

CHARTER TITLE CITY PLANNING LETTER NOTES:

EASEMENTS AND OTHER ENCUMBRANCES: 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.

Terms, conditions and stipulations contained in Easement Agreement executed by and between Karla Graham Mueller, Kevin Eric Graham and Maple Tomball Ltd., dated December 23, 2002, filed December 31, 2002, recorded in/under Instrument No. W325844 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Easement and Right-of-Way Agreement executed by and between Maritla, LP and Tandem Energy Corporation, dated April 11, 2019, filed April 24, 2019, recorded in/under Instrument No. 2019-166911 of the Real Property Records of Harris County, Texas.

Mineral and/or royalty interest, as described in instrument, dated March 20, 1933, filed March 21, 1933, recorded in/under Volume 222, Page 215 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated March 27, 1933, filed April 11, 1933, recorded in/under Volume 223, Page 445 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes. Mineral and/or royalty interest, as described in instrument, dated April 8, 1933, filed April 24, 1933, recorded in/under Volume 225, Page 376 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 3, 1933, filed June 15, 1933, recorded in/under Volume 231, Page 50 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated February 9, 1937, filed February 20, 1937, recorded in/under Volume 1042, Page 608 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated October 22, 1938, filed October 29, 1938, recorded in/under Volume 1107, Page 313 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 14, 1939, filed August 24, 1939, recorded in/under Volume 1135, Page 500 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated June 14, 1939, filed August 8, 1939, recorded in/under Volume 1137, Page 1 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not checked subsequent to date of aforesaid instrument.

Mineral and/or royalty interest, as described in instrument, filed August 22, 1951, recorded in/under Volume 2325, Page 30 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Mineral and/or royalty interest, as described in instrument, dated August 7, 1957, filed January 7, 1958, recorded in/under Volume 3445, Page 157 of the Real Property Records of Harris County, Texas, reference to said instrument is hereby made for all purposes.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated December 15, 1932, filed January 23, 1933, recorded in/under Volume 218, Page 643 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated January 4, 1933, filed January 23, 1933, recorded in/under Volume 224, Page 22 of the Real Property Records of Harris County, Texas, as affected by Amendment to Mineral Lease recorded in/under Volume 231, Page 590 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated May 18, 1933, filed May 22, 1933, recorded in/under Volume 224, Page 676 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated May 24, 1933, filed June 2, 1933, recorded in/under Volume 227, Page 245 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease, dated August 2, 1988, filed June 6, 1989, recorded in/under Instrument No. M185071 of the Real Property Records of Harris County, Texas.

Terms, conditions and stipulations contained in Surface Use Agreement executed by and between Tandem Energy Corporation, successor in interest to Exxon Corporation, successor in interest to Humble Oil & Refining Company and Graham Children's Educational Trust, Norman E. Graham, Kay Marsha Graham Metcalf, Karla Graham Lee Mueller and Kevin E. Graham, dated July 18, 2000, filed July 24, 2000, recorded in/under Instrument No. U523760 of the Real Property Records of Harris County, Texas, as affected by Exchange Agreement, Including a Grant of Easement Rights and a Release of Easement Rights, and Amendment to Pipeline Easements recorded in/under Instrument No. 2019-7817 of the Real Property Records of Harris County, Texas, and as affected by Release of Easement and Right-of-Way Agreement of recorded in/under Instrument No. 2019-166910 of the Real Property Records of Harris County, Texas.

RESTRICTIONS: Recorded under Harris County Clerk's File No. RP-2022-124511, RP-2022-125780.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 8-19.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 3-19.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Row 1.

Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 54-70.

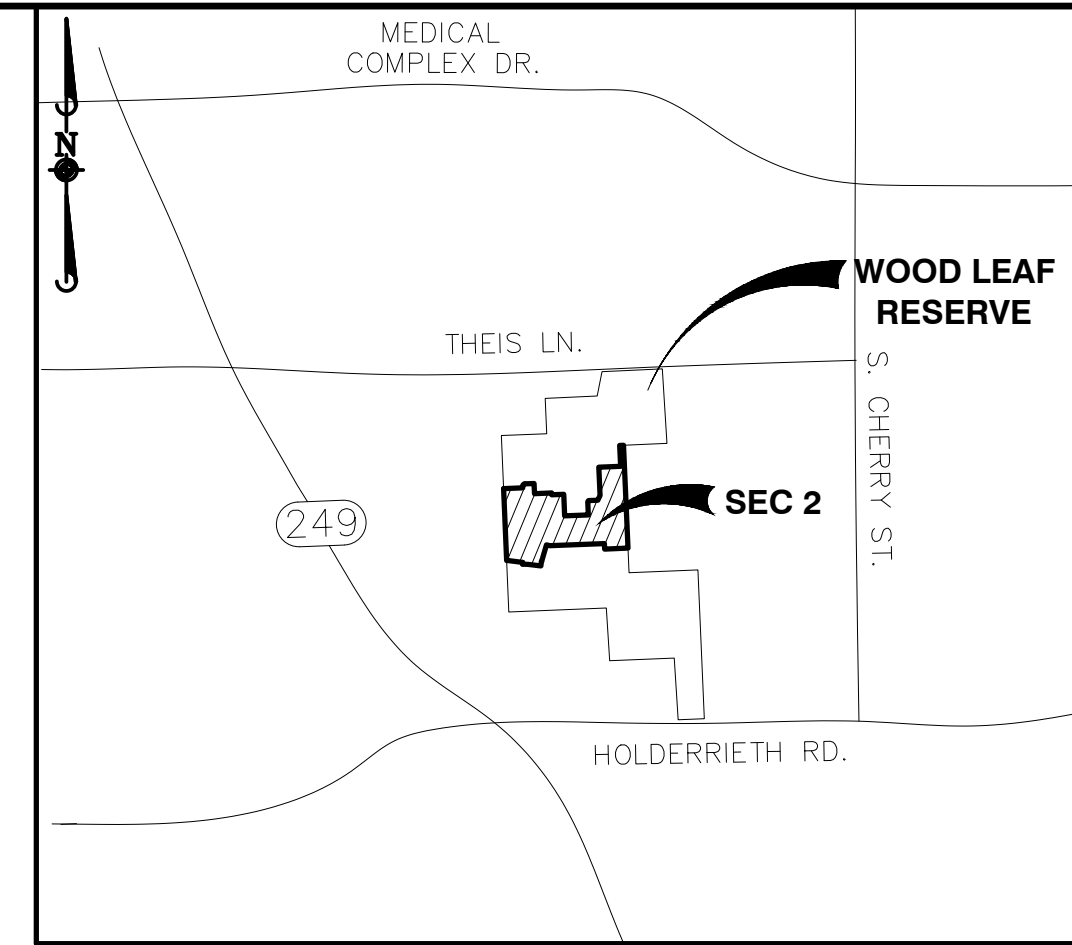
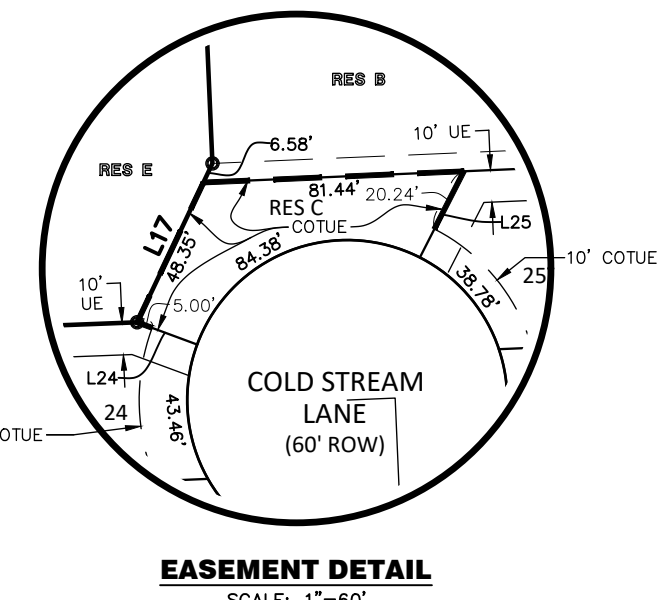
Table with 3 columns: Parcel #, Area (Sq Ft), Area (AC). Rows 33-52.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Rows C1-C19.

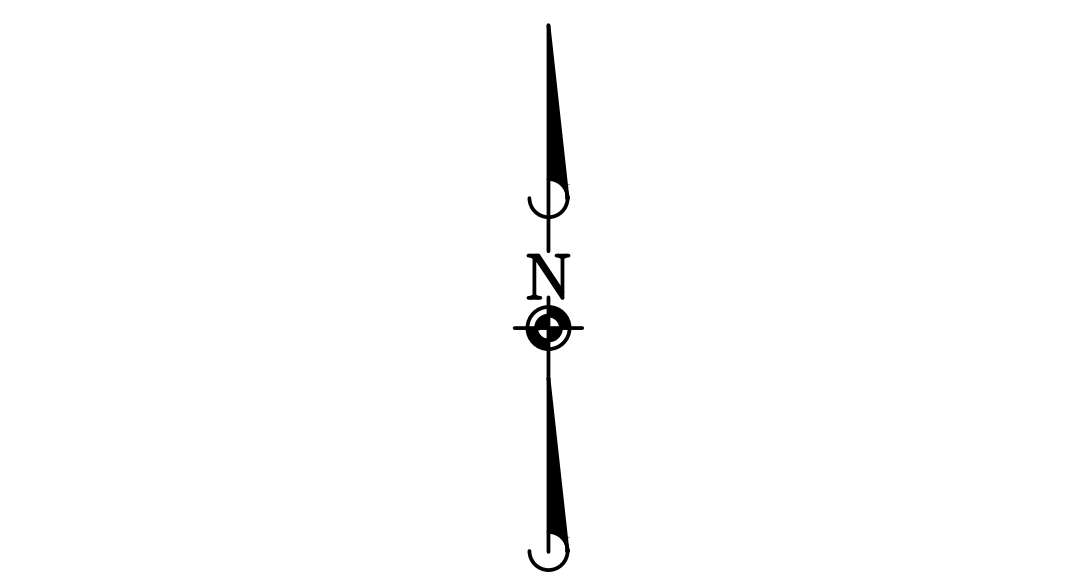
LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1-L22.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L24-L34.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Restriction. Rows A-F, TOTAL.



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



ABBREVIATIONS

- List of abbreviations and their meanings: AE= AERIAL EASEMENT, COTUE= CITY OF TOMBALL UTILITY EASEMENT, DE= DRAINAGE EASEMENT, SSE= SANITARY SEWER EASEMENT, STM SE= STORM SEWER EASEMENT, TE= TURNAROUND EASEMENT, UE= UNOBSTRUCTED VISIBILITY EASEMENT, WLE= WATER LINE EASEMENT, BL= BUILDING LINE, ROW= RIGHT-OF-WAY, HCCF= HARRIS COUNTY CLERK'S FILE, HCCDR= HARRIS COUNTY DEED RECORDS, HCCFD= HARRIS COUNTY FLOOD CONTROL DISTRICT, HCCFR= HARRIS COUNTY MAP RECORDS, HCCFRP= HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CAB= CABINET, FC= FILM CODE, VOL._PG._= VOLUME, PAGE, FND= FOUND, IR= IRON ROD, SET IR= SET 3/4" IR W/ CAP STAMPED "ELS", STR= STREET NAME CHANGE, WELL= WELL LOCATION.

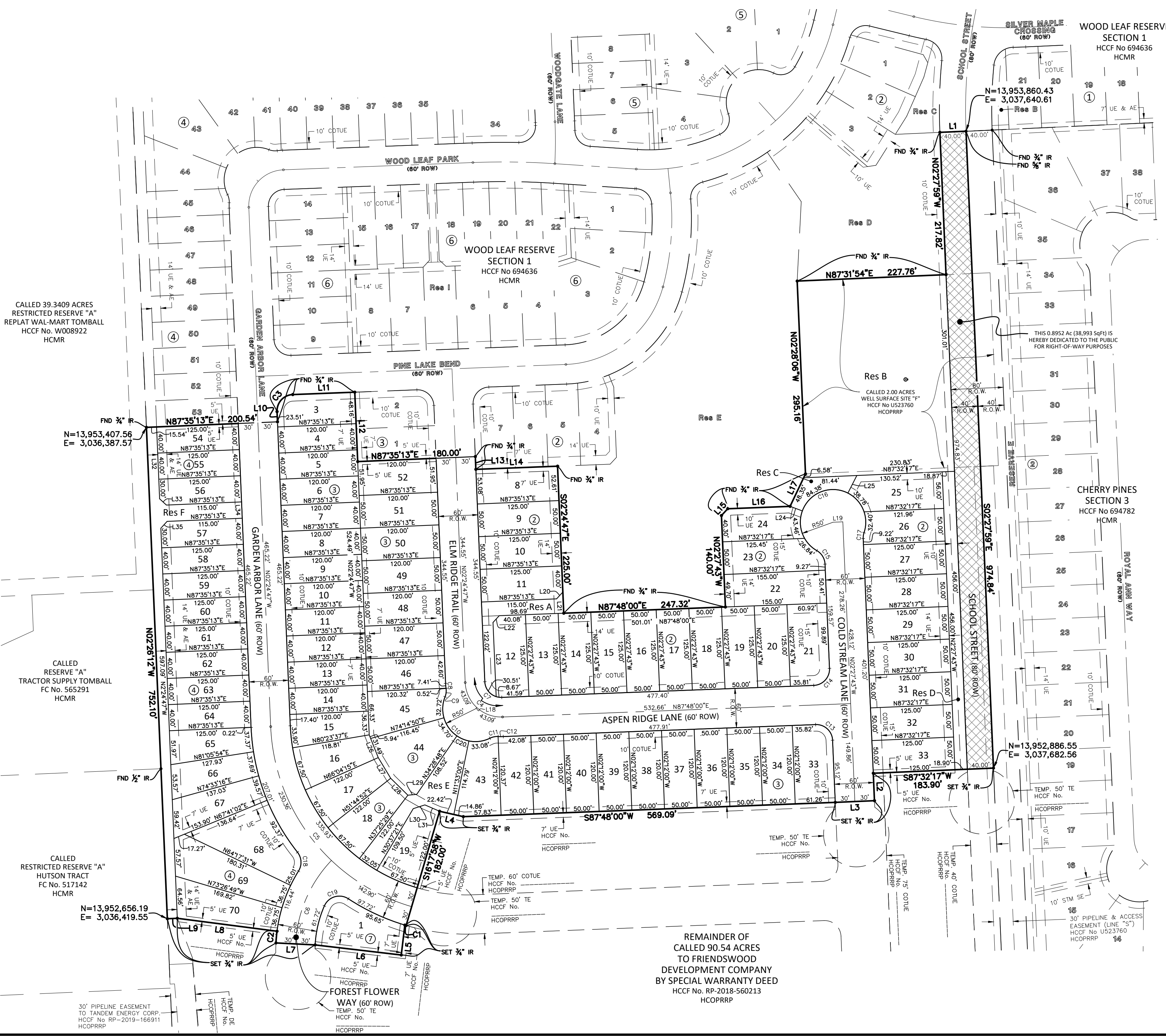
WOOD LEAF RESERVE SEC 2 - REVISED

A SUBDIVISION OF 18.02 ACRES OF LAND OUT OF THE CLAUDE N. PILLOT SURVEY, A-632 CITY OF TOMBALL, HARRIS COUNTY, TEXAS 81 LOTS 6 RESERVES 4 LOTS

APRIL 2023

OWNER/DEVELOPER: CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY 480 WILLOWOOD FOREST DR., SUITE 803 SPRING, TEXAS 77380 281-932-8907

ENGINEER/SURVEYOR: ELEVATION land solutions, TPBE REGISTRATION NUMBER F-22671 2945 TECHNOLOGY FOREST BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TPBS REGISTRATION NUMBER 10194692



- FINAL PLAT NOTES: 1. 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... 2. All easements are centered on lot lines unless shown otherwise. 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 owner... 4. Public Easements: Public easements denoted on this plat are hereby dedicated to the public forever... 5. All oil/gas wells (plugged, abandoned, and/or active) through this subdivision have been shown. 6. No building or structure shall be constructed across any pipelines, building lines, and/or easements... 7. 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). 8. This plat does not attempt to amend or remove any valid covenants or restrictions. 9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.99994049. 10. 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.

REMAINDER OF CALLED 90.54 ACRES TO FRIENDSWOOD DEVELOPMENT COMPANY BY SPECIAL WARRANTY DEED HCCF No. RP-2018-560213 HCCPRRP

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 18.02 acre (784,734 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being a portion of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property, and being a portion of the remainder of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property; said 18.02 acre (784,734 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve F of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Film Code No. 694636, Harris County Map Records, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Wal-Mart Tomball according to the plat thereof recorded in Film Code No. 519114, Harris County Map Records, and being the northwest corner of the herein described tract;

THENCE, along the south line of said Wood Leaf Reserve Section 1, the following eighteen (18) courses and distances:

- 1. North 87°35'13" East, 200.54 feet to a 5/8-inch iron rod (with cap) found;
2. North 02°24'47" West, 15.69 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing North 42°41'37" East, 35.42 feet to a 5/8-inch iron rod (with cap) found;
4. North 87°48'00" East, 94.91 feet to a 5/8-inch iron rod (with cap) found;
5. South 02°24'47" East, 106.21 feet to a 5/8-inch iron rod (with cap) found;
6. North 87°35'13" East, 180.00 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°24'47" East, 19.46 feet to a 5/8-inch iron rod (with cap) found;
8. North 87°48'00" East, 125.00 feet to a 5/8-inch iron rod (with cap) found;
9. South 02°24'47" East, 225.00 feet to a 5/8-inch iron rod (with cap) found;
10. North 87°48'00" East, 247.32 feet to a 5/8-inch iron rod (with cap) found;
11. North 02°27'43" West, 140.00 feet to a 5/8-inch iron rod (with cap) found;
12. North 42°40'08" East, 14.11 feet to a 5/8-inch iron rod (with cap) found;
13. North 87°48'00" East, 95.46 feet to a 5/8-inch iron rod (with cap) found;
14. North 25°22'36" East, 54.93 feet to a 5/8-inch iron rod (with cap) found;
15. North 02°28'06" West, 295.16 feet to a 5/8-inch iron rod (with cap) found;
16. North 87°31'54" East, 227.76 feet to a 5/8-inch iron rod (with cap) found;
17. North 02°27'59" West, 217.82 feet to a 5/8-inch iron rod (with cap) found;
18. North 87°32'01" East, 40.00 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 18.334 acre tract (Tract IV), being in the centerline of School Street (based on a width of 80-feet) recorded in Film Code No. 694636, Harris County Map Records, being on the west right-of-way line of School Road (based on a width of 40-feet) recorded in Film Code No. 694782, Harris County Map Records, and being the northeast corner of the herein described tract;

THENCE, South 02°27'59" East, along the east line of said called 18.334 acre tract (Tract IV) and along the west right-of-way line of said School Road, 974.84 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, and being the southeast corner of the herein described tract;

THENCE, South 87°32'17" West, 183.90 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°27'43" East, 41.98 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°32'17" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°48'00" West, 569.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 77°12'01" West, 37.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 16°17'58" West, 182.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, along said curve to the right in a westerly direction, with a radius of 330.00 feet, a central angle of 00°21'33", an arc length of 2.07 feet, and a chord bearing North 73°31'15" West, 2.07 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 06°49'15" West, 46.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 83°20'05" West, 132.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 87°04'13" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, along said curve to the right in a northerly direction, with a radius of 230.00 feet, a central angle of 04°28'05", an arc length of 17.94 feet, and a chord bearing North 05°09'50" East, 17.93 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 82°36'08" West, 153.73 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°33'48" West, 15.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;

THENCE, North 02°26'12" West, along west line of said called 61.013 acre tract, 752.10 feet to the POINT OF BEGINNING, CONTAINING 18.02 acres (784,734 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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 18.02 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 _____, 2023.

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: DONALD P. KLEIN CHIEF EXECUTIVE OFFICER

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 _____, 2023.

SIGNED: _____

PRINTED: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PAUL R. BRETHERTON REGISTERED PROFESSIONAL LAND SURVEYOR 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 _____, 2023 AT ____ O'CLOCK __.M., AND DULY RECORDED ON _____, 2023 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 SEC 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 _____, 2023.

BARBARA TAGUE CHAIRMAN

WOOD LEAF RESERVE SEC 2 - REVISED

A SUBDIVISION OF 18.02 ACRES OF LAND OUT OF THE CLAUDE N. PILLOT SURVEY, A-632 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

81 LOTS 6 RESERVES 4 BLOCKS

APRIL 2023

OWNER/ DEVELOPER: CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY 480 WILDWOOD FOREST DR., SUITE 803 SPRING, TEXAS 77380 281-932-8907

ENGINEER/ SURVEYOR: ELEVATION land solutions TBPE REGISTRATION NUMBER F-22671 2445 TECHNOLOGY FOREST BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TBPS REGISTRATION NUMBER 10194692