

STATE OF TEXAS

COUNTY OF HARRIS

We, Rosehill Real Estate LLC, a Texas limited liability company, acting by and through Kenneth Schultz, sole manager and sole member of Rosehill Real Estate LLC, a Texas limited liability company, owners hereinafter referred to as Owners of the 4.012 acre tract described in the above and foregoing map of ROSEHILL ESTATES, 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 on 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 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, draws, sloughs 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 abutting 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, 63rd 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, the Rosehill Real Estate LLC, a Texas limited liability company, has caused these presents to be signed by Kenneth Schultz, sole manager and sole member, therunto authorized, this _____ day of _____, 202__.

Rosehill Real Estate LLC, a Texas limited liability company

By: _____
Kenneth Schultz, sole manager and sole member

STATE OF TEXAS

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BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Schultz, sole manager and sole member of Rosehill Real Estate 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 as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ROSEHILL ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 202__.

By: _____ or _____ By: _____
Martha L. Stein or M. Sonny Garza Margaret Wallace Brown, AICP, CNU-A
Title Chair Vice Chairman Secretary

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 202__ by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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 _____, 202__, at _____ o'clock __M., and duly recorded on _____, 202__, 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
Of Harris County, Texas

By: _____
Deputy

I, Steven L. Crews, 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 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 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.

Steven L. Crews
Texas Registration No. 4141

We, The Chasewood Bank, owner and holder of a lien against the property described in the plat known as ROSEHILL ESTATES, said lien being evidenced by instruments of record in Clerk's File Numbers RP-2022-443973 and RP-2023-64826 of the R.P.R.H.C.T. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and the effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

_____, of The Chasewood Bank

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of The Chasewood Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ 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 bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____

1. Basis of Bearings: Texas State Plane Coordinates, South Central 4204, (NAD83), GEOID 03
2. M.R.H.C.T. indicates Map Records of Harris County, Texas.
3. D.R.H.C.T. indicates Deed Records of Harris County, Texas.
4. R.P.R.H.C.T. indicates Real Property Records of Harris County, Texas.
5. FC NO. indicates Film Code Number.
6. CF NO. indicates Clerk's File Number.
7. O.P.R.O.R.P. indicates Official Property Records of Real Property

Notes:
1. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale factor 0.99993512453.
2. Unless otherwise indicated, the building line (b.l.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provision 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.
3. 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 owners. 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, 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.
4. Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.
5. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of infrastructure.
6. A private pressure cemented Water well cannot be constructed within 50 feet of the property line. A private Non-pressure cemented Water well cannot be constructed within 100 feet of the property line.
7. Subject to a 10 foot wide blanket easement for the installation and maintenance of utilities per Harris County CF No. F769726.

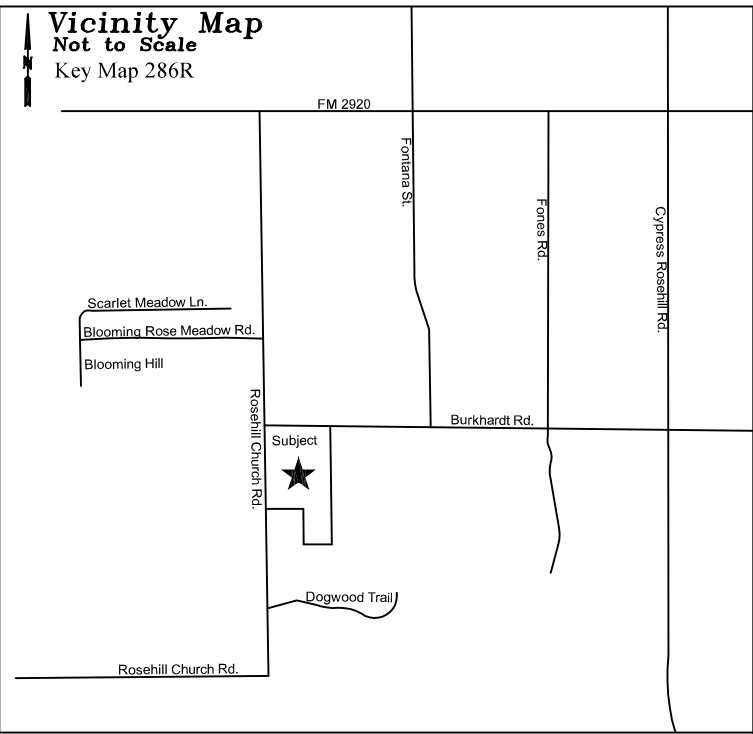
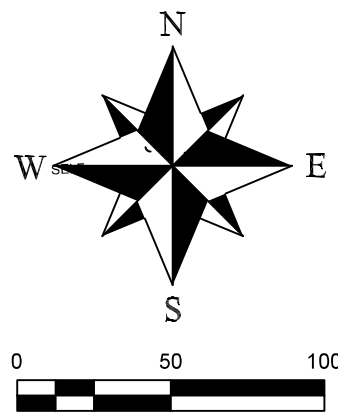
ROSEHILL ESTATES

A Subdivision of 4.012 acres of land situated in the C. D. Crenshaw Survey, Abstract Number 204, of Harris County, Texas.

2 LOTS, 1 BLOCK

Owner:
Rosehill Real Estate LLC,
a Texas limited liability company
14914 Treichel Road
Tomball, Texas 77377
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Surveyor:
C & C SURVEYING, INC.
Firm Number 10009400
3300 Egypt Lane, Suite F200
Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com



JAMES B. DAVIS
NANCY C. DAVIS
CALLED 5.500 ACRES
CF No. 20080120952
R.P.R.H.C.T.

DOYLE SR. & CYNTHIA KAY
CALLED 4.0430 ACRES
CF No. RP-2021-474783
R.P.R.H.C.T.
LOT 50, BLOCK 3
ROSEHILL RANCHES
UNRECORDED SUBDIVISION

BURKHARDT ROAD
60' R.O.W.

X: 3009577.8035
Y: 13952473.0606
Found Iron Rod
w/Survey Cap

X: 3009920.8963
Y: 13952479.1511
Found Iron Rod w/
Survey Cap

N 88°59'44" E 343.07'

JAMES BRUCE DAVIS
REMAINDER OF
CALLED 3.9641 ACRES
CF No. F283783
R.P.R.H.C.T.

BRUCE WAYNE DAVIS
CALLED 1.0000 ACRE
CF No. TP-2022-405057
R.P.R.H.C.T.

ROSEHILL CHURCH ROAD
60' R.O.W. (L439554, K595095, L439553 & X491392 H.C.D.R.)

N 03°04'11" W 261.77'

UNRESTRICTED RESERVE "A"

2.029 ACRES
88,400 Square Feet

BLOCK 1

S 02°46'36" E 254.86'

S 87°50'42" W 341.59'

DUSTIN & ASHLEY HUNT
CALLED 4.0122 ACRES
CF No. RP-2020-455628
R.P.R.H.C.T.

UNRESTRICTED RESERVE "B"

1.983 ACRES
86,376 Square Feet

S 02°46'36" E 358.48'

N 02°39'28" W 173.18'

S 87°50'42" W 195.84'

X: 3009599.8101
Y: 13952038.5640
Found 1" Iron Pipe

ROSEHILL UNITED METHODIST CHURCH
UNRESTRICTED RESERVE "A"
UNRESTRICTED RESERVE "B"
FILM CODE NUMBER 584094
M.R.H.C.T.

ROSEHILL UNITED METHODIST CHURCH
TRACT 1 CALLED 2.00 ACRES
CF No. H958171
R.P.R.H.C.T.

N 02°31'31" W 185.89'

X: 3009950.6108
Y: 13951866.4721
Found Iron Rod w/
Survey Cap

S 87°36'31" W 146.92'

DARRYL & LEANN COCHRELL
CALLED 1.9922 ACRES
CF No. T725274
R.P.R.H.C.T.

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a Texas limited liability company
14914 Treichel Road
Tomball, Texas 77377
713-253-9113

Surveyor:
C & C SURVEYING, INC.
Firm Number 10009400
3300 Egypt Lane, Suite F200
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Office: 281-356-5172
survey@ccsurveying.com
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