instruments recorded in Volume 2844, Page 672 and Volume 3496, Page 459, both of the Deed Records of Harris County, Texas amended and defined by instrument filed for record under Harris County Clerk's File No. K547140. It does not affect subject property.
- 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 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 moving 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 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.
- Subject tract any and all easements, building lines, etc. as set out by the plat recorded under Film Code No. 645045 of the Map Records of Harris County, Texas.
- Agreement for Underground Electric Service filed under Clerk's File No. 20120477324 of the Real Property Records of Harris County, Texas, is blanket in nature and affects all of Section 1.
- Short Form Blanket Easement for Certain Utilities as granted by instrument filed under Clerk's File No. 20120478547 of the Real Property Records of Harris County, Texas, is blanket in nature and affects all of Section 1.
- Memorandum of Agreement by and between Zion Road Properties, LLC and Legend Classic Homes, Ltd. d/b/a Princeton Classic Homes by instrument filed under Clerk's File No. 20120178700 of the Real Property Records of Harris County, Texas, affects Section 1.



VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

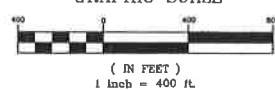
According to FEMA Firm Panel No. 48201C0230L & 48201C0265L (Effective Date June 18, 2007), part of this property is in Zone "X" and determined to be outside 100 year flood plain. No portion of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or other Flood Area.

Warning: Part of this site is within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

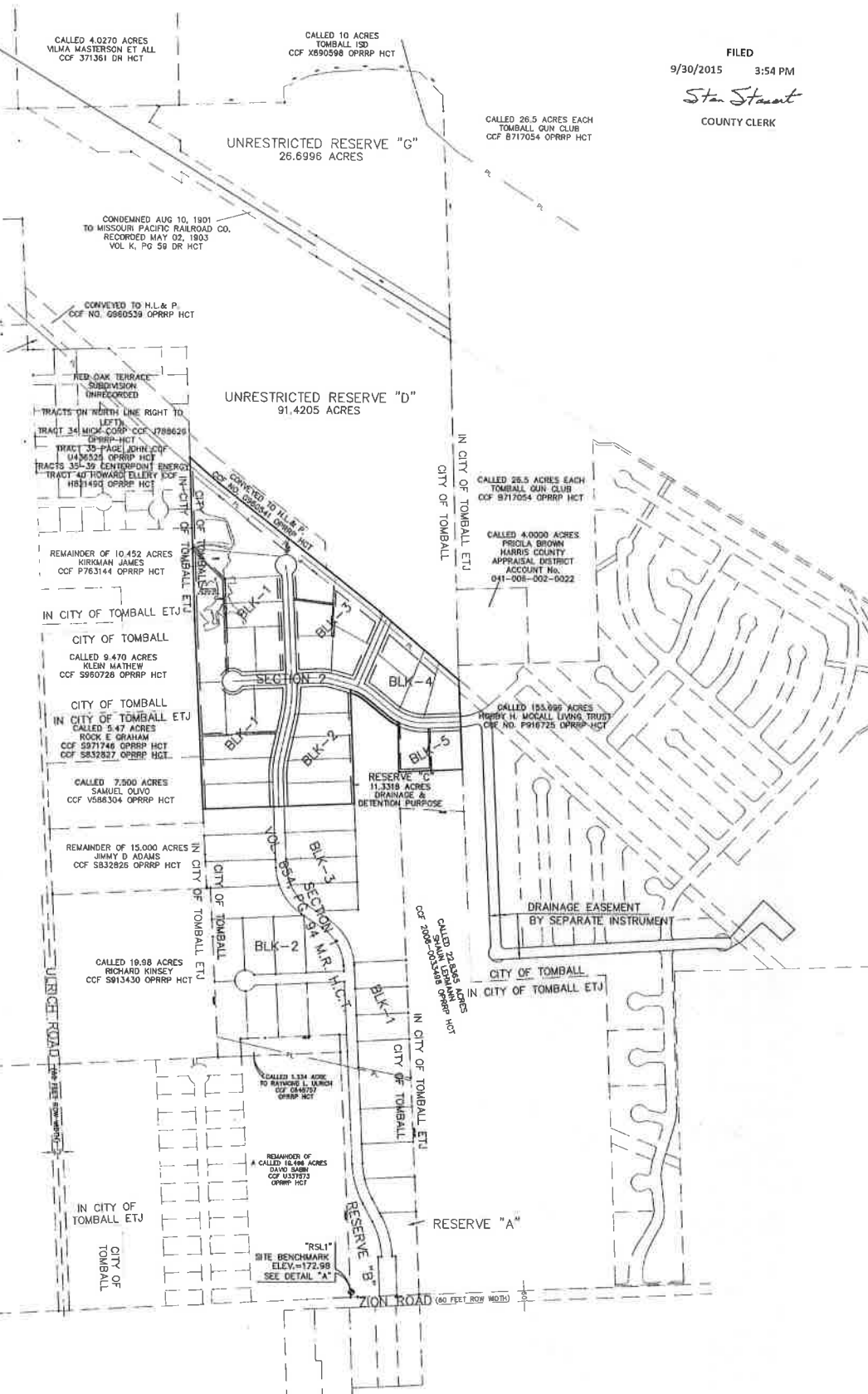
Floodplain	Acreage (approximate)
Floodway	0.00 acres
1% Floodplain	0.00 acres
0.2% Floodplain	0.00 acres
Zone "X" Floodplain (outside 0.2%)	41.26 acres

SUMMARY TABLE OF LOTS		FLOODPLAIN AREA	
BLOCK	1%	2%	
LOT	SQ. FT.	ACRES	ACRES
1	50447.83	1.2158	0.0000
2	57161.98	1.3127	0.0000
3	61303.23	1.4171	0.0000
4	48113.16	1.1016	0.0000
5	43654.89	1.0132	0.0000
6	45035.56	1.0338	0.0000
7	114767.71	2.6345	0.0000
8	43829.58	1.0054	0.0000
9	41983.71	0.9558	0.0000
10	46811.52	1.0746	0.0000
11	47616.51	1.0931	0.0000
12	53917.66	1.2768	0.0000
13	106333.03	2.4365	0.0000
BLOCK 2			
LOT	SQ. FT.	ACRES	1%
1	32016.10	0.7341	0.0000
2	31606.10	0.7240	0.0000
3	48426.22	1.1124	0.0000
4	44806.20	1.0302	0.0000
5	53869.39	1.2330	0.0000
BLOCK 3			
LOT	SQ. FT.	ACRES	1%
1	43712.59	1.0035	0.0000
2	43720.42	1.0036	0.0000
3	60334.07	1.3851	0.0000
4	61564.30	1.4133	0.0000
5	43935.61	1.0086	0.0000
BLOCK 4			
LOT	SQ. FT.	ACRES	1%
1	49667.42	1.1413	0.0000
2	43769.91	1.0048	0.0000
3	44747.92	1.0134	0.0000
4	43568.06	1.0001	0.0000
BLOCK 5			
LOT	SQ. FT.	ACRES	1%
1	43672.74	1.0023	0.0000
2	44719.06	1.0205	0.0000

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



LEGEND:

- BUILDING LINE
- UTILITY EASEMENT
- AERIAL EASEMENT
- CITY OF TOMBALL UTILITY EASEMENT
- DRAINAGE EASEMENT (PRIVATE)
- FOUND 5/8 INCH IRON RODS
- BLOCK NUMBER
- SURVEY LINE
- B.L.
- U.E.
- A.E.
- C.O.T. U.E.
- D.E.
- 5/8"
- ⊙
- ⊙



TOWN & COUNTRY SURVEYORS, LLC
28007 WINDSOR TERRACE, SUITE 400
THE WOODLANDS, TX 77380
(281) 442-8790
FAX (281) 442-8791

OWNER/DEVELOPER:
ZION ROAD PROPERTIES
ROBERT M. ALLEN, PRESIDENT
9977 W. SAM HOUSTON PKWY N., #150
HOUSTON, TX 77064
PH: 281-477-8688

ENGINEER:
DAVID P. KELLY II, P.E.
DPK ENGINEERING, LLC
32719 WINDSOR TERRACE
FULSHEAR, TX 77441
PH: 281-346-2616

SURVEYOR

REPLAT OF THE RESERVE AT SPRING LAKE SECTION TWO

41.26 Acres (1,797,375 Sq. Ft.)
BEING A REPLAT OF SECTION TWO
RESERVE AT SPRING LAKE, SECTION TWO
RECORDED UNDER FILM CODE 675047 M.R. H.C.T.

LOCATED IN THE
JOSEPH MILLER LEAGUE, A--50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS
5 BLOCKS 29 LOTS 1 RESERVE

REASON FOR REPLAT:
TO REMOVE 30' BUILDING LINE