

**FIRST AMENDMENT TO  
SUBDIVISION DEVELOPMENT AGREEMENT  
BETWEEN WALLER COUNTY, TEXAS AND  
ENCLAVE GASSNER TRACT, LLC FOR  
LA SEGARRA SUBDIVISION**

This First Amendment to Subdivision Development Agreement with attached exhibits (this "Amendment") is entered into by and between Waller County, Texas ("County"), a political subdivision of the State of Texas, and Enclave Gassner Tract, LLC ("Developer"), a Delaware limited liability company, for the La Segarra subdivision.

**WHEREAS**, County and Developer entered into that certain Subdivision Development Agreement, dated effective as of October 26, 2022, for development of the La Segarra subdivision (Contract ID # 221026-12) (the "Original Agreement")(together with this Amendment, the "Agreement"); and

**WHEREAS**, the Developer's Property, as defined in the Original Agreement, consists of approximately 212.72 acres of real property in Waller County, Texas, and Developer has purchased approximately 29.48 acres of additional real property in Waller County, Texas, to be developed as part of the La Segarra subdivision ("Additional Developer's Property")(together with the Developer's Property as described and defined in the Original Agreement, the "Amended Developer's Property"); and

**WHEREAS**, Developer desires to the develop the Amended Developer's Property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patters, etc. details in the attached Plan of Development (Exhibit B) and General Land Plan (Exhibit C) with the approved variances (Exhibit D);

**WHEREAS**, County and Developer desire to enter into this Amendment to reflect the addition of the Additional Developer's Property to the La Segarra subdivision and to reflect their mutual understanding regarding the development of the Amended Developer's Property;

**IN CONSIDERATION** of the mutual covenants and promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Real Property Description (Exhibit A), Plan of Development (Exhibit B), and General Land Plan (Exhibit C) with the approved variances (Exhibit D) of the Original Agreement are amended and replaced in their entirety to include the Additional Developer's Property.

2. This Amendment shall be for the benefit of and appurtenant to the Amended Developer's Property and reflected in a memorandum of this Agreement. The Memorandum of this Amendment, in a form substantially similar to that set forth in Exhibit E, shall be signed by the parties and filed in the deed records of Waller County, Texas.

3. Except as specifically amended in this Amendment, the Original Agreement shall remain in full force and effect in accordance with its original terms and conditions. In the event of a conflict, the terms of this Amendment shall control.

**[SIGNATURES COMMENCE ON FOLLOWING PAGE]**

**IN WITNESS WHEREOF**, the parties hereto have approved and executed this Amendment on the dates listed below, to be effective as of \_\_\_\_\_, 2026.

**WALLER COUNTY**

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STATE OF TEXAS           §  
  §  
COUNTY OF WALLER       §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, Waller County Judge, on behalf of Waller County, Texas, a political subdivision of the State of Texas.

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Notary Public in and for  
the State of T E X A S


(SEAL)

**ENCLAVE GASSNER TRACT, LLC**  
A Delaware limited liability company

By: Gassner 362, LLC  
A Texas limited liability company  
Its Manager Member


By: Gassner 362 Manager, LLC  
A Texas limited liability company  
Its Manager

By: Bold Fox Development LLC  
A Texas limited liability company  
Its Manager

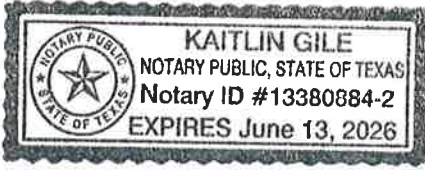
By:   
\_\_\_\_\_  
Alex Kamkar  
Managing Member

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF Harris   §

This instrument was acknowledge before me on the 8<sup>th</sup> day of April, 2026 by Alex Kamkar, Managing Member of Bold Fox Development LLC, a Texas limited liability company, being the Manager of Gassner 362 Manager, LLC, a Texas limited liability company, being the Manager of Gassner 362, LLC, a Texas limited liability company, being the Manager Member of Enclave Gassner Tract, LLC, a Delaware limited liability company, on behalf of said entities.

  
\_\_\_\_\_  
Notary Public in and for the  
State of T E X A S

(SEAL)



## **EXHIBITS**

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit E – Memorandum of Agreement

**Exhibit A**

Real Property Description



TBPE No. F-726  
TBPLS No. 10092300

## ***198.05 ACRES***

FIELD NOTES of a 198.05 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 198.05 acre tract of land being out of and a part of a called 257.144 acre tract of land as conveyed to Verosa Philipp, David W. Philipp, Thomas M. Philipp, Mark A. Philipp and Benjamin Lee Philipp and recorded in Waller County Clerk's File No. (W.C.C.F. No.) 1606513; said 198.05 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

**BEGINNING** at a 1-inch iron pipe found for the Southerly Northwest corner of this tract of land and the Northwest corner of a called 43.1414 acre tract as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Deed Records of Waller County, Texas (D.R.W.C.TX.), also being the common east corner of a called 1.6070 acre tract as conveyed to John & Marsha West and recorded in Volume 629, Page 40 D.R.W.C.TX. and a called 1.6070 acre tract as conveyed to Johnny F. Nimmons and recorded in Volume 913, Page 634 D.R.W.C.TX.

- 1) **THENCE** N 01°56'58" W with the Westerly line of this tract of land and the East line of said 1.6070 acre tract a distance of 200.00 feet to a 1/2-inch iron pipe found the most Northwest corner of this tract of land, the Northeast corner of said called 1.6070 acre tract and being in the South line of a called 0.9116 acre tract as conveyed to Ashley K. Lopez & Virgilio D. Lopez and recorded in Volume 1444, Page 633 D.R.W.C.TX.
- 2) **THENCE** N 87°29'25" E (called N 87°49'02" W) with the North line of this tract of land a distance of 47.68 feet to a 5/8-inch iron rod found for the Southeast corner of said 0.9116 acre tract and the Southwest corner of a



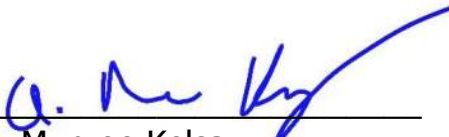
called 1,464.203 acre tract as conveyed to Royal Wailea Investment, LP and recorded in Volume 1313, Page 368 D.R.W.C.TX.

- 3) **THENCE** N 87°47'35" E (called N 87°49'02" W) with the North line of this tract of land and the South line of said 1,464.203 acre tract a distance of 1,112.56 feet to a 1/2-inch iron pipe found for an angle point in the North line of this tract of land.
- 4) **THENCE** N 87°46'09" E (called N 87°49'02" W) continuing with the North line of this tract of land and the South line of said 1,464.203 acre tract a distance of 1,551.76 feet to a 1/2-inch iron pipe found for the Northeast corner of this tract of land, the Southeast corner of said 1,464.203 acre tract and in the West line of a called 492.7536 acre tract as conveyed to LSEK Waller, LP and recorded in W.C.C.F. No. 1300452.
- 5) **THENCE** S 01°59'14" E (called S 02°12'58" E, 4,129.30 feet) with the East line of this tract of land and the West line of said 492.7536 acre tract a distance of 4,098.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land, in the West line of a called 71.0164 acre tract as conveyed to LSEK Waller, LP and recorded in W.C.C.F. No. 1300452 and in the North right-of-way line of Gassner Lane (60 feet wide).
- 6) **THENCE** S 87°49'02" W (called N 87°45'27" E, 30.00 feet) with the South line of this tract of land and the North right-of-way line of said Gassner Lane a distance of 25.69 feet to a 5/8-inch iron rod found for the Southeast corner of a called 3.144 acre tract as conveyed to Brian Lenard Philipp and recorded in Volume 708, Page 9 D.R.W.C.TX.
- 7) **THENCE** N 02°02'05" W (called N 01°56'58" W, 626.13 feet) with the East line of said 3.144 acre tract a distance of 627.34 feet to a 5/8-inch iron rod found for the Northeast corner of said 3.144 acre tract.
- 8) **THENCE** S 87°52'37" W (called S 87°49'02" W, 208.71 feet) with the North line of said 3.144 acre tract a distance of 208.69 feet to a 1/2-inch iron pipe found for the Northwest corner of said 3.144 acre tract.



- 9) **THENCE** S 02°02'06" E (called S 01°56'58" E, 626.13 feet) a distance of 627.55 feet to a 5/8-inch iron rod found for the Southwest corner of said 3.144 acre tract, in the South line of this tract of land and in the North right-of-way line of said Gassner Lane.
- 10) **THENCE** S 87°49'02" W (called S 87°45'27" W) with the South line of this tract of land and the North right-of-way line of said Gassner Lane a distance of 1,874.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land and the Southeast corner of the a forementioned called 43.1414 acre tract.
- 11) **THENCE** N 01°56'58" W with the West line of this tract of land and the East line of said 43.1414 acre tract a distance of 3,893.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of said 43.144 acre tract and an internal corner of this tract of land.
- 12) **THENCE** S 88°03'02" W with the North line of said 43.1414 acre tract a distance of 605.58 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 198.05 acres (8,626,945 sq. ft.) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

  
 \_\_\_\_\_  
 A. Munroe Kelsay  
 Texas Registration No. 5580  
 10011 Meadowglen Lane  
 Houston, Texas 77042  
 713-784-4500



*Date:* 02/02/2022  
*Job No:* 211-127.00  
*File No:* R:\2021\211-127-00\Docs\Description\Boundary\211-127-00 LTS(197 ac).docx



TBPE No. F-726  
TBPLS No. 10092300

## ***14.67 ACRES***

FIELD NOTES of a 14.67 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 14.67 acre tract of land being out of and a part of a called 43.1414 acre tract of land as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Deed Records of Waller County, Texas (D.R.W.C.TX.); said 14.67 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

**BEGINNING** at a 1-inch iron pipe found for the Northwest corner of this tract of land and the Northwest corner of said 43.1414 acre tract, the Southerly Northwest corner of a called 257.144 acre tract as conveyed and recorded in Waller County Clerk's File Number (W.C.C.F. No.) 1606513, also being the common east corner of a called 1.6070 acre tract as conveyed to John & Marsha West and recorded in Volume 629, Page 40 D.R.W.C.TX. and a called 1.6070 acre tract as conveyed to Johnny F. Nimmons and recorded in Volume 913, Page 634 D.R.W.C.TX.

- 1) **THENCE** N 88°03'02" E along the North line of this tract of land and the Southeasterly line of said 257.144 acre tract a distance of 605.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of this tract of land and said 43.1414 acre tract, an angle point of said 257.144 acre tract.



- 2) **THENCE** S 01°56'58" E with the East line of this tract of land and the Southeasterly line of said 257.144 acre a distance of 3,893.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land and the Southwest corner of said 257.144 acre tract, also being in the North right-of-way line of Gassner Lane (60 feet wide).
- 3) **THENCE** S 87°49'02" W (called S 87°45'27" W) with the most Southerly line of this tract of land and the North right-of-way line of said Gassner Lane a distance of 53.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land from which a 5/8-inch iron rod found for the Southeast corner of a called 1.00 acre tract as conveyed to Edwin Lake and recorded in Volume 1261, Page 394 D.R.W.C.TX. bears S 87°49'02" W, 329.31 feet.
- 4) **THENCE** N 01°56'58" W with the West line of this tract of land at a distance of 2,324.75 feet pass a 5/8-inch iron rod found for an internal corner of said 43.1414 acre tract and the Southeast corner of a called 10.00 acre tract as conveyed to Sidney Sutton and recorded in Volume 554, Page 702 D.R.W.C.TX., continue a distance of 3,113.75 feet to a 5/8-inch iron rod found for an internal corner of this tract of land and the Northeast corner of said 10.00 acre tract and an internal corner of said 43.1414 acre tract.
- 5) **THENCE** S 88°03'02" W with the South line of this tract of land, the most Northerly South line of said 43.1414 acre tract and the North line of said 10.00 acre tract a distance of 552.10 feet to a 5/8-inch iron rod found for the Northwest corner of said 10.00 acre tract and a point in the East line of a called 1.6070 acre tract as conveyed to Norman Waters & Susan Waters as recorded in Volume 1395, Page 735 D.R.W.C.TX.



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- 6) **THENCE** N 01°56'58" W with the West line of this tract of land at a distance of 180.04 feet pass a 5/8-inch iron rod found for the common East corner of said 1.6070 acre tract and the Southeast corner of a called 0.8035 acre tract as conveyed to Mike Skillman and recorded in W.C.C.F. No. 1604816, at a distance of 479.58 feet pass a 3/8-inch iron rod found for the common East corner of a called 0.8035 acre tract as conveyed to 4619 Sport Flyers Lane LLC as recorded in Volume 1403, Page 640 D.R.W.C.TX. and a called 0.8035 acre tract as conveyed to Ted Callahan, Jr. and recorded in Volume 1303, Page 798 D.R.W.C.TX., at a distance of 579.99 feet pass a 1/2-inch iron pipe found for the common East corner of said 0.8035 acre tract and the aforementioned 1.6070 acre tract, continue a total distance of 780.01 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 14.67 acres (638,855 sq. ft.) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

A handwritten signature in blue ink, appearing to read "A. Munroe Kelsay", written over a horizontal line.

A. Munroe Kelsay  
Texas Registration No. 5580  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



*Date:* 02/02/2022

*Job No:* 211-127-00

*File No:* R:\2021\211-127-00\Docs\Description\Boundary\211-127-00 LTS(14 ac).docx



TBPE No. F-726  
TBPLS No. 10092300

## ***29.48 ACRES***

FIELD NOTES of a 29.48 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 29.48 acre tract of land being out of and a part of the residue of a called 43.1414 acre tract of land as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Deed Records of Waller County, Texas (D.R.W.C.TX.) and all of a called 1.00 acre tract as conveyed to Edwin Lake and recorded in Volume 1261, Page 394 D.R.W.C.TX.; said 29.48 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

**BEGINNING** at a 1/2-inch iron pipe found for the Northwest corner of this tract of land, the Southwest corner of a called 10.00 acre tract as conveyed to Sidney Sutton and recorded in Volume 554, page 702 D.R.W.C.TX., also being in the East line of a called 1.1892 acre tract as conveyed to Gary Lynn Parr and recorded in Volume 752, Page 877 D.R.W.C.TX.

- 1) **THENCE** N 88°03'02" E along the North line of this tract of land and the South line of said 10.004 acre tract a distance of 552.10 feet to a 5/8-inch capped iron rod found for the Northeast corner of this tract of land, the Southeast corner of said 10.00 acre tract and being in the Westerly line of a called 198.08 acre tract as conveyed to Enclave Gassner Tract LLC and recorded in Waller County Clerk's File Number (W.C.C.F. No.) 2205353.
- 2) **THENCE** S 01°56'58" E with the East line of this tract of land and the Westerly line of said 198.08 acre a distance of 2,324.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of this tract of land and the Southwest corner of said 198.08 acre tract, also being in the North right-of-way line of Gassner Lane (60 feet wide).



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- 3) **THENCE** S 87°49'02" W with the South line of this tract of land and the North right-of-way line of said Gassner Lane; at a distance of 328.98 feet pass a 5/8-inch iron rod found for the Southeast corner of said 1.00 acre tract; at a distance of 522.10 feet pass a found 5/8-inch iron rod; continue a total distance of 552.10 feet to a 1/2-inch iron pipe found for the Southwest corner of this tract of land and the Southeast corner of a called 1.607 acre tract of land as conveyed to Christopher C. Kowalis and Janice A. Kowalis and recorded in Volume 1310, Page 685 D.R.W.C.TX.
  
- 4) **THENCE** N 01°56'58" W with the West line of this tract of land and the West line of said Residue of a 43.1414 acre tract a distance of 2,327.00 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 29.48 acres (1,284,116 sq. ft.) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

A handwritten signature in blue ink, appearing to read 'A. Munroe Kelsay', written over a horizontal line.

A. Munroe Kelsay  
Texas Registration No. 5580  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



*Date:* 02/04/2025

*Job No:* 211-127-00-500

*File No:* R:\2021\211-127-00-500\Docs\Description\211-127-00-500 LTS(29.48 ac)\_DESC.docx

## **Exhibit B**

### Plan of Development

**EXHIBIT B**  
**PLAN OF DEVELOPMENT**  
**LA SEGARRA**

**A. Introduction**

This following document represents the first amendment to the La Segarra Plan of Development, as approved by Waller County (County) on October 26, 2022. The purpose of the revised plan is to incorporate the addition of roughly 30 acres along the southwest boundary of the original boundary of the project.

La Segarra (Project) is a master planned community consisting of approximately 242.2 acres located north of Gassner Lane, south of the future extension of Stockdick Road, and east of Sport Flyers Lane, located fully in Waller County. It is approximately three miles north of the City of Brookshire.

The developer desires to construct a community surrounded by recreational amenities and open space, with a wide range of housing types and prices.

This Plan of Development (PD), its description, rules, and regulations shall apply to the entirety of property as is depicted on Figure 2 - Conceptual Plan.

1. This Plan of Development includes the following sections:

- A. Introduction
- B. General Provisions
- C. Land Uses
- D. Development Regulations
- E. Parks, Recreation and Trails
- F. Street Plan & Cross-Sections
- G. Building Regulations

## B. General Provisions

1. The PD approved herein will be constructed, developed, and maintained in compliance with this Development Agreement and other applicable ordinances of the County. If any provision or regulation of any County ordinance applicable to the Project is not contained in this PD, all the regulations contained in the County's ordinance in effect on the effective date of this agreement will apply to the Project as though written herein, except to the extent the County regulation or provision conflicts with a provision of this Development Agreement.
2. If there are discrepancies between the text of this document and the figures attached, the text shall prevail.
3. The Project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1 - Boundary Exhibit

Figure 2 - Conceptual Plan

Figure 3 - Landscape and Open Space Plan

Figure 4 - Street Cross-Section, Local Residential Street

Figure 5 - Street Cross-Section, Collector Street

Figure 6 - Fence Exhibit

Figure 7 - FM 362 & Gassner Road Intersection Improvements

Figure 8 - Street Sign Example

4. A homeowners' association has been established and made legally responsible to maintain all common areas, private streets, recreation reserves, and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
5. The homeowners' association shall enforce restrictions regarding on-street parking on residential streets. Said restrictions regarding on-street parking cannot be omitted, amended, or changed without the review and favorable vote of the Waller County Commissioner's Court.
6. Developer agrees to provide "Increased Standard" street concrete thickness as provided in the table below, unless a geotechnical analysis demonstrates that improvements to subgrade will provide better long-term stability and reduced maintenance burden for the road, in which case the "Minimum Standard" below shall be provided with the recommended subgrade composition per the analysis.

<b>Paving Standards</b>	Local Streets	Collector Streets
Minimum Standard	6" thick concrete	7" thick concrete
Increased Standard	7" thick concrete	8" thick concrete

7. The developer shall fund Gassner Road improvements from the Project entrance to the FM 362 intersection. As a part of these improvements, a left turn lane shall be provided at the intersection of FM 362 and Gassner Road, as shown in Figure 7.
8. The developer has previously provided \$125,000.00 to Waller County for one-third (1/3) of the estimated cost of the signal to be located at the intersection of Gassner Road and FM 362.
9. A traffic impact analysis has been prepared by the developer which instructs where Gassner Road will be improved to concrete and where the concrete will transition back to asphalt.
10. The developer shall maintain a maintenance bond in accordance with Waller County Subdivision Rules and Regulations.
11. Waller County Municipal Utility District No. 45 has been created upon the property associated with the Project described in Exhibit 'A' to the Agreement.
12. The developer desires to have custom street name signs within the Project. Because of this, the Homeowners' Association shall be responsible for the maintenance and upkeep of said signs in perpetuity. The signs shall substantially conform to the example shown in Figure 8. Any of the symbols shown in Figure 8 may be used on the street sign. The County has the right to compel the Homeowners' Association to replace any street sign should the County find that a sign is no longer legible or has been damaged in a way that prevents safe wayfinding.

### C. Land Uses

1. The maximum number of single-family lots shall not exceed 875 lots (unless additional tracts of land are acquired and added to this PD).
2. In accordance with the proposed PD, a portion of the land will be allocated for neighborhood park purposes, to equal one acre for each 54 proposed dwelling units. A minimum of 14.80 acres shall be dedicated for these purposes ( $799 \text{ lots}/54 = 14.80 \text{ acres}$ ). If additional lots are platted, the commensurate amount of park land shall be dedicated. A park land dedication table shall be provided with each plat to ensure compliance with this requirement. The requirements for the park land are described in Section E. Each plat does not need to stand on its own with regard to park land dedication as park land dedication shall be considered on a project total basis.
3. Multi-family development shall be prohibited within the Project.
4. Build-to-Rent (BTR) type development (single-family lots not intended for sale to individual buyers) is prohibited within the Project.

## D. Development Regulations

Area within the PD shall be developed in accordance with the following regulations:

1. The maximum number of lots shall not exceed 875 lots (unless additional tracts of land are acquired and added to this PD).
2. Development wide, a minimum of 52% of the lots shall be at least 50 feet wide, a minimum of 3% of the lots shall be 45 feet wide, and a maximum of 45% of the lots shall be 40 feet wide.
3. Of the 30 acres added to the PD via Amendment No. 1, a minimum of 42% of the lots shall be 50 feet wide or greater. Of the remaining 58% of lots, a minimum of 50% shall be 45' wide or greater.
4. Minimum lot size: Forty (40') feet minimum width as approved by variance by Commissioner's Court on March 23, 2022, and described in Exhibit C.
5. Maximum lot coverage: Sixty-five (65%) percent calculated as the ground covered by building structures, principal, or accessory, of the gross lot surface area.
6. Minimum front yard building setback: 25-feet; measured from the front property/right-of-way line and 25' shall be required for garages.
7. Minimum side yard building setbacks: 5-feet for interior, non-corner lots and the non-street side of corner lots; 15-foot exterior side yard for corner lots. Minimum 25-foot garage setback if the garage door faces the side street.
8. Minimum rear yard building setback: 10-feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major thoroughfare, the minimum rear yard building setback is twenty-five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major thoroughfare and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major thoroughfare.
9. The minimum right-of-way width for local streets within the PD shall be 50-feet as approved by variance by Commissioner's Court on March 23, 2022, and described in Exhibit C. The minimum right-of-way width for collector streets within the PD shall be 60-feet as approved by variance by Commissioner's Court on July 27, 2022, and described in Exhibit C.

10. Curves along local streets shall have a minimum centerline radius of 300-feet. Reverse curves shall be separated by a tangent distance of not less than 50-feet. This shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50-feet. The provisions of this standard were approved by variance by Commissioner's Court on March 23, 2022, and are further described in Exhibit C. Curves along collector streets shall have a minimum centerline radius of 650-feet with reverse curves separated by a tangent distance of not less than 200-feet, as approved by variance by Commissioner's Court on September 14, 2022, and described in Exhibit C.
11. Cul-de-sac bulbs shall have a 50-foot right-of-way radius and a 42-foot paving radius as approved by variance by Commissioner's Court on March 23, 2022, and described in Exhibit C.
12. Shade Trees:
  - (a) All lots shall have a minimum of one (1) tree, planted in the front yard setback. The trees must be a minimum of two and one-half (2-1/2) inches in caliper width and a minimum height of eight (8) feet as measured at the tree trunk from the ground as planted.
  - (b) In addition, on corner lots, one tree shall be provided within 15-feet of a street-side lot line per 50-feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback.

13. Parking:

Each single-family home in the Project shall be subject to parking restrictions to be memorialized in separately filed covenants and restrictions as follows:

- (a) Resident Parking: Vehicles of residents shall be parked in the resident's garage or driveway.
- (b) Guest Parking: Guests of residents must park in the driveway of the single-family residence they are visiting and may only park on the street if the driveway is not capable of parking another vehicle. This provision does not apply to law enforcement vehicles, emergency services vehicles, vehicles of service workers, such as landscapers, construction workers, or plumbers, but does apply to vehicles belonging to caregivers or domestic help that routinely provide services to the resident.
- (c) Enforcement The enforcement of these Parking Restrictions shall be done both in accordance with Chapter 684 of the Texas Transportation Code relating to the towing of vehicles, and in accordance with provisions relating to the issuance of fines and the granting of variances from the Parking Restrictions to be contained in separately filed covenants and restrictions.

14. Screening: Where residential lots are platted adjacent to major roadways a minimum eight-foot (8') tall wooden fence shall be built along the back or side lot line adjacent to major thoroughfares and internal collector streets as shown on Figure 6 - Fence Exhibit.

**E. Parks, Recreation and Trails** – As shown on Figure 3 - Landscape and Open Space Plan, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A minimum of 7.4 acres, fifty percent (50%) of the 14.8 acres required for neighborhood park land, shall be provided by private neighborhood park land consisting of the following:
  - (a) Small “pocket parks”, recreation reserves of a minimum one-quarter (1/4) acre, strategically located near the entries of various neighborhood pods. As shown on Figure 3, the contributing park/recreation/open space areas will be dispersed throughout the community so that nearly every home is located within one-quarter (1/4) mile from the nearest neighborhood park.
  - (b) A centrally located recreation reserve of a minimum area of 1.8 acres including recreation, playground, picnic areas and/or other active recreational uses.
  - (c) Trails: incorporated into the design of maintenance berms surrounding wet detention ponds. The maintenance berm shall have an average width of at least 30 feet and a minimum width of 20 feet, with 100% of the maintenance berm acreage counted towards park land. Trails planned around dry detention ponds will not contribute to meeting the park land dedication criteria.
2. The remainder of the 14.8 acres required for neighborhood park land may be provided by the following:
  - (a) Unencumbered landscape buffer, open space, and trails.
  - (b) Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a fifty percent (50%) credit for public park but only if it complies with criteria listed below.
    - Shall have a minimum frontage of 60-feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as concrete cart path, hiking/running trail, benches, or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement.
    - Areas along lake and drainage channel borders shall have an average minimum width of thirty-feet (30') and a minimum width of twenty-feet (20'); and
    - Side slopes for area used in credit not to exceed a five to one (5:1) ratio.
  - (c) A minimum of two pedestrian access reserves from the adjacent streets with a minimum combined width of 60-feet, per lake, shall be provided to each permanent lake. The minimum width of a pedestrian access reserve is 20-feet.

3. Minimum 4-foot-wide sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the County details and shall meet the State of Texas ADA standards and shall be maintained by the HOA or MUD.
4. Minimum 4-foot-wide sidewalks shall be provided along both sides of internal collectors within the property. At the discretion of the developer, an eight-foot-wide joint use trail may be constructed on only one (1) side of the right-of-way in lieu of two (2) 4-foot-wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided. And if so provided, the HOA or District, (not Waller County) shall be responsible for the maintenance of the joint-use trail and its ancillary signage, and landscape.

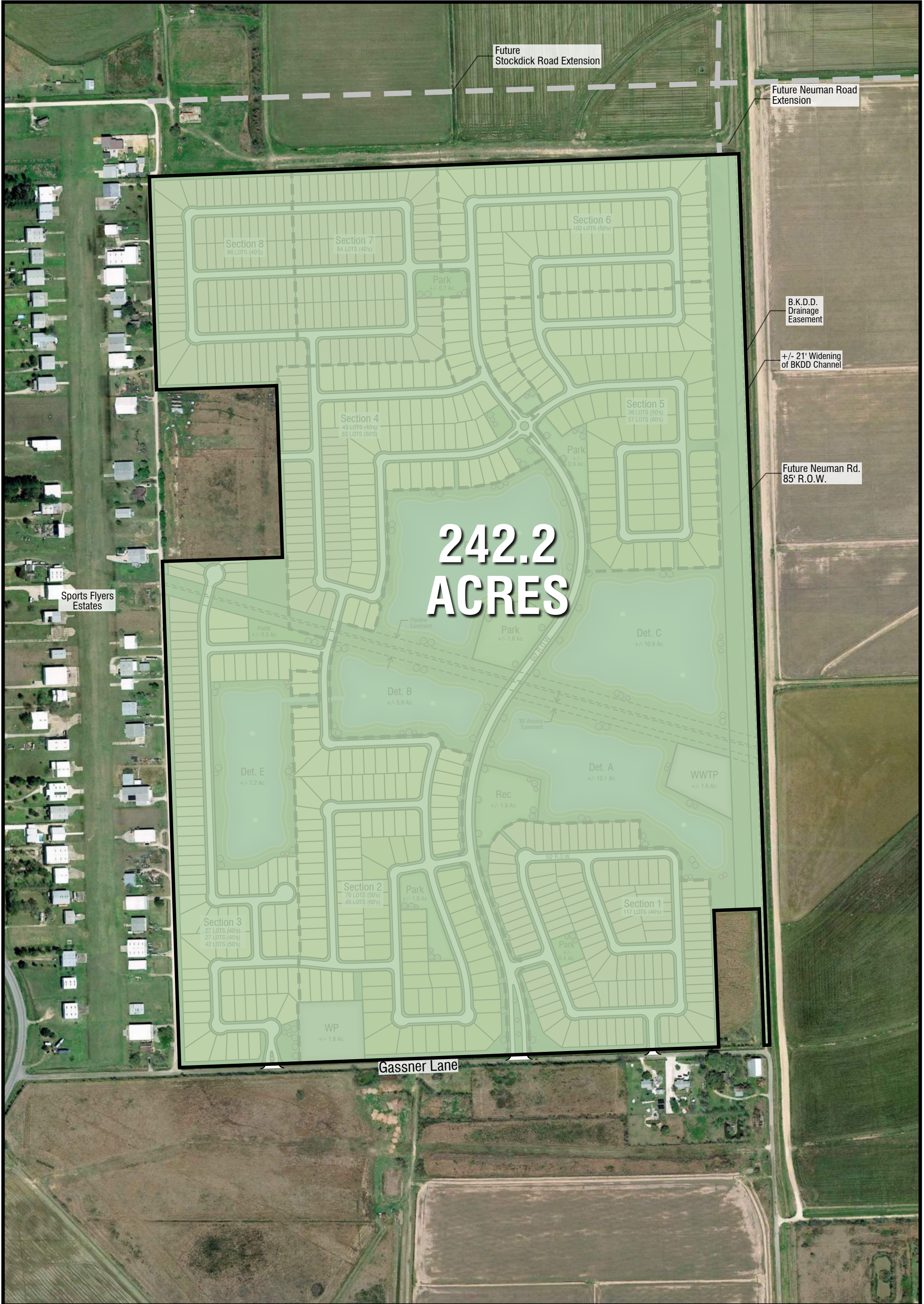
**F. Street Plan and Cross-Sections**

All new construction will be concrete curb and gutter with ultimate storm sewer.

1. Street cross sections listed below.
  - (a) Figure 4 - Street cross-section, Local Residential Street
  - (b) Figure 5 - Street cross-section, Collector Street
2. Street improvements: Streets shall be built in phases as the Project develops in accordance with the County's Engineering Design Criteria and Development Agreement.

**G. Building Regulations** – Single-family homes within the PD shall be developed in accordance with the following building regulations:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), real stucco, (wire mesh, cement lime based), fiber cement siding (i.e. Hardie Plank siding), and glass, and shall comprise at least 70% of the front façade (the area of the front façade shall exclude eaves, fascia, and door and window openings) and 50% of the remaining façades.
2. Secondary exterior finishes shall include wood and ceramic tiles.
3. Use of architectural metals is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
4. The following building materials shall not be used on the exterior finish:
  - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels
  - (b) Smooth or untextured concrete surfaces
  - (c) Exterior Insulated Finish Systems (E.I.F.S.)
  - (d) Unfired or underfired clay, sand, or shale brick



# La Segarra: Figure 1 - Boundary Exhibit

A ±242.4 Acre Community located in Waller County, Texas

EHRA JOB NO. 211-127-00

P:\211-127-00\LandPlan\Development Agreement\La Segarra DA Amendment\Exhibit B\Figure 1 - Boundary Exhibit\_Amendment 20260310.dwg Mar 10, 2026-4:24pm Edited by: GMALVEAUX

March, 2026

0 100 200 400  
SCALE: 1"=400'



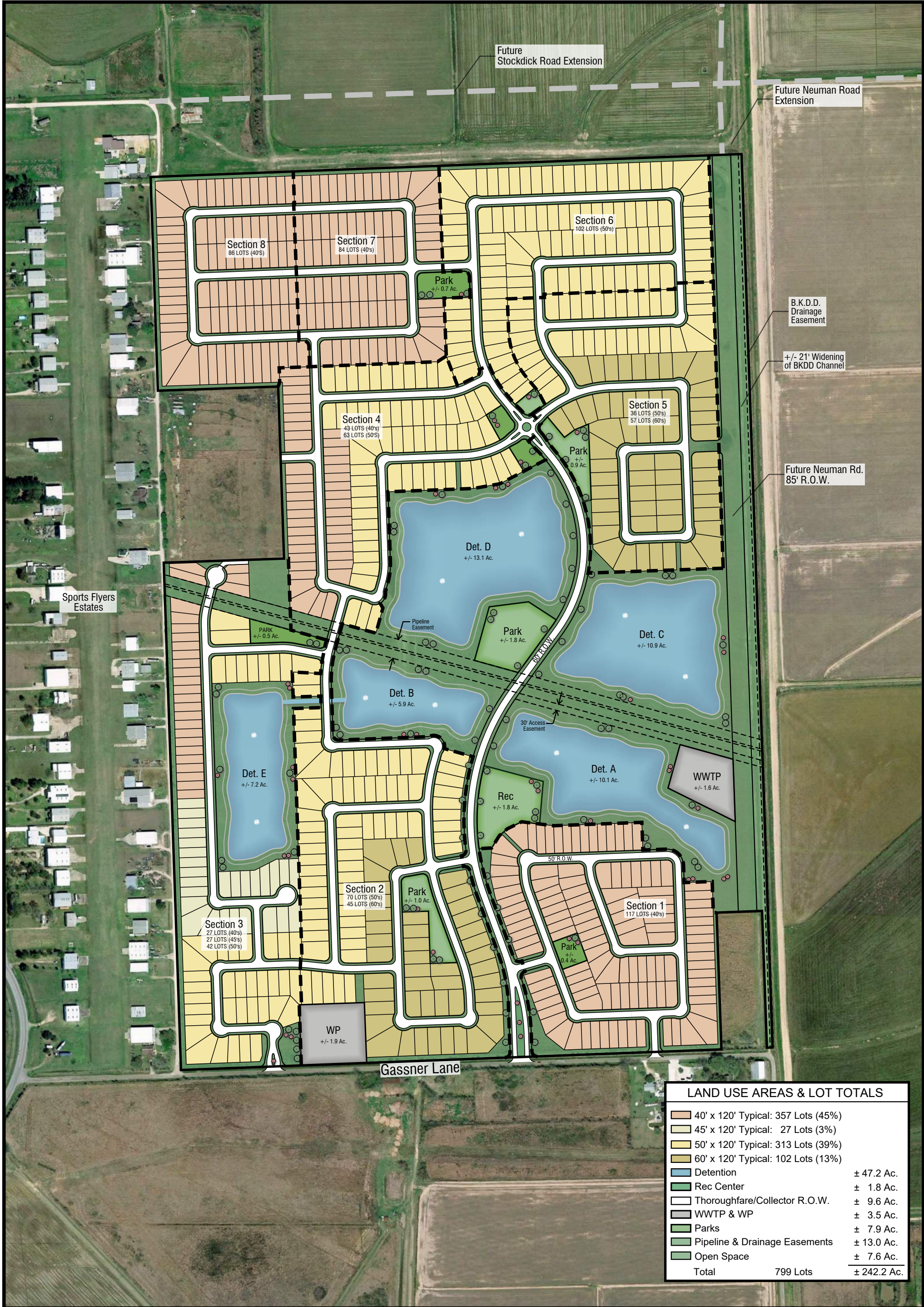
NORTH

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

**EHRA**

ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
EHRINC.COM  
TBPE No. F-726  
TBPLS No. 10092300



LAND USE AREAS & LOT TOTALS	
40' x 120' Typical	357 Lots (45%)
45' x 120' Typical	27 Lots (3%)
50' x 120' Typical	313 Lots (39%)
60' x 120' Typical	102 Lots (13%)
Detention	± 47.2 Ac.
Rec Center	± 1.8 Ac.
Thoroughfare/Collector R.O.W.	± 9.6 Ac.
WWTP & WP	± 3.5 Ac.
Parks	± 7.9 Ac.
Pipeline & Drainage Easements	± 13.0 Ac.
Open Space	± 7.6 Ac.
<b>Total</b>	<b>799 Lots ± 242.2 Ac.</b>

# La Segarra: Figure 2 - Conceptual Plan

A ±242.2 Acre Community located in Waller County, Texas

EHRA JOB NO. 211-127-00

P:\211-127-00\LandPlan\Development Agreement\La Segarra DA Amendment\Exhibit B\Figure 2 - Conceptual Plan Amendment.20260310.dwg Mar 10, 2026 4:25pm Edited by: GMAIVEAUX

March, 2026

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SCALE: 1"=400'



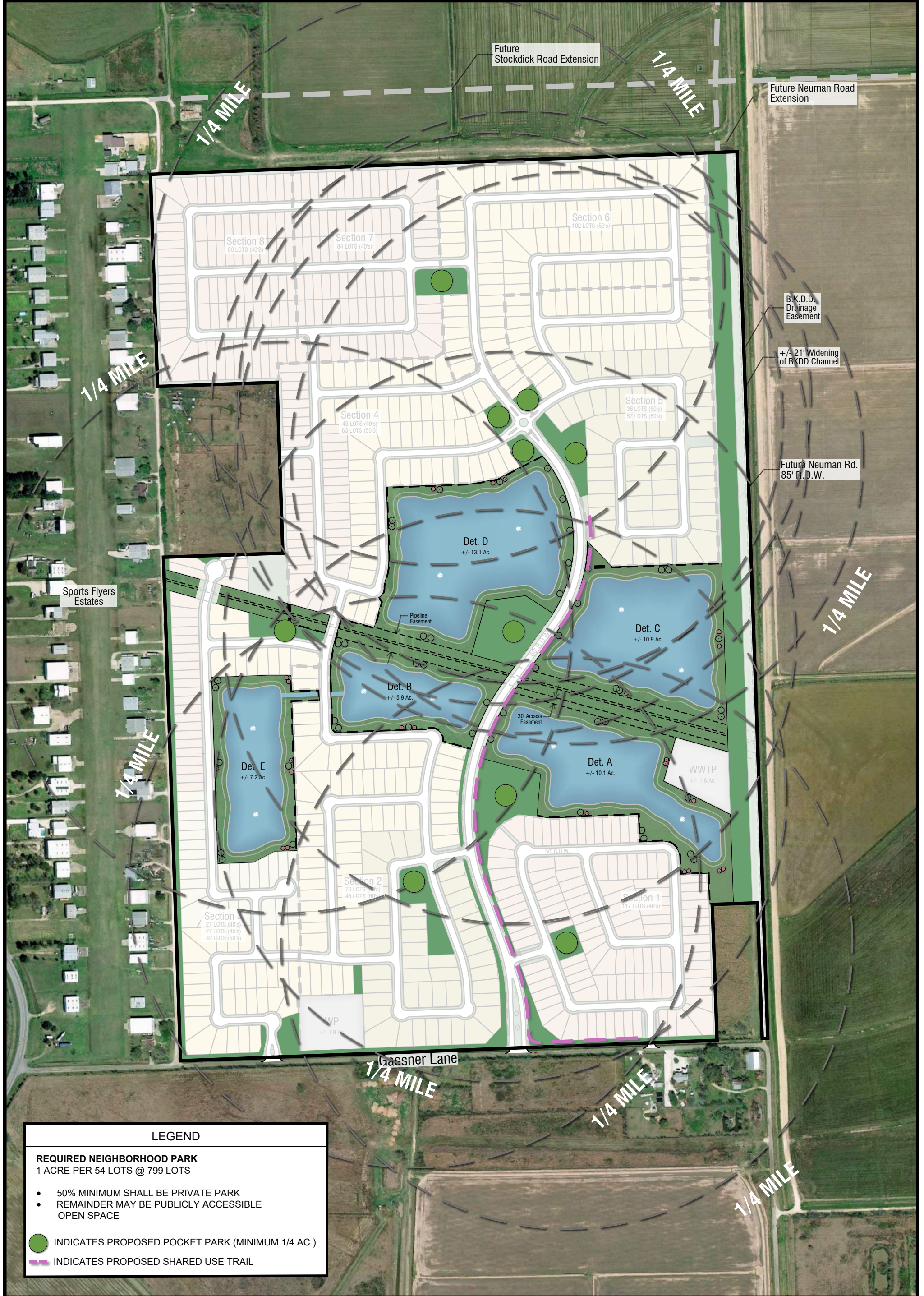
NORTH

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

**EHRA**

ENGINEERING THE FUTURE SINCE 1936

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HOUSTON, TEXAS 77042  
713.784.4500  
EHRANC.COM  
TBPE No. F-726  
TBPLS No. 10092300



**LEGEND**

**REQUIRED NEIGHBORHOOD PARK**  
1 ACRE PER 54 LOTS @ 799 LOTS

- 50% MINIMUM SHALL BE PRIVATE PARK
- REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE

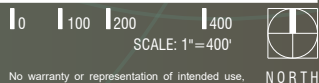
● INDICATES PROPOSED POCKET PARK (MINIMUM 1/4 AC.)

— INDICATES PROPOSED SHARED USE TRAIL

# La Segarra: Figure 3 - Landscape and Open Space Exhibit

March, 2026

A ±242.2 Acre Community located in Waller County, Texas

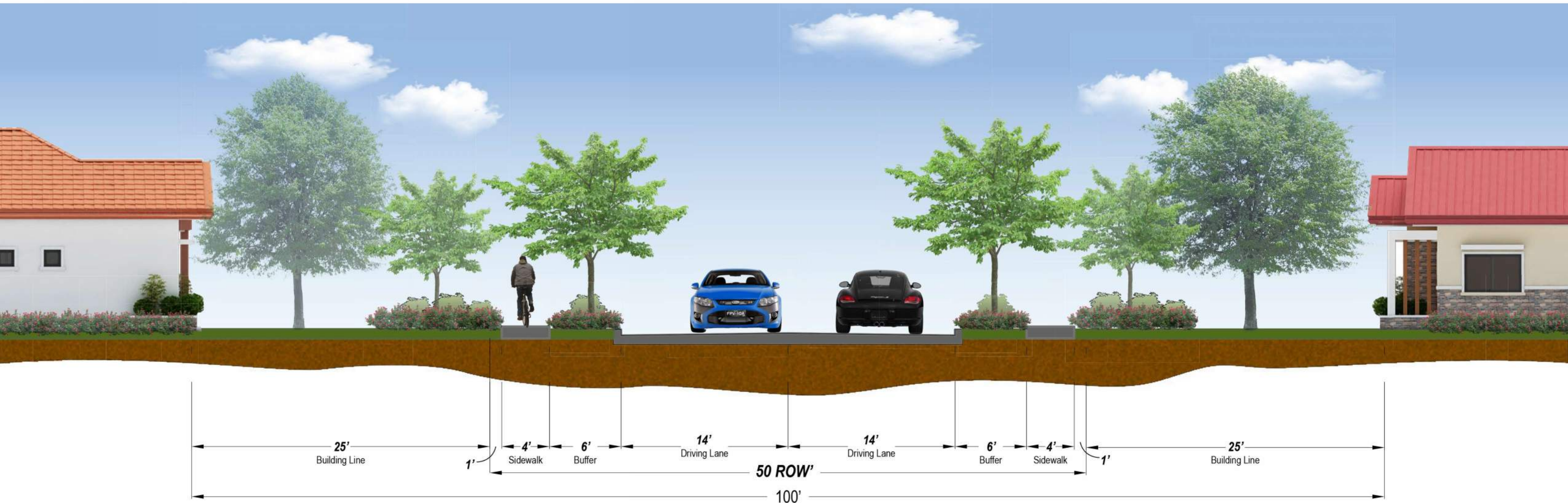


No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

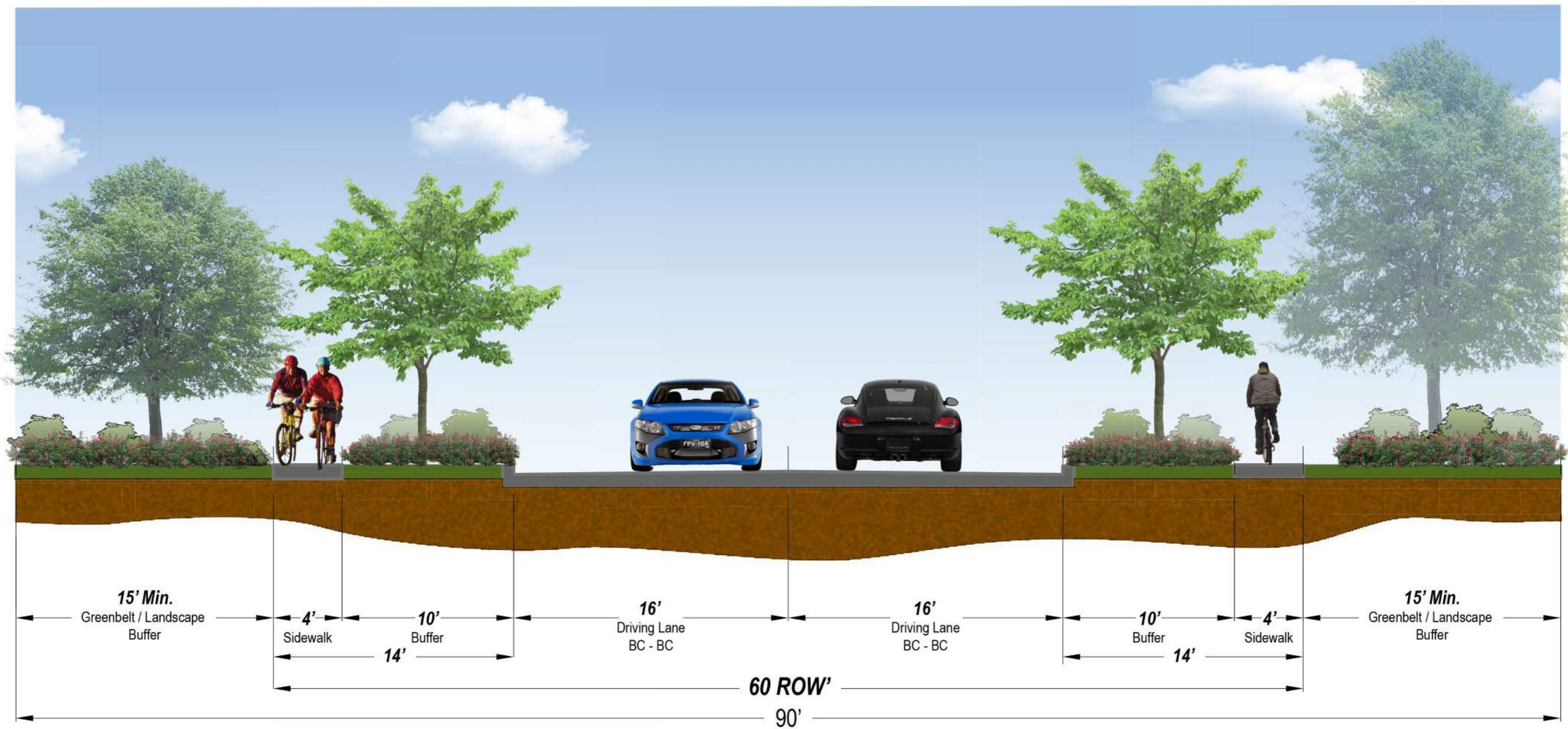
**EHRA**

ENGINEERING THE FUTURE SINCE 1936

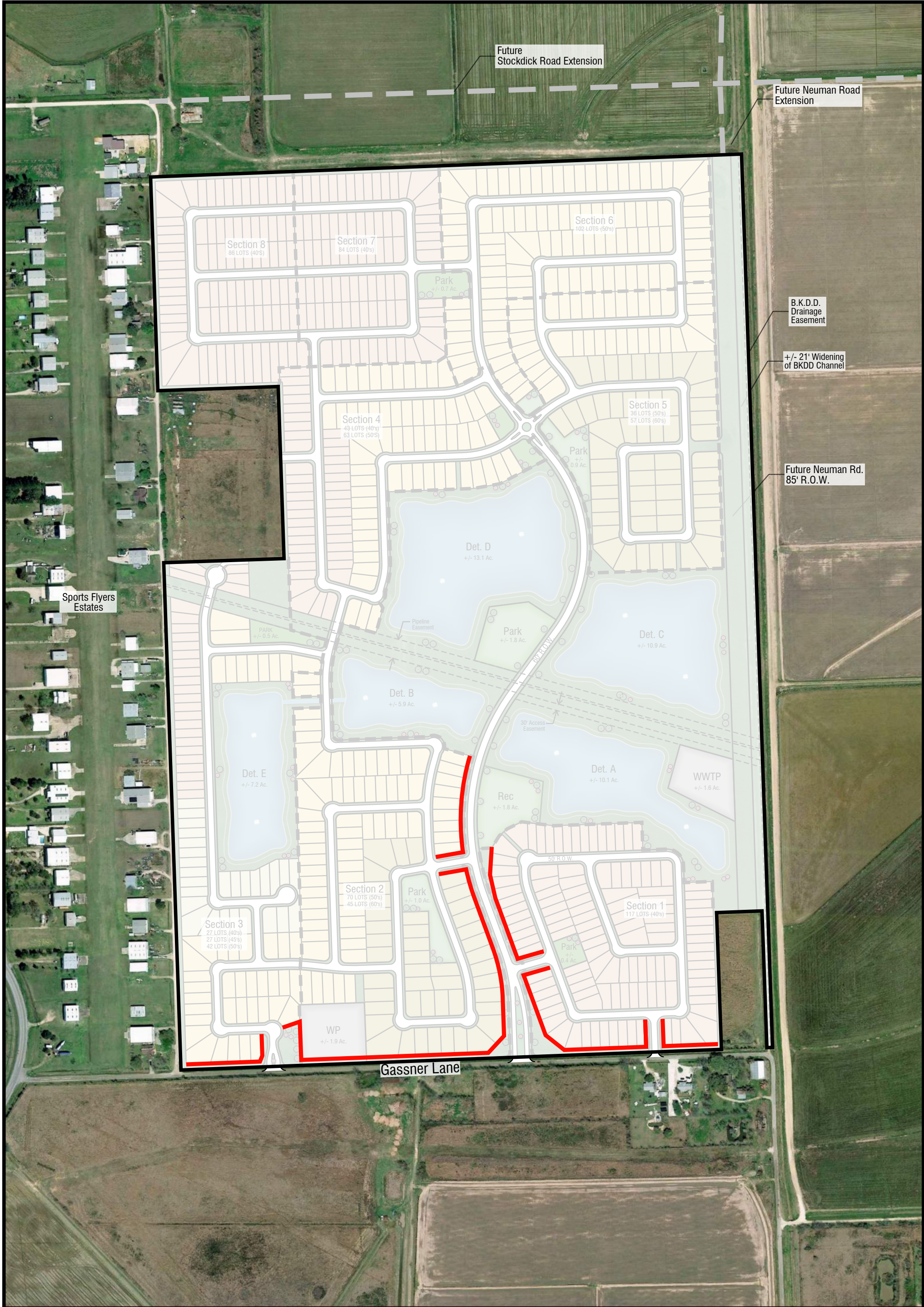
10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
EHRAINCO.COM  
TBPE No. F-726  
TBPLS No. 10092300



**La Segarra: Figure 4 - Cross Street Section | Residential Street**



**La Segarra: Figure 5 - Cross Street Section | Collector Street**



# La Segarra: Figure 6 - Fence Exhibit

A ±242.2 Acre Community located in Waller County, Texas

EHRA JOB NO. 211-127-00

P:\211-127-00\LandPlan\Development Agreement\La Segarra DA Amendment\Exhibit B\Figure 6 - Fence Amendment Exhibit 20260310.dwg Mar 10, 2026-4:28pm Edited by: GMALVEAUX

March, 2026

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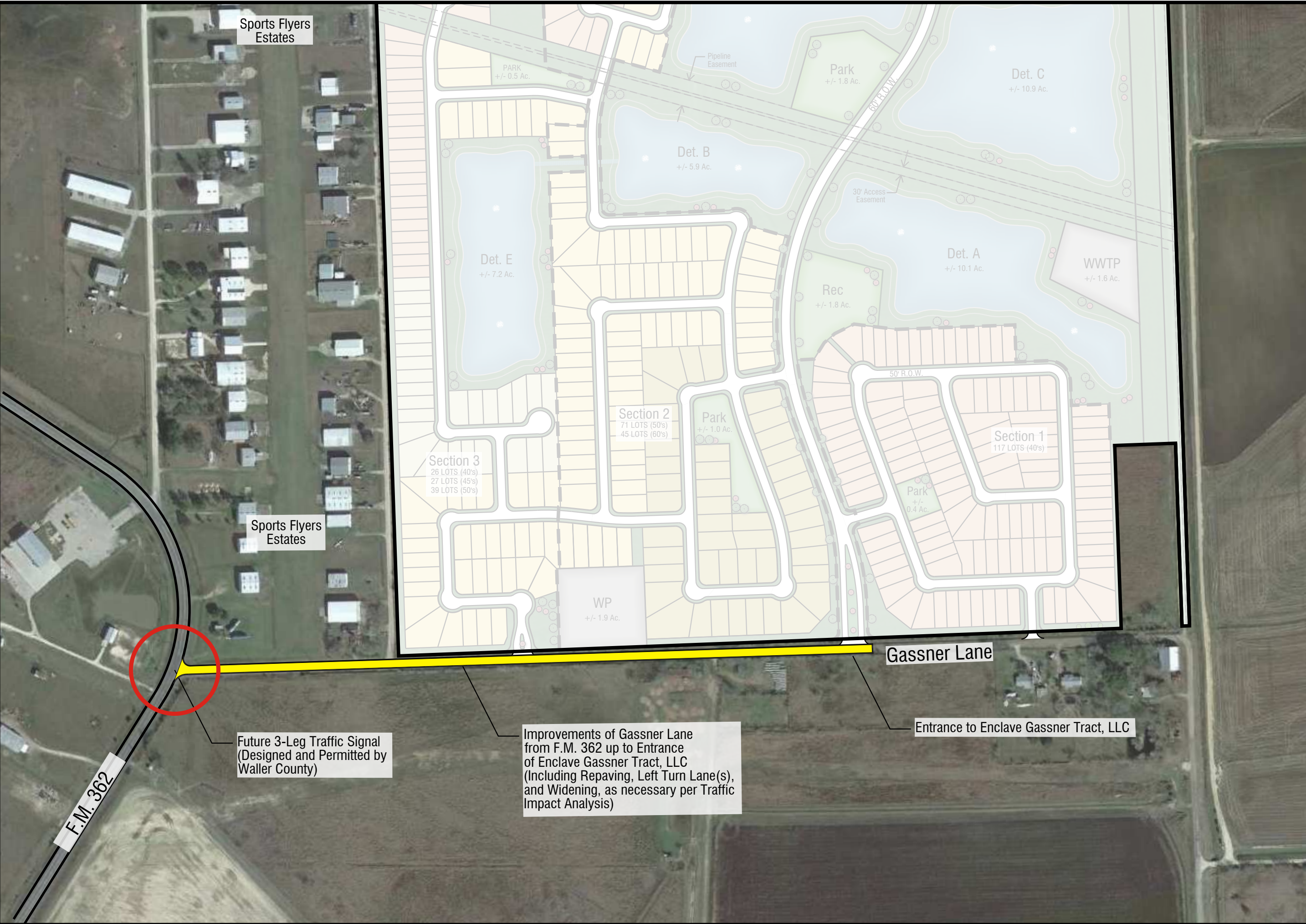
NORTH

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

**EHRA**

ENGINEERING THE FUTURE SINCE 1936

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HOUSTON, TEXAS 77042  
713.784.4500  
EHRANC.COM  
TBPE No. F-726  
TBPLS No. 10092300



Sports Flyers Estates

Sports Flyers Estates

Future 3-Leg Traffic Signal  
(Designed and Permitted by  
Waller County)

Improvements of Gassner Lane  
from F.M. 362 up to Entrance  
of Enclave Gassner Tract, LLC  
(Including Repaving, Left Turn Lane(s),  
and Widening, as necessary per Traffic  
Impact Analysis)

Entrance to Enclave Gassner Tract, LLC

Section 3  
26 LOTS (40's)  
27 LOTS (45's)  
39 LOTS (50's)

Section 2  
71 LOTS (50's)  
45 LOTS (60's)

Section 1  
117 LOTS (40's)

Det. E  
+/- 7.2 Ac.

Det. B  
+/- 5.9 Ac.

Det. A  
+/- 10.1 Ac.

Det. C  
+/- 10.9 Ac.

PARK  
+/- 0.5 Ac.

Park  
+/- 1.8 Ac.

Park  
+/- 1.0 Ac.

Park  
+/- 0.4 Ac.

Rec  
+/- 1.8 Ac.

WWTP  
+/- 1.6 Ac.

WP  
+/- 1.9 Ac.

La Segarra: Figure 7 - F.M. 362 & Gassner Lane Intersection Improvements



ENGINEERING THE FUTURE  
SINCE 1956  
10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
EHRAINCO.COM  
TBPE No. E-726  
TBPLUS No. 10092300

March, 2026



SCALE: 1"=300'  
NORTH  
No warranty or representation of intended use,  
design or proposed improvements are made  
herein. All Plans for land or facilities are subject  
to change without notice.

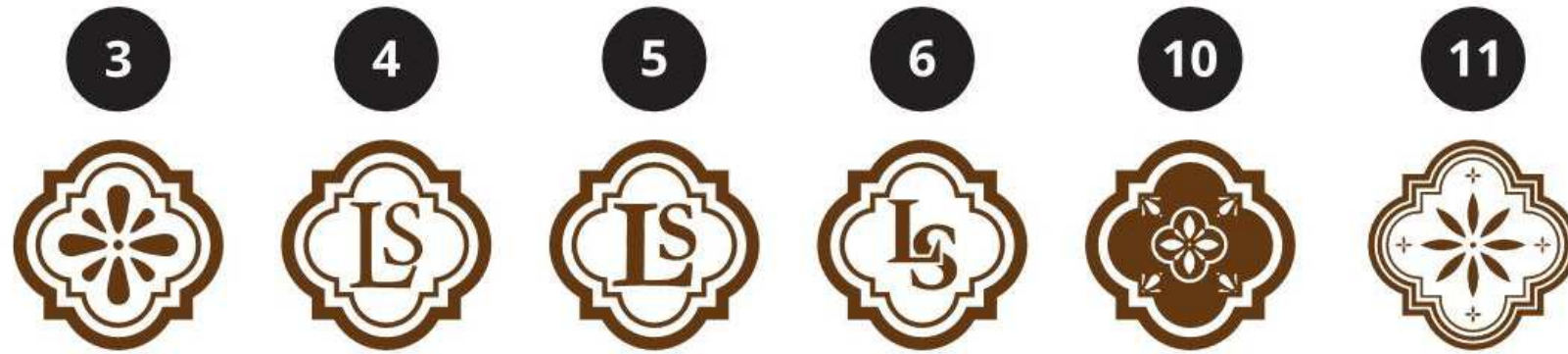
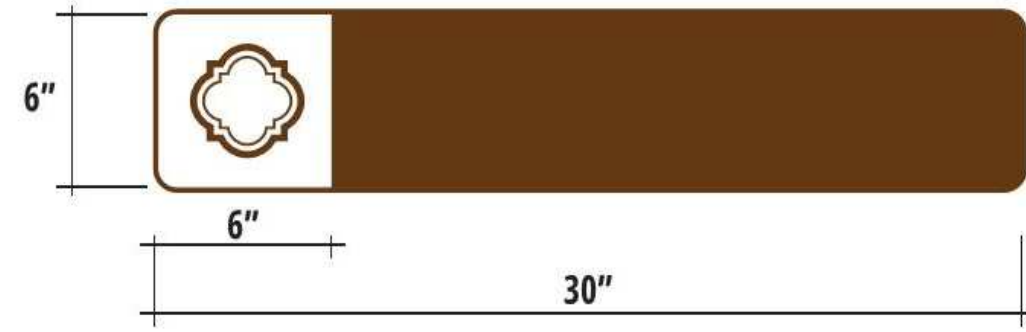
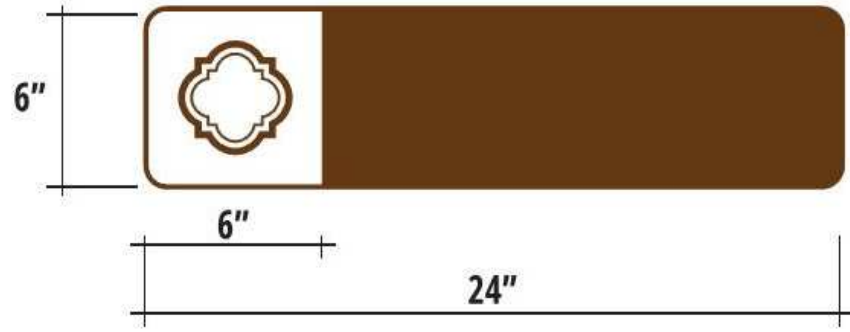
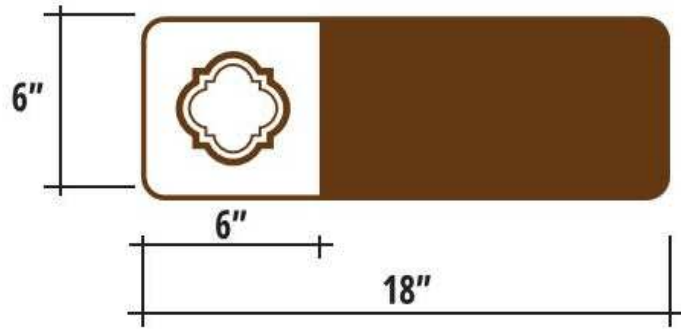
Waller County, Texas

EHRA JOB NO. 211-127-00  
P:211-127-00 LandPlan/Development/Agreement/La Segarra DA Amendment/Exhibit B/Figure 7 - FM 362 & Gassner Road Intersection Improvements: 20260310.dwg Mar 10, 2026-4:48pm Edited by: GVAL/ELUX

Streets = 6" x 18"

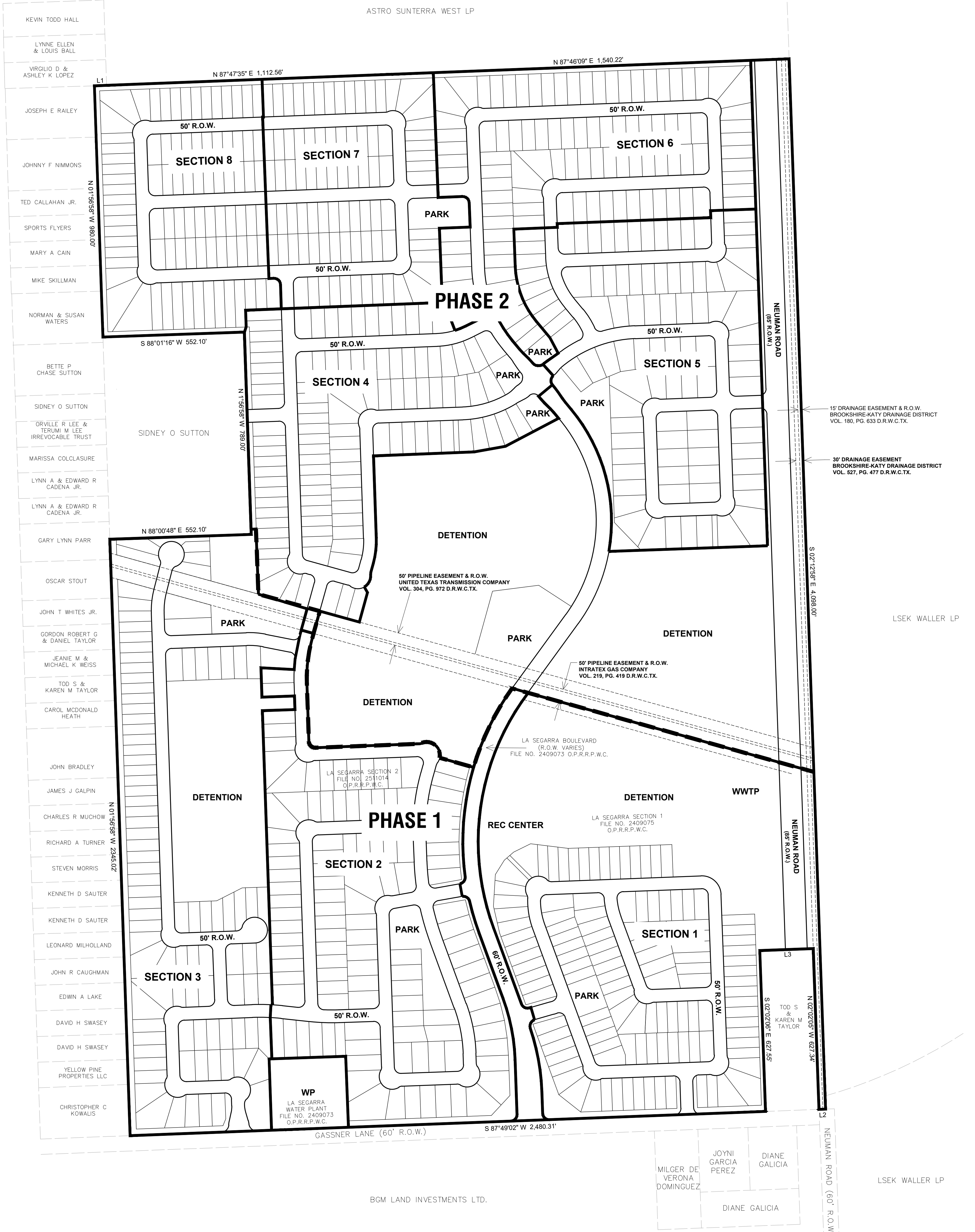
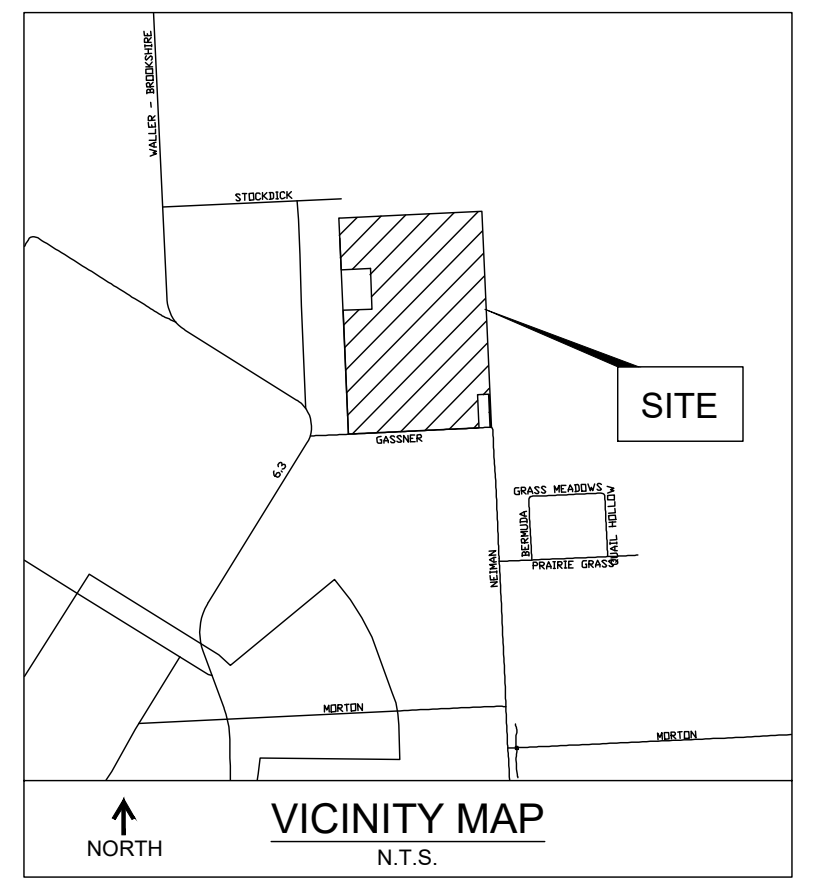
Throughfares = 6" x 24"

Throughfares = 6" x 30"



**Exhibit C**

General Land Plan



LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°29'25" E	47.68'
L2	S 87°49'02" W	30.52'
L3	S 87°52'37" W	203.70'

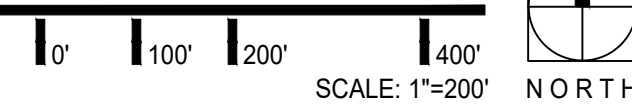
Phase 1 Lots: 328  
 Phase 2 Lots: 471  
 Total Lots: 799

**La Segarra General Plan A** Subdivision of 242.2 acres out of the H. & T.C.

R.R. Co. Survey, A-288, Section 50, Waller County, Texas.

Owner: Enclave Gassner Tract, LLC  
 24 Greenway Plaza, Suite 970, Houston, TX 77049

March, 2026



10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 EHRAINCO.COM  
 TBPE No. F-726  
 TBPLS No. 10092300

EHRA JOB NO. 211-127-00  
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

PLAN 127-000, LARUFAN SUBDIVISION AGREEMENT, LA SEGARRA GENERAL PLAN AMENDMENT 20250210.Dwg, Map No. 2025-1429a, Edited by: CHAL VEAUX

**Exhibit D**

Approved Variances

## Exhibit D

### Approved Variances

The following variances were approved by the Waller County Commissioners Court for Bold Fox Development LLC for the La Segarra subdivision. If there are any discrepancies between Exhibit B (Plan of Development) or Exhibit C (General Land Plan) and this Exhibit D, this Exhibit D controls.

1. On March 23, 2022, the Waller County Commissioners Court approved the following variance:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.5, requiring a minimum centerline radius of 650 feet for local streets

Approved Variance: Minimum centerline radius of 300 feet for local streets

2. On March 23, 2022, the Waller County Commissioners Court approved the following variance:

Variance from: Waller County Subdivision and Development Regulations, Section 3.4.7, requiring lots to have a minimum of 50 feet in width at the right-of-way line and cul-de-sac lots to have a minimum of 50 feet in width at the building line

Approved Variance: 40 foot minimum lot width

3. On March 23, 2022, the Waller County Commissioners Court approved the following variance:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.1, requiring a minimum right-of-way of 60 feet for curb and gutter construction on local streets

Approved Variance: 50 foot minimum right-of-way for curb and gutter construction on local streets

4. On March 23, 2022, the Waller County Commissioners Court approved the following variance:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.4, requiring cul-de-sacs to have a minimum right-of-way of 70 feet (radius) with a rural paving section of 50 feet radius paved travel-way or a 50 foot radius to the back of the curb

Approved Variance: 42 foot and 50 foot minimums, respectively

5. On July 27, 2022, the Waller County Commissioners Court approved the following variance:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.2.2, requiring a minimum right-of-way of 80 feet for curb and gutter construction on collector streets

Approved Variance: Minimum right-of-way of 60 feet for curb and gutter construction with 15 feet of landscaping on each side of the right-of-way for collector streets

6. On September 14, 2022, the Waller County Commissioners Court approved the following variance:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.2.5, requiring a minimum centerline radius of 1200 feet for collector streets

Approved Variance: Minimum centerline radius of 650 feet for collector streets

**Exhibit E**

Memorandum of Agreement

## MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of that certain First Amendment to Subdivision Development Agreement Between Waller County, Texas and Enclave Gassner Tract, LLC for La Segarra Subdivision (the "Agreement"). The Agreement, dated effective as of \_\_\_\_\_, is identified as Contract ID # \_\_\_\_\_ in the Official Public Records of Waller County, Texas. Notice is hereby given that title to the real property described in Exhibit A attached hereto and incorporated herein by this reference is subject to the Agreement. A copy of the Agreement may be obtained from and questions regarding the Agreement may be directed to:

Enclave Gassner Tract, LLC  
c/o Schwartz, Page & Harding, LLP  
1300 Post Oak Blvd., Suite 2400  
Houston, Texas 77056  
Attention: Matthew Reed  
Phone: 713-623-4531  
Email: [mreed@sphllp.com](mailto:mreed@sphllp.com)

**WALLER COUNTY**

---

STATE OF TEXAS           §  
  §  
COUNTY OF WALLER       §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, Waller County Judge, on behalf of Waller County, Texas, a political subdivision of the State of Texas.

---

Notary Public in and for  
the State of T E X A S

(SEAL)

ENCLAVE GASSNER TRACT, LLC  
A Delaware limited liability company

By: Gassner 362, LLC  
A Texas limited liability company  
Its Manager Member

By: Gassner 362 Manager, LLC  
A Texas limited liability company  
Its Manager

By: Bold Fox Development LLC  
A Texas limited liability company  
Its Manager

By: \_\_\_\_\_  
Alex Kamkar  
Managing Member

THE STATE OF TEXAS     §  
  §  
COUNTY OF \_\_\_\_\_     §

This instrument was acknowledge before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 by Alex Kamkar, Managing Member of Bold Fox Development LLC, a Texas limited liability company, being the Manager of Gassner 362 Manager, LLC, a Texas limited liability company, being the Manager of Gassner 362, LLC, a Texas limited liability company, being the Manager Member of Enclave Gassner Tract, LLC, a Delaware limited liability company, on behalf of said entities.

\_\_\_\_\_  
Notary Public in and for the  
State of T E X A S

(SEAL)

**Exhibit A to Memorandum of Agreement**

Property Description



TBPE No. F-726  
TBPLS No. 10092300

## ***198.05 ACRES***

FIELD NOTES of a 198.05 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 198.05 acre tract of land being out of and a part of a called 257.144 acre tract of land as conveyed to Verosa Philipp, David W. Philipp, Thomas M. Philipp, Mark A. Philipp and Benjamin Lee Philipp and recorded in Waller County Clerk's File No. (W.C.C.F. No.) 1606513; said 198.05 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

**BEGINNING** at a 1-inch iron pipe found for the Southerly Northwest corner of this tract of land and the Northwest corner of a called 43.1414 acre tract as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Deed Records of Waller County, Texas (D.R.W.C.TX.), also being the common east corner of a called 1.6070 acre tract as conveyed to John & Marsha West and recorded in Volume 629, Page 40 D.R.W.C.TX. and a called 1.6070 acre tract as conveyed to Johnny F. Nimmons and recorded in Volume 913, Page 634 D.R.W.C.TX.

- 1) **THENCE** N 01°56'58" W with the Westerly line of this tract of land and the East line of said 1.6070 acre tract a distance of 200.00 feet to a 1/2-inch iron pipe found the most Northwest corner of this tract of land, the Northeast corner of said called 1.6070 acre tract and being in the South line of a called 0.9116 acre tract as conveyed to Ashley K. Lopez & Virgilio D. Lopez and recorded in Volume 1444, Page 633 D.R.W.C.TX.
- 2) **THENCE** N 87°29'25" E (called N 87°49'02" W) with the North line of this tract of land a distance of 47.68 feet to a 5/8-inch iron rod found for the Southeast corner of said 0.9116 acre tract and the Southwest corner of a



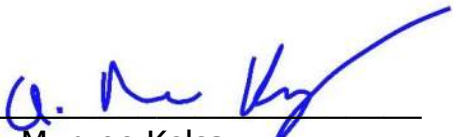
called 1,464.203 acre tract as conveyed to Royal Wailea Investment, LP and recorded in Volume 1313, Page 368 D.R.W.C.TX.

- 3) **THENCE** N 87°47'35" E (called N 87°49'02" W) with the North line of this tract of land and the South line of said 1,464.203 acre tract a distance of 1,112.56 feet to a 1/2-inch iron pipe found for an angle point in the North line of this tract of land.
- 4) **THENCE** N 87°46'09" E (called N 87°49'02" W) continuing with the North line of this tract of land and the South line of said 1,464.203 acre tract a distance of 1,551.76 feet to a 1/2-inch iron pipe found for the Northeast corner of this tract of land, the Southeast corner of said 1,464.203 acre tract and in the West line of a called 492.7536 acre tract as conveyed to LSEK Waller, LP and recorded in W.C.C.F. No. 1300452.
- 5) **THENCE** S 01°59'14" E (called S 02°12'58" E, 4,129.30 feet) with the East line of this tract of land and the West line of said 492.7536 acre tract a distance of 4,098.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land, in the West line of a called 71.0164 acre tract as conveyed to LSEK Waller, LP and recorded in W.C.C.F. No. 1300452 and in the North right-of-way line of Gassner Lane (60 feet wide).
- 6) **THENCE** S 87°49'02" W (called N 87°45'27" E, 30.00 feet) with the South line of this tract of land and the North right-of-way line of said Gassner Lane a distance of 25.69 feet to a 5/8-inch iron rod found for the Southeast corner of a called 3.144 acre tract as conveyed to Brian Lenard Philipp and recorded in Volume 708, Page 9 D.R.W.C.TX.
- 7) **THENCE** N 02°02'05" W (called N 01°56'58" W, 626.13 feet) with the East line of said 3.144 acre tract a distance of 627.34 feet to a 5/8-inch iron rod found for the Northeast corner of said 3.144 acre tract.
- 8) **THENCE** S 87°52'37" W (called S 87°49'02" W, 208.71 feet) with the North line of said 3.144 acre tract a distance of 208.69 feet to a 1/2-inch iron pipe found for the Northwest corner of said 3.144 acre tract.



- 9) **THENCE** S 02°02'06" E (called S 01°56'58" E, 626.13 feet) a distance of 627.55 feet to a 5/8-inch iron rod found for the Southwest corner of said 3.144 acre tract, in the South line of this tract of land and in the North right-of-way line of said Gassner Lane.
- 10) **THENCE** S 87°49'02" W (called S 87°45'27" W) with the South line of this tract of land and the North right-of-way line of said Gassner Lane a distance of 1,874.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land and the Southeast corner of the a forementioned called 43.1414 acre tract.
- 11) **THENCE** N 01°56'58" W with the West line of this tract of land and the East line of said 43.1414 acre tract a distance of 3,893.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of said 43.144 acre tract and an internal corner of this tract of land.
- 12) **THENCE** S 88°03'02" W with the North line of said 43.1414 acre tract a distance of 605.58 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 198.05 acres (8,626,945 sq. ft.) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

  
 \_\_\_\_\_  
 A. Munroe Kelsay  
 Texas Registration No. 5580  
 10011 Meadowglen Lane  
 Houston, Texas 77042  
 713-784-4500



Date: 02/02/2022  
 Job No: 211-127.00  
 File No: R:\2021\211-127-00\Docs\Description\Boundary\211-127-00 LTS(197 ac).docx



TBPE No. F-726  
TBPLS No. 10092300

## ***14.67 ACRES***

FIELD NOTES of a 14.67 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 14.67 acre tract of land being out of and a part of a called 43.1414 acre tract of land as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Deed Records of Waller County, Texas (D.R.W.C.TX.); said 14.67 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

**BEGINNING** at a 1-inch iron pipe found for the Northwest corner of this tract of land and the Northwest corner of said 43.1414 acre tract, the Southerly Northwest corner of a called 257.144 acre tract as conveyed and recorded in Waller County Clerk's File Number (W.C.C.F. No.) 1606513, also being the common east corner of a called 1.6070 acre tract as conveyed to John & Marsha West and recorded in Volume 629, Page 40 D.R.W.C.TX. and a called 1.6070 acre tract as conveyed to Johnny F. Nimmons and recorded in Volume 913, Page 634 D.R.W.C.TX.

- 1) **THENCE** N 88°03'02" E along the North line of this tract of land and the Southeasterly line of said 257.144 acre tract a distance of 605.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of this tract of land and said 43.1414 acre tract, an angle point of said 257.144 acre tract.



- 2) **THENCE** S 01°56'58" E with the East line of this tract of land and the Southeasterly line of said 257.144 acre a distance of 3,893.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land and the Southwest corner of said 257.144 acre tract, also being in the North right-of-way line of Gassner Lane (60 feet wide).
- 3) **THENCE** S 87°49'02" W (called S 87°45'27" W) with the most Southerly line of this tract of land and the North right-of-way line of said Gassner Lane a distance of 53.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land from which a 5/8-inch iron rod found for the Southeast corner of a called 1.00 acre tract as conveyed to Edwin Lake and recorded in Volume 1261, Page 394 D.R.W.C.TX. bears S 87°49'02" W, 329.31 feet.
- 4) **THENCE** N 01°56'58" W with the West line of this tract of land at a distance of 2,324.75 feet pass a 5/8-inch iron rod found for an internal corner of said 43.1414 acre tract and the Southeast corner of a called 10.00 acre tract as conveyed to Sidney Sutton and recorded in Volume 554, Page 702 D.R.W.C.TX., continue a distance of 3,113.75 feet to a 5/8-inch iron rod found for an internal corner of this tract of land and the Northeast corner of said 10.00 acre tract and an internal corner of said 43.1414 acre tract.
- 5) **THENCE** S 88°03'02" W with the South line of this tract of land, the most Northerly South line of said 43.1414 acre tract and the North line of said 10.00 acre tract a distance of 552.10 feet to a 5/8-inch iron rod found for the Northwest corner of said 10.00 acre tract and a point in the East line of a called 1.6070 acre tract as conveyed to Norman Waters & Susan Waters as recorded in Volume 1395, Page 735 D.R.W.C.TX.



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- 6) **THENCE** N 01°56'58" W with the West line of this tract of land at a distance of 180.04 feet pass a 5/8-inch iron rod found for the common East corner of said 1.6070 acre tract and the Southeast corner of a called 0.8035 acre tract as conveyed to Mike Skillman and recorded in W.C.C.F. No. 1604816, at a distance of 479.58 feet pass a 3/8-inch iron rod found for the common East corner of a called 0.8035 acre tract as conveyed to 4619 Sport Flyers Lane LLC as recorded in Volume 1403, Page 640 D.R.W.C.TX. and a called 0.8035 acre tract as conveyed to Ted Callahan, Jr. and recorded in Volume 1303, Page 798 D.R.W.C.TX., at a distance of 579.99 feet pass a 1/2-inch iron pipe found for the common East corner of said 0.8035 acre tract and the aforementioned 1.6070 acre tract, continue a total distance of 780.01 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 14.67 acres (638,855 sq. ft.) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

A handwritten signature in blue ink, appearing to read "A. Munroe Kelsay", written over a horizontal line.

A. Munroe Kelsay  
Texas Registration No. 5580  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



*Date:* 02/02/2022

*Job No:* 211-127-00

*File No:* R:\2021\211-127-00\Docs\Description\Boundary\211-127-00 LTS(14 ac).docx



TBPE No. F-726  
TBPLS No. 10092300

## ***29.48 ACRES***

FIELD NOTES of a 29.48 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 29.48 acre tract of land being out of and a part of the residue of a called 43.1414 acre tract of land as conveyed to Edwin Lake and recorded in Volume 1117, Page 25 of the Deed Records of Waller County, Texas (D.R.W.C.TX.) and all of a called 1.00 acre tract as conveyed to Edwin Lake and recorded in Volume 1261, Page 394 D.R.W.C.TX.; said 29.48 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990226.

**BEGINNING** at a 1/2-inch iron pipe found for the Northwest corner of this tract of land, the Southwest corner of a called 10.00 acre tract as conveyed to Sidney Sutton and recorded in Volume 554, page 702 D.R.W.C.TX., also being in the East line of a called 1.1892 acre tract as conveyed to Gary Lynn Parr and recorded in Volume 752, Page 877 D.R.W.C.TX.

- 1) **THENCE** N 88°03'02" E along the North line of this tract of land and the South line of said 10.004 acre tract a distance of 552.10 feet to a 5/8-inch capped iron rod found for the Northeast corner of this tract of land, the Southeast corner of said 10.00 acre tract and being in the Westerly line of a called 198.08 acre tract as conveyed to Enclave Gassner Tract LLC and recorded in Waller County Clerk's File Number (W.C.C.F. No.) 2205353.
- 2) **THENCE** S 01°56'58" E with the East line of this tract of land and the Westerly line of said 198.08 acre a distance of 2,324.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of this tract of land and the Southwest corner of said 198.08 acre tract, also being in the North right-of-way line of Gassner Lane (60 feet wide).



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- 3) **THENCE** S 87°49'02" W with the South line of this tract of land and the North right-of-way line of said Gassner Lane; at a distance of 328.98 feet pass a 5/8-inch iron rod found for the Southeast corner of said 1.00 acre tract; at a distance of 522.10 feet pass a found 5/8-inch iron rod; continue a total distance of 552.10 feet to a 1/2-inch iron pipe found for the Southwest corner of this tract of land and the Southeast corner of a called 1.607 acre tract of land as conveyed to Christopher C. Kowalis and Janice A. Kowalis and recorded in Volume 1310, Page 685 D.R.W.C.TX.
  
- 4) **THENCE** N 01°56'58" W with the West line of this tract of land and the West line of said Residue of a 43.1414 acre tract a distance of 2,327.00 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 29.48 acres (1,284,116 sq. ft.) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

A handwritten signature in blue ink, appearing to read "A. Munroe Kelsay", written over a horizontal line.

A. Munroe Kelsay  
Texas Registration No. 5580  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



*Date:* 02/04/2025

*Job No:* 211-127-00-500

*File No:* R:\2021\211-127-00-500\Docs\Description\211-127-00-500 LTS(29.48 ac)\_DESC.docx