

STATE OF TEXAS

COUNTY OF HARRIS

WE, COKEBUSTERS USA INC., a Delaware corporation, acting by and through Kevin Fordham, its Managing Member, and John Karring, its Secretary, being officers of COKEBUSTERS USA INC., a Delaware corporation, owners in this section after referred to as owners (whether one or more) of the 5,0001 acre tract described in the above and foregoing plat of **COKEBUSTERS DIVE**, 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 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 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 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 purposes 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 all 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 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, COKEBUSTERS USA INC., a Delaware corporation, has caused these presents to be signed by Kevin Fordham, its Managing Member, thereunto authorized, attested by its secretary, John Karring, and its common seal hereunto affixed this

_____ day of _____, 2025.

COKEBUSTERS USA INC.,
a Delaware corporation

By: _____
Kevin Fordham,
Managing Member

By: _____
John Karring,
Secretary

STATE OF _____

COUNTY OF _____

BEFORE Me, the undersigned authority, on this day personally appeared Kevin Fordham, 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, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

STATE OF _____

COUNTY OF _____

BEFORE Me, the undersigned authority, on this day personally appeared John Karring, 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, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Michael R. O'Dell, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

Michael R. O'Dell
Registered Professional Land Surveyor
State of Texas No. 4942

Date

ENCUMBRANCES CERTIFICATE

I, Michael R. O'Dell, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further, certify that this plat represents all of the contiguous land which the Red Rock Capital Holdings, LLC, owns or has a legal interest in.

Michael R. O'Dell
Registered Professional Land Surveyor
State of Texas No. 4942

Date

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of **COKEBUSTERS DIVE** in conformance with the laws of the state and the ordinances of the city 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, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 20____, at _____ o'clock ____M., and at Film Code No. _____ 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

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

GENERAL NOTES

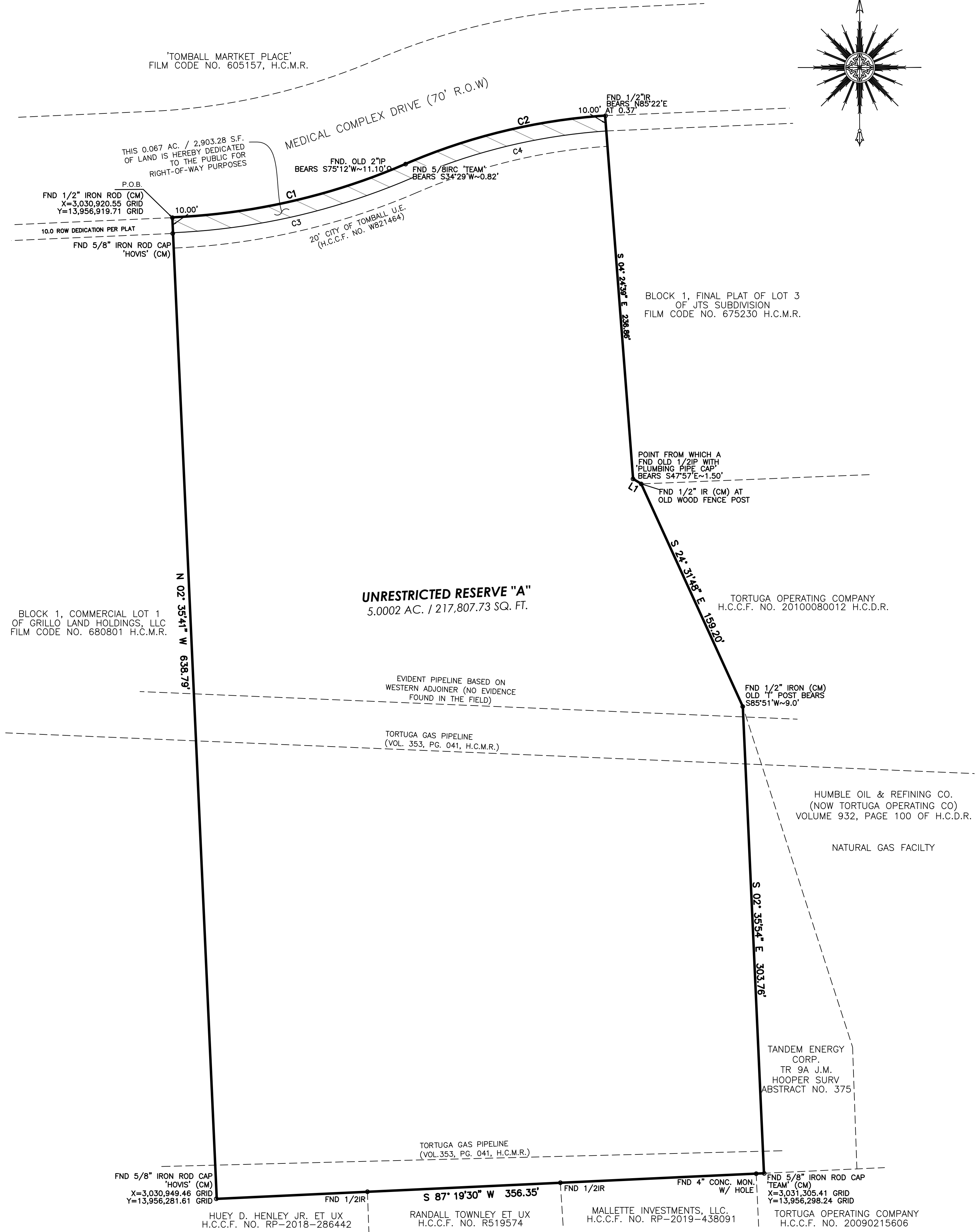
1) Abbreviations, unless otherwise stated, are as follows:

- | | |
|------------|--|
| B.L. | - Building Line |
| D.E. | - Drainage/Storm Sewer Easement |
| DOC | - Document |
| ESMT. | - Easement |
| F.C. | - Film Code |
| FND | - Found |
| H.C.C.F. | - Harris County Clerk's File |
| H.C.D.R. | - Harris County Deed Records |
| H.C.M.R. | - Harris County Map Records |
| IP | - Iron Pipe |
| IR | - Iron Rod |
| NO. | - Number |
| O.P.R.R.P. | - Official Public Records of Real Property |
| PG. | - Page |
| P.O.B. | - Point of Beginning |
| R.O.W. | - Right-of-Way |
| SQ.FT. | - Square Feet |
| S.S.E. | - Sanitary Sewer Easement |
| U.E. | - Utility Easement |
| W.L.E. | - Water Line Easement |
| VOL. | - Volume |

2) The bearings and coordinates shown hereon are based on TXSPC South Central Zone 4204, GRID NAD 83, using LEICA SMARTNET. Distances are surface and may be brought to grid by dividing by a combined scale factor of 1.0000466.

3) 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 it's 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.

- 4) According to FEMA Firm Panel No. 48201C0210L (effective date June 18, 2007), this property is: 1) partially located within unshaded zone X, areas determined to be outside the 0.2% annual chance floodplain; 2) partially located within Unshaded Zone X, areas determined to be outside the 0.2% annual chance floodplain; 3) partially located within Shaded Zone X, areas of 0.2% annual chance of flood and areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and, areas protected by levees from 1% annual chance flood; and, 4) partially located within Zone AE, special flood hazard area subject to inundation by the 1% annual chance flood, with base flood elevations determined.
- 5) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 6) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 7) 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.
- 8) This plat does not attempt to amend or remove any valid covenants or restrictions.



COKEBUSTERS DIVE

A SUBDIVISION OF 5,0001 AC. / 217,807.73 SQ. FT.,
BEING PART OF TRACT OF THE "CHARLOTTE L. BAILEY", SITUATED IN THE JOHN M.
HOPPER SURVEY, A-375, PER H.C.C.F. NO. RP-2018-17593, REAL PROPERTY RECORDS
OF HARRIS COUNTY, TEXAS.

1 BLOCK 0 LOTS 1 RESERVES

JULY 2025

Owners
COKEBUSTERS USA INC.,
a Delaware corporation
6748 Theall Road,
Houston, Texas 77066

Surveyor
AXIOM

AXIOM LAND SURVEYING, LLC
1304 Langham Creek Drive, Suite 140,
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www.AxiomLS.net
TBPELS FIRM #10194789