

STATE OF TEXAS

COUNTY OF HARRIS

We, Tomball Roop3K 002, LLC, a Texas limited liability company, acting by and through 3KR Ventures, LP, a Delaware limited partnership, Manager and We, HMF Americana, LLC, a Texas limited liability company, acting by and through Timothy P. Crawford, Manager, hereinafter referred to as Owners of the 13.5467 acre tract described in the above and foregoing plat of SHOPPES AT THE COTTAGE GREEN, 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 on the land so dedicated.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 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 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.

IN TESTIMONY WHEREOF, the Tomball Roop3K 002, LLC, a Texas limited liability company has caused these presents to be signed by 3KR Ventures, LP, a Delaware limited partnership, its Manager, thereunto authorized, this ____ day of _____, 2025.

Tomball Roop3K 002, LLC,
a Texas limited liability company

By: 3KR Ventures, LP,
a Delaware limited partnership,
its Manager

By: 3KR Management, Inc.,
a Delaware corporation,
its General Partner

By: _____
Keenon S. Rayner, President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____, 2025 by Keenon S. Rayner, the President of 3KR Managment, Inc., a Delaware corporation, the General Partner of 3KR Ventures, LP, a Delaware limited partnership, the Manager of Tomball Roop3K 002, LLC, a Texas limited liability company, on behalf of said entities.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2025

Notary Public in and for the State of Texas
My Commission expires:

IN TESTIMONY WHEREOF, the HMF Americana, LLC, a Texas limited liability company has caused these presents to be signed by Timothy P. Crawford, its Manager, thereunto authorized, this ____ day of _____, 2025.

HMF AMERICANA LLC,
a Texas limited liability company

By: _____
Timothy P. Crawford, Manager

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the ____ day of _____, 2025 by Timothy P. Crawford, the Manager of HMF Americana, LLC, a Texas limited liability company, on behalf of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2025

Notary Public in and for the State of Texas
My Commission expires:

We, American First National Bank, owner and holder of a lien against the property described in the plat known as SHOPPES AT THE COTTAGE GREEN, said lien being evidenced by instrument of record in the Clerk's File No. RP-2024-409272 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and 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.

By: _____

Print Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, _____, American First National Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2025

Notary Public in and for the State of Texas

My Commission expires:

We, Par Real Estate Holdings, LLC, a Texas limited liability company, owner and holder of a lien against the property described in the plat known as SHOPPES AT THE COTTAGE GREEN, said lien being evidenced by instrument of record in the Clerk's File No. RP-2024-407583 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and 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.

By: _____

Print Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF HARRIS

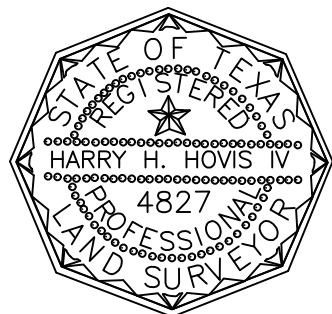
BEFORE ME, the undersigned authority, on this day personally appeared, _____, Par Real Estate Holdings, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
____ day of _____, 2025

Notary Public in and for the State of Texas

My Commission expires:

I, Harry H. Hovis IV, am 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 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.



Harry H. Hovis IV
Harry H. Hovis IV
Texas Registration No. 4827

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of SHOPPES AT THE COTTAGE GREEN in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 2025.

By: _____
Craig Meyers
Director of Community Development

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

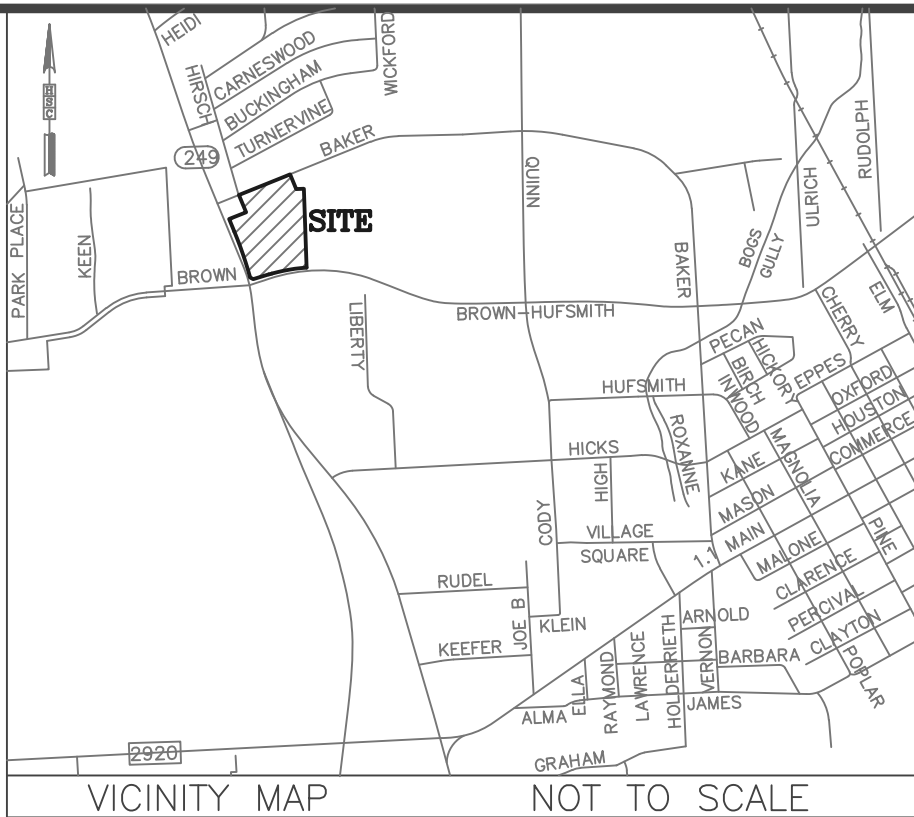
NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown or noted hereon.
- All oil/gas wells 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 at 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.
- 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 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.
- According to FEMA Firm Map Number 48201C0210L, Panel Number 480315 0210 L, (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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: 0.999953021.
- C.T.U.E. indicates City of Tomball Utility Easement, D.R.H.C. indicates Deed Records Harris County, F.C. indicates Film Code, H.C.C.F. indicates Harris County Clerk's File Number, M.R.H.C. indicates Map Records Harris County, R.O.W. indicates right-of-way, STM.S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.

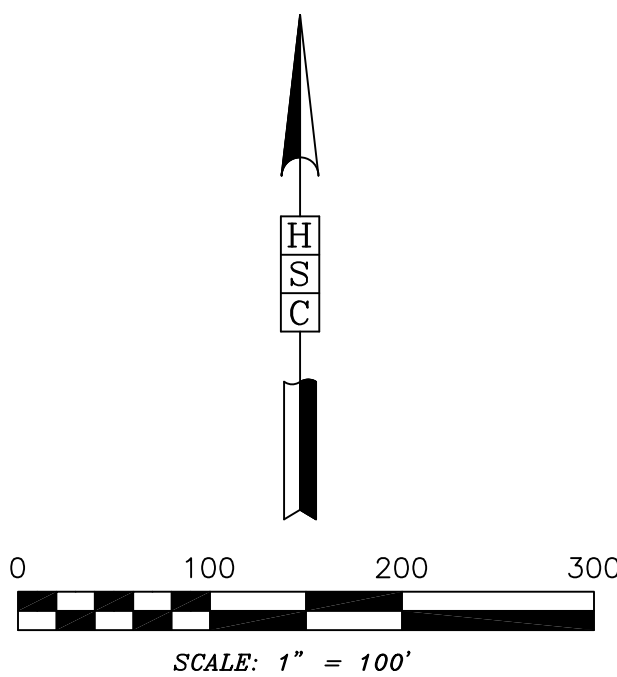
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- Subject to unlocated pipeline right-of-way easements in favor of Stanolind Pipe Line Company and recorded under Volume 940, Page 151, Volume 940, Page 152 and Volume 961, Page 515 D.R.H.C.
- Subject to unlocated pipeline easement granted to Magnolia Pipe Line Company and recorded under Volume 959, Page 247 D.R.H.C.
- Subject to unlocated pipeline easement granted to Humble Oil & Refining Company and recorded under Volume 1321, Page 124 D.R.H.C.
- Subject to Restrictive Covenants as set out in Film Code Nos. 358131, 622085 and 622259 both of the M.R.H.C. and H.C.C.F. No RP-2021-451617.
- 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 lots lines are permitted, 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.
- Drainage for the area included in this subdivision plat is being conveyed South to Tomball Drainage One Subdivision.
- Subject to terms, conditions and stipulations contained in that certain Grant of Telecommunications Easement recorded under H.C.C.F. No. RP-2024-452305.

OWNERS:
TOMBALL ROOP3K 002, LLC
A TEXAS LIMITED LIABILITY COMPANY
4001 WEST SAM HOUSTON PARKWAY NORTH, SUITE 140
HOUSTON, TEXAS 77043

HMF AMERICANA LLC,
A TEXAS LIMITED LIABILITY COMPANY
1095 EVERGREEN CIRCLE, SUITE 200-521
THE WOODLANDS, TEXAS 77380



KeyMap Page No. 288B



SHOPPES AT THE COTTAGE GREEN

A SUBDIVISION OF 13.5467 ACRES
(590,095 SQ.FT.) OF LAND BEING A
REPLAT OF A PORTION OF LOT 1 THE
SHOPPES AT SPRING COMMONS SECTION
ONE FILM CODE NO. 622085 M.R.H.C.
SITUATED IN THE JOSEPH HOUSE
SURVEY, ABSTRACT NO. 34, CITY OF
TOMBALL, HARRIS COUNTY, TEXAS
6 LOTS, 1 BLOCK

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: APRIL 7, 2025 SCALE: 1" = 100' JOB NO. 23-031-00

SHEET 1 OF 2

