

**SUBDIVISION DEVELOPMENT AGREEMENT
BETWEEN WALLER COUNTY, TEXAS AND
MAPLE MEADOWS DEVELOPMENT, LLC FOR
HOOVER LANE TRACT**

This Subdivision Development Agreement with attached exhibits (“Agreement”) is entered into by and between Waller County, Texas (“County”), a political subdivision of the State of Texas, and Maple Meadows Development, LLC (“Developer”), a Texas limited liability company, for the Hoover Lane Tract subdivision, effective as of _____, 20____.

WHEREAS, Developer has purchased or intends to purchase real property, approximately 248 acres, in Waller County, Texas, which is more particularly described in Exhibit A and which will be developed into the Hoover Lane Tract subdivision (“Developer’s Property”); and

WHEREAS, Developer desires to develop the property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patterns, etc. detailed in the attached Plan of Development (Exhibit B) and General Land Plan (Exhibit C) with the approved variances (Exhibit D); and

WHEREAS, County finds that subdivision development agreements are an appropriate way of providing for the responsible construction of appropriate and necessary infrastructure, encouraging orderly growth, and promoting the welfare of residents in the County; and

WHEREAS, County desires that the project be developed on the Developer's Property and expects to receive a benefit from the development; and

WHEREAS, in exchange for the approval of certain variances needed to facilitate the development of Developer's Property, Developer agrees to complete the development subject to certain construction and development standards.

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

1. **PURPOSE.** The parties desire to coordinate the development of certain aspects of Developer's Property as detailed in Exhibits A, B, C and D. Developer agrees to comply with the terms of this Agreement and its attached exhibits while developing Developer's Property.

2. **ASSIGNMENT.** The parties acknowledge that rights and obligations under this Agreement are intended to facilitate the development of Developer's Property in accordance with the terms of this Agreement and its exhibits. While Developer and its affiliate entities will be the primary actor in grading and laying out the lots, this Agreement is not intended to prevent the construction of single-family homes and their appurtenant infrastructure by a variety of homebuilders who may purchase lots from Developer, as long as construction complies with the terms of this Agreement. Assignment of this Agreement to a different developer or other person or entity shall require the written agreement of County. For the purposes of this Section, the term "Affiliate" means (a) an entity that directly or indirectly controls,

is controlled by or is under common control with Developer, or (b) an entity at least five percent of whose economic interest is owned by Developer or an entity that directly or indirectly controls, is controlled by or is under common control with Developer; and the term “control” means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

3. AMENDMENTS AND WAIVERS. Amendments to this Agreement, including to any exhibits, must be in writing and signed by both parties. Verbal amendments or deviations from the requirements herein are not effective or binding. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party’s right to insist upon strict compliance with all terms of this Agreement. Any enforceable waiver of a provision of this Agreement must be in writing and signed by both parties, and such waiver shall only be effective as to the specific default and the specific time period set forth in the waiver. A written waiver will not constitute a waiver of any subsequent default or right to require performance of the same or any other provision of this Agreement in the future.

4. COVENANT RUNNING WITH THE LAND. This Agreement shall constitute a covenant that runs with the land and is binding on future owners of Developer’s Property. A copy of this Agreement shall be recorded in the Official Public Records of Waller County, Texas.

5. DEFAULT. No party shall be deemed in default of any provision of this Agreement until the expiration of thirty (30) days following the receipt of notice of default from the other party, during which time the defaulting party may cure the

default. Absent force majeure or a written extension of the cure period signed by both parties, if the default is not cured within the thirty-day cure period, the non-defaulting party may pursue all available legal and equitable remedies, including specific performance. All remedies will be cumulative, and the pursuit of one remedy will not constitute an election of remedies or waiver of the right to pursue other available remedies. In addition to other remedies, County may withhold acceptance of roads within the subdivision for County maintenance for non-compliance with this Agreement.

6. NOTICES. All notices for this Agreement shall be in writing and may be effected by sending notice by registered or certified mail, return receipt requested, to the addresses below. Notice shall be deemed given three (3) business days after deposited with the United States Postal Services with sufficient postage affixed. A party may change its address for notices by giving notice to the other party in accordance with this section.

Notices mailed to County: County Judge
 425 FM 1488, Suite 106
 Hempstead, Texas 77445

Notices mailed to Developer: Maple Meadows Development, LLC
 5847 San Felipe Street, Suite 4675,
 Houston TX 77057
 ATTN: Russ Walker

7. CONTRACTING AUTHORITY. The Waller County Commissioners Court is the contracting authority for County. All amendments, waivers, etc. requiring

approval under this Agreement must be approved by the Waller County Commissioners Court on behalf of County.

8. **FORCE MAJEURE.** In this Agreement, *force majeure* shall mean acts of God, strikes, riots, epidemics, fires, hurricanes, natural disasters, or other causes not reasonably within the control of the parties that impact a party's ability to perform in a timely manner with the provisions of this Agreement. If a party is wholly or partially unable to perform its obligations under this Agreement due to *force majeure*, then such party shall give written notice to the other party within ten (10) days of the occurrence of a *force majeure* event. While a *force majeure* event may delay or postpone a party's obligations during the continuance of an inability to perform, a *force majeure* event will not waive or alter the substance of a party's obligations under this Agreement. The party claiming *force majeure* shall make reasonable efforts to remove or overcome its inability to perform and resume its obligations as soon as practicable.

9. **SEVERABILITY.** If any court of competent jurisdiction determines that any provision of this Agreement is invalid or unenforceable, that provision shall be fully severable. This Agreement shall be construed and enforced as if the invalid or unenforceable provision had never been part of the Agreement, and the remaining provisions of this Agreement shall remain in full force and effect. Any provision deemed invalid or unenforceable shall be automatically replaced with a provision as similar as possible to the original provision in terms that make the provision valid and enforceable.

10. **JURISDICTION, VENUE, AND GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of

laws provisions. Jurisdiction and venue for disputes over this Agreement shall exclusively in Waller County, Texas for state claims and the Southern District of Texas for federal claims.

11. NO JOINT VENTURE. This Agreement does not create a joint venture or partnership among the parties. County and its past, present, and future officers, employees, agents, and officials do not assume any responsibilities or liabilities to any third party in connection with the development of Developer's Property.

12. NO THIRD-PARTY BENEFICIARIES. This Agreement does not benefit any third parties and does not create any third-party beneficiary rights in any person or entity who is not a party to this Agreement.

13. INCORPORATION AND ORDER OF PRECEDENCE. The Exhibits identified in this Agreement and attached hereto are incorporated by reference and made a part hereof. In the event of conflict between the terms of this Agreement and its Exhibits, the order of precedence shall be as follows: 1) this Agreement; 2) Exhibit D; 3) Exhibit A; 4) Exhibit B; then 5) Exhibit C.

Maple Meadows Development, LLC

a Texas limited liability company

By:_____

Itiel Kaplan

Manager

Date

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on the_____ day
of_____2024, by Itiel Kaplan as Manager of
Maple Meadows Development, LLC, a Texas limited liability company.

[S E A L]

Notary Public, State of Texas

Waller County

Carbett "Trey" J. Duhon III

County Judge

Date

STATE OF TEXAS §

§

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of _____ 2024, by Carbett “Trey” J. Duhon, III, Waller County Judge on behalf of Waller County, a political subdivision of the State of Texas.

[S E A L]

Notary Public, State of Texas

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit A to Subdivision Development Agreement

County: Waller County
Project: Hoover Road
M&B No. 231294
Job No. 4620-DS

FIELD NOTES FOR A 106.568 ACRE TRACT

Being a tract of land containing 106.568 acres (4,642,114 square feet) located in the Polly Perry League Survey, Abstract Number (No.) 236, Waller County, Texas; said 106.568 acre tract being a portion of a called 136.08 acre tract recorded in the name of Nesh Farms Hoover Lane, LLC in Waller County Clerk's File (W.C.C.F.) No. 2105504, said 106.568 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

COMMENCING at a 1/2-inch iron pipe found at the southwest corner of a called 198.6896 acre tract recorded in the name of Melanie Juneau in Volume (Vol.) 1102, Page (Pg.) 354, Waller County Deed Records (W.C.D.R.), being the northwest corner of a called 25.000 acre tract (Fourth Tract) recorded in the name of Doris Louise Hayes in Vol. 310, Pg. 218, W.C.D.R. and being on the east line of a called 50 acre tract recorded in the name of C. Michael McGlothlin in Vol. 1245, Pg. 506, W.C.D.R.;

Thence, with the line common to said 25.000 acre tract and said 50 acre tract, South 01 degrees 55 minutes 20 seconds East, a distance of 153.92 feet to a 1/2-inch iron rod with a cap stamped "Lasiter" found at the southeast corner of said 50 acre tract and marking the **POINT OF BEGINNING** and the northeast corner of said 136.08 acre tract and the herein described tract;

Thence, with the line common to said 136.08 acre tract and said 25.000 acre tract, South 02 degrees 08 minutes 21 seconds East, at a distance of 1,747.70 feet passing a 1-inch iron pipe found at the southeast corner of said 25.000 acre tract and continuing for a total distance of 1,770.58 feet to a Mag nail set in asphalt on the northerly Right-of-Way (R.O.W.) line of Hoover Lane (width varies as per Vol. 227, Pg. 468, W.C.D.R.), marking the southeast corner of said 136.08 acre tract and the herein described tract;

Thence, along the line common to said 136.08 acre tract and northerly R.O.W. line of said Hoover Lane, South 87 degrees 52 minutes 09 seconds West, a distance of 2,193.46 feet to a Mag nail set in asphalt marking the southwest corner of the herein described tract;

Thence, along the meanders of Live Oak Creek and through and across said 136.08 acre tract the following forty-six (46) courses:

1. North 44 degrees 26 minutes 52 seconds West, a distance of 64.74 feet to an angle point of the herein described tract;

2. North 26 degrees 20 minutes 00 seconds West, a distance of 154.29 feet to an angle point of the herein described tract;
3. South 75 degrees 54 minutes 57 seconds West, a distance of 52.97 feet to an angle point of the herein described tract;
4. South 45 degrees 56 minutes 40 seconds West, a distance of 64.53 feet to an angle point of the herein described tract;
5. North 74 degrees 14 minutes 06 seconds West, a distance of 49.03 feet to an angle point of the herein described tract;
6. North 34 degrees 12 minutes 41 seconds West, a distance of 49.49 feet to an angle point of the herein described tract;
7. North 23 degrees 26 minutes 33 seconds West, a distance of 36.53 feet to an angle point of the herein described tract;
8. North 46 degrees 13 minutes 37 seconds West, a distance of 47.66 feet to an angle point of the herein described tract;
9. North 81 degrees 29 minutes 45 seconds West, a distance of 41.69 feet to an angle point of the herein described tract;
10. North 24 degrees 20 minutes 24 seconds West, a distance of 43.18 feet to an angle point of the herein described tract;
11. North 16 degrees 31 minutes 07 seconds East, a distance of 55.86 feet to an angle point of the herein described tract;
12. North 57 degrees 06 minutes 29 seconds East, a distance of 54.62 feet to an angle point of the herein described tract;
13. South 84 degrees 28 minutes 03 seconds East, a distance of 93.51 feet to an angle point of the herein described tract;
14. South 65 degrees 00 minutes 59 seconds East, a distance of 42.23 feet to an angle point of the herein described tract;
15. North 25 degrees 39 minutes 36 seconds East, a distance of 41.07 feet to an angle point of the herein described tract;
16. North 24 degrees 09 minutes 21 seconds West, a distance of 111.64 feet to an angle point of the herein described tract;

17. North 74 degrees 51 minutes 41 seconds West, a distance of 67.34 feet to an angle point of the herein described tract;
18. South 80 degrees 53 minutes 48 seconds West, a distance of 96.63 feet to an angle point of the herein described tract;
19. North 19 degrees 11 minutes 00 seconds West, a distance of 48.49 feet to an angle point of the herein described tract;
20. North 20 degrees 39 minutes 43 seconds East, a distance of 90.94 feet to an angle point of the herein described tract;
21. North 52 degrees 14 minutes 48 seconds West, a distance of 68.35 feet to an angle point of the herein described tract;
22. North 14 degrees 46 minutes 58 seconds West, a distance of 79.50 feet to an angle point of the herein described tract;
23. North 79 degrees 20 minutes 36 seconds West, a distance of 122.53 feet to an angle point of the herein described tract;
24. South 75 degrees 46 minutes 51 seconds West, a distance of 87.36 feet to an angle point of the herein described tract;
25. North 31 degrees 53 minutes 38 seconds West, a distance of 60.41 feet to an angle point of the herein described tract;
26. North 07 degrees 25 minutes 36 seconds West, a distance of 51.34 feet to an angle point of the herein described tract;
27. North 69 degrees 25 minutes 30 seconds East, a distance of 116.59 feet to an angle point of the herein described tract;
28. North 22 degrees 45 minutes 09 seconds West, a distance of 80.76 feet to an angle point of the herein described tract;
29. North 02 degrees 47 minutes 41 seconds East, a distance of 57.94 feet to an angle point of the herein described tract;
30. North 25 degrees 54 minutes 14 seconds East, a distance of 40.90 feet to an angle point of the herein described tract;
31. North 48 degrees 03 minutes 30 seconds East, a distance of 49.01 feet to an angle point of the herein described tract;

32. North 12 degrees 32 minutes 21 seconds East, a distance of 27.80 feet to an angle point of the herein described tract;
33. North 21 degrees 19 minutes 43 seconds West, a distance of 45.15 feet to an angle point of the herein described tract;
34. North 01 degrees 12 minutes 57 seconds East, a distance of 118.73 feet to an angle point of the herein described tract;
35. North 65 degrees 29 minutes 55 seconds West, a distance of 119.62 feet to an angle point of the herein described tract;
36. North 18 degrees 59 minutes 23 seconds West, a distance of 29.51 feet to an angle point of the herein described tract;
37. North 42 degrees 29 minutes 52 seconds East, a distance of 94.31 feet to an angle point of the herein described tract;
38. North 19 degrees 50 minutes 14 seconds East, a distance of 63.43 feet to an angle point of the herein described tract;
39. North 65 degrees 24 minutes 45 seconds West, a distance of 53.95 feet to an angle point of the herein described tract;
40. North 26 degrees 13 minutes 02 seconds West, a distance of 44.71 feet to an angle point of the herein described tract;
41. North 07 degrees 04 minutes 16 seconds East, a distance of 41.01 feet to an angle point of the herein described tract;
42. North 84 degrees 03 minutes 13 seconds East, a distance of 59.11 feet to an angle point of the herein described tract;
43. North 03 degrees 52 minutes 01 seconds West, a distance of 76.95 feet to an angle point of the herein described tract;
44. South 76 degrees 39 minutes 23 seconds West, a distance of 19.13 feet to an angle point of the herein described tract;
45. North 52 degrees 04 minutes 27 seconds West, a distance of 44.76 feet to an angle point of the herein described tract;

46. North 06 degrees 18 minutes 32 seconds West, a distance of 41.90 feet to an angle point on the line common to said 136.08 acre tract and said 50 acre tract and being the northwest corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "Lasiter" found at the northeast corner of a State of Texas R.O.W. Easement recorded in Vol. 111, Pg. 405, W.C.D.R. bears South 87 degrees 33 minutes 33 seconds West, a distance of 560.80 feet;

Thence, along the line common to said 136.08 acre tract and said 50 acre tract, North 87 degrees 33 minutes 33 seconds East, a distance of 2,794.65 feet to the **POINT OF BEGINNING** and containing 106.568 acres (4,642,114 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey and accompanies this description.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey | DCCM

Texas Firm Reg. No. 10047100

Ph: (713) 413-1900

Job No. 4620-DS

Dwg No. 4620-ALTA-1

M&B No. 231294

Date: August 30, 2023

County: Waller County
Project: Hoover Road
M&B No. 231295
Job No. 4620-DS

FIELD NOTES FOR A 61.117 ACRE TRACT

Being a tract of land containing 61.117 acres (2,662,245 square feet) located in the Polly Perry League Survey, Abstract Number (No.) 236, Waller County, Texas; said 61.117 acre tract being all of a called 25.000 acre tract (Fourth Tract) recorded in the name of Doris Louise Hayes in Volume (Vol.) 310, Page (Pg.) 218, Waller County Deed Records (W.C.D.R.), all of a called 22.9214 acre tract recorded in the name of Doris L. Hayes in Vol. 310, Pg. 246, W.C.D.R. and a portion of a called 22.9214 acre tract recorded in the name of Betty J. Jones in Vol. 813, Pg. 243, W.C.D.R.; said 61.117 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

BEGINNING at a 1/2-inch iron pipe found at the southwest corner of a called 198.6896 acre tract recorded in the name of Melanie Juneau in Vol. 1102, Pg. 354, W.C.D.R., being on the east line of a called 50 acre tract recorded in the name of C. Michael McGlothlin in Vol. 1245, Pg. 506, W.C.D.R., marking the northwest corner of said 25.000 acre tract and the herein described tract;

Thence, with the line common to said 25.000 acre tract, said 22.9214 acre tract (Doris L. Hayes) and said 198.6896 acre tract, North 87 degrees 38 minutes 48 seconds East, a distance of 1,325.34 feet to a 5/8-inch iron rod with a cap stamped "G&G" found at the northeast corner of said 22.9214 acre tract (Doris L. Hayes) and the herein described tract;

Thence, along the east line of said 22.9214 acre tract (Doris L. Hayes), South 01 degrees 50 minutes 45 seconds East, a distance of 1,137.86 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the north line of said 22.9214 acre tract (Betty J. Jones) and marking an easterly interior corner of the here described tract;

Thence, with the line common to said 22.9214 acre tract (Betty J. Jones) and a called 25.00 acre tract recorded in the name of Michael Everett Hoover in Vol. 1253, Pg. 291, W.C.D.R., North 88 degrees 20 minutes 01 seconds East, a distance of 1,302.16 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at an easterly angle point of the herein described tract;

Thence, through and across said 22.9214 acre tract (Betty J. Jones), South 01 degrees 56 minutes 29 seconds East, a distance of 300.16 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the line common to said 22.9214 acre tract (Betty J. Jones) and a called 25.000 acres (Third Tract) recorded in the name of Betty Jean Jones in Vol. 310, Pg. 218, W.C.D.R. and marking an easterly angle point of the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Betty J. Jones), said 25.000 acres (Third Tract) and a called 2.046 acre tract recorded in the name of Leighton D. McLeod and Cynthia McLeod in Waller County Clerk's File (W.C.C.F.) No. 1603069, South 87 degrees 49 minutes 08 seconds West, a distance of 1,856.63 feet to a 5/8-inch iron rod found at the northwest corner of said 2.046 acre tract and marking a southerly interior angle point of the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Doris L. Hayes) and said 2.046 acre tract, South 02 degrees 21 minutes 11 seconds East, a distance of 457.58 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at the southwest corner of said 2.046 acre tract, being on the northerly Right-of-Way (R.O.W.) line of Hoover Lane (width varies, prescriptive, no deed found), marking the most southerly southeast corner of said 22.9214 acre tract (Doris L. Hayes) and the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Doris L. Hayes), said 25.000 acre tract (Fourth Tract) and northerly R.O.W. line of said Hoover Lane, South 87 degrees 56 minutes 36 seconds West, a distance of 766.25 feet to a 1-inch iron rod found on the east line of a called 136.08 acre tract recorded in the name of Nesh Farms Hoover Lane, LLC in Waller County Clerk's File (W.C.C.F.) No. 2105504, marking the southwest corner of said 25.000 acre tract (Fourth Tract) and the herein described tract;

Thence, along the line common to said 25.000 acre tract (Fourth Tract) and said 136.08 acre tract, North 02 degrees 08 minutes 21 seconds West, a distance of 1,747.70 feet to a 1/2-inch iron rod with a cap stamped "Lasiter" found at the northeast corner of said 136.08 acre tract, being the southeast corner of said 50 acre tract and marking a westerly angle point of the herein described tract;

Thence, along the line common to said 25.000 acre tract (Fourth Tract) and said 50 acre tract, North 01 degrees 55 minutes 20 seconds West, a distance of 153.92 feet to the **POINT OF BEGINNING** and containing 61.117 acres (2,662,245 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey and accompanies this description.

Anthony R. Peacock
Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey | DCCM

Texas Firm Reg. No. 10047100

Ph: (713) 413-1900

Job No. 4620-DS

Dwg No. 4620-ALTA-2

M&B No. 231295

Date: August 30, 2023

County: Waller County
Project: Hoover Road
M&B No. 231296
Job No. 4620-DS

FIELD NOTES FOR A 80.491 ACRE TRACT

Being a tract of land containing 80.491 acres (3,506,207 square feet) located in the Polly Perry League Survey, Abstract Number (No.) 236, Waller County, Texas; said 80.491 acre tract being a portion of a called 49.403 acre tract recorded in the name of Everett Hoover in Volume (Vol.) 212, Page (Pg.) 674, Waller County Deed Records (W.C.D.R.), being all of a called 25.000 acre tract (First Tract) recorded in the name of Everett Hoover in Vol. 310, Pg. 218, W.C.D.R., being a portion of a called 22.9214 acre tract recorded in the name of Everett Hoover in Vol. 813, Pg. 240, W.C.D.R., a portion of a called 25.00 acre tract recorded in the name of Michael Everett Hoover in Vol. 1253, Pg. 291, W.C.D.R., and being all of a called 25.00 acre tract recorded in the name of Pamela Jean Walker in Vol. 1253, Pg. 303, W.C.D.R.; said 80.491 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

BEGINNING at a 5/8-inch iron rod found on the west Right-of-Way (R.O.W.) line of Penick Road (width varies, prescriptive, no deed found), being the southeast corner of a called 15.000 acre tract recorded in the name of John S. Cannon and Judith E. Cannon in Waller Country Clerk's File (W.C.C.F.) No. 1702083, marking the northeast corner of said 25.00 acre tract (Pamela Jean Walker) and the herein described tract;

Thence, along the line common to the west R.O.W. line of said Penick Road, said 25.00 acre tract (Pamela Jean Walker), said 49.403 acre tract and said 25.000 acre tract (First Tract), South 02 degrees 05 minutes 04 seconds East, a distance of 1,517.56 feet to a 1-inch iron pipe found at the northeast corner of a called 3.000 acre tract recorded in the name of Teddy G. Patterson and Jo Ann Patterson in Vol. 322, Pg. 874, W.C.D.R. and marking the southeast corner of said 25.000 acre tract (First Tract) and the herein described tract;

Thence, along the line common to said 25.000 acre tract (First Tract), said 3.000 acre tract, a called 0.673 acre tract recorded in the name of Everett F. Hoover in Vol. 425, Pg. 328, W.C.D.R. and said 25.00 acre tract (Michael Everett Hoover), South 88 degrees 44 minutes 37 seconds West, a distance of 821.65 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at a southeasterly interior angle point of the herein described tract;

Thence, through and across said 25.00 acre tract (Michael Everett Hoover), South 01 degrees 56 minutes 29 seconds East, a distance of 497.29 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the line common to said 25.00 acre tract (Michael Everett Hoover) and a called 22.9214 acre tract recorded in the name of Betty J. Jones in Vol. 813, Pg. 243, W.C.D.R., marking a southerly southeast corner of the herein described tract;

Thence, along the line common to said 25.00 acre tract (Michael Everett Hoover) and said 22.9214 acre tract (Betty J. Jones), South 88 degrees 20 minutes 01 seconds West, a distance of 1,302.16 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at an easterly corner of a called 22.9214 acre tract recorded in the name of Doris L. Hayes in Vol. 310, Pg. 246, W.C.D.R. and marking the southwest corner of the herein described tract;

Thence, along the line common to said 25.00 acre tract (Michael Everett Hoover), said 22.9214 acre tract (Everett Hoover) and said 22.9214 acre tract (Doris L. Hayes), North 01 degrees 50 minutes 45 seconds West, a distance of 1,137.86 feet to a 5/8-inch iron rod with a cap stamped "G&G" found at the northeast corner of said 22.9214 acre tract (Doris L. Hayes), being on the south line of a called 198.6896 acre tract recorded in the name of Melanie Juneau in Vol. 1102, Pg. 354, W.C.D.R. and marking a westerly corner of the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Everett Hoover) and said 198.6896 acre tract, North 87 degrees 38 minutes 48 seconds East, a distance of 416.65 feet to a 1-inch iron pipe found at the southeast corner of said 198.6896 acre tract and marking a westerly interior angle point of the herein described tract;

Thence, along the line common to said 49.403 acre tract, said 25.00 acre tract (Pamela Jean Walker) and said 198.6896 acre tract, North 02 degrees 11 minutes 40 seconds West, a distance of 879.88 feet to a 5/8-inch iron rod found at the southwest corner of said 15.000 acre tract, marking the northwest corner of said 25.00 acre tract (Pamela Jean Walker) and the herein described tract;

Thence, along the line common to said 25.00 acre tract (Pamela Jean Walker) and said 15.000 acre tract, North 88 degrees 47 minutes 46 seconds East, a distance of 1,705.44 feet to the **POINT OF BEGINNING** and containing 80.491 acres (3,506,207 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey and accompanies this description.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey | DCCM

Texas Firm Reg. No. 10047100

Ph: (713) 413-1900

Job No. 4620-DS

Dwg No. 4620-ALTA-3

M&B No. 231296

Date: August 30, 2023

EXHIBIT "B"
PLAN OF DEVELOPMENT
FOR
HOOVER LANE TRACT
± 248.2 Acres

in Waller County

PREPARED BY:



24285 Katy Freeway, Suite 525
Katy, TX 77494

I. INTRODUCTION AND GENERAL PROVISIONS

The Hoover Lane Tract (the "Project") is a proposed single-family residential community within unincorporated Waller County. This Plan of Development describes the proposed layout and characteristics of the Project, and lists modifications to regulations under which the Project will develop.

The Developer currently controls approximately 284 acres on Hoover Lane and Penick Road. An additional 400 acres (more or less) north of the subject property is also under consideration and may be incorporated into this Development Agreement at a later date by amendment or separate agreement.

II. DEVELOPMENT REGULATIONS

Described below are certain portions of Waller County's Subdivision Regulations and Waller County's Engineering Design Standards, with specific modifications that shall be applicable to the Project. Where these specifications require a variance from the minimum standards, such variances have been identified in Exhibit D.

Development within the Project shall be vested in the Waller County regulations in effect at the time this Development Agreement is approved by the Waller County Commissioners Court, except as provided in this section or by separate agreement.

1. External Roadway Improvements

Nothing in this Agreement waives the requirements of the Waller County Major Thoroughfare Plan. The Developer will still be obligated to dedicate their pro rata share of right-of-way for road and drainage uses, contribute their pro rata share of costs for traffic signalization as warranted by the Traffic Impact Analysis, make improvements to Hoover Lane and Penick Road as warranted by the TIA including but not limited to construction of left turn lanes as needed, and follow all other applicable regulations unless amended by separate agreements. Contributions and improvements shall occur in phases as adjacent sections are developed or when the appropriate thresholds (such as trips per day for traffic improvements) warrant a contribution to be made.

The Developer shall also be obligated to improve Penick Road with an asphalt overlay, or contribute equivalent funds to the County for such improvement, in accordance with the triggers identified in the TIA. The estimated value of that improvement is \$191,950.

2. New Roadway Design

Roadways within the Project shall be developed in accordance with the regulations of Waller County in effect at the time this Agreement is approved, except as provided below:

1. Collector Streets – direct connections to Hoover Lane or Penick Road shall meet the following criteria:

- a. 350' minimum centerline radius
- 2. Local Streets – streets which primarily provide access to individual lots, or which guide residents to and from the main access points to Hoover Lane or Penick Road, and may or may not have residential driveways taking direct access, shall meet the following criteria:
 - a. 50' minimum ROW width for curb-and-gutter streets
 - b. 250' minimum centerline radius
- 3. Cul-de-Sac Geometry
 - a. Minimum 50' paving radius
 - b. Minimum 60' ROW radius

3. Block Length and Intersection Spacing

Block lengths and intersection spacings within the Project shall be in accordance with the regulations of Waller County in effect at the time this Agreement is approved, except as provided below:

- 1. Internal Collector Streets and Local Streets
 - a. Crossings of detention ponds or drainage channels shall be required only where necessary to provide access to residential units within the Project.
 - b. Except as provided above, each local street shall intersect with another street at least every 1,500 feet, measured from edge of right-of-way to edge of right-of-way.

4. Single-Family Residential

Single-family residential lots within the Project shall be in accordance with the regulations of Waller County in effect at the time this Agreement is approved, except as provided below:

A. Lots

- a. There shall be no more than 930 single-family lots within the Project.
- b. Minimum lot width shall be forty feet (40'), with the following percentage requirements:
 - a. Not more than 50% of lots shall be 40.00' to 49.99' in width.
 - b. At least 50% of total lots shall be at least 50.00' wide.
- c. Lot width shall be measured at the building line and shall be measured tangent to the building line arc for radial lots.
- d. All lots shall be a minimum of 5,000 square feet.

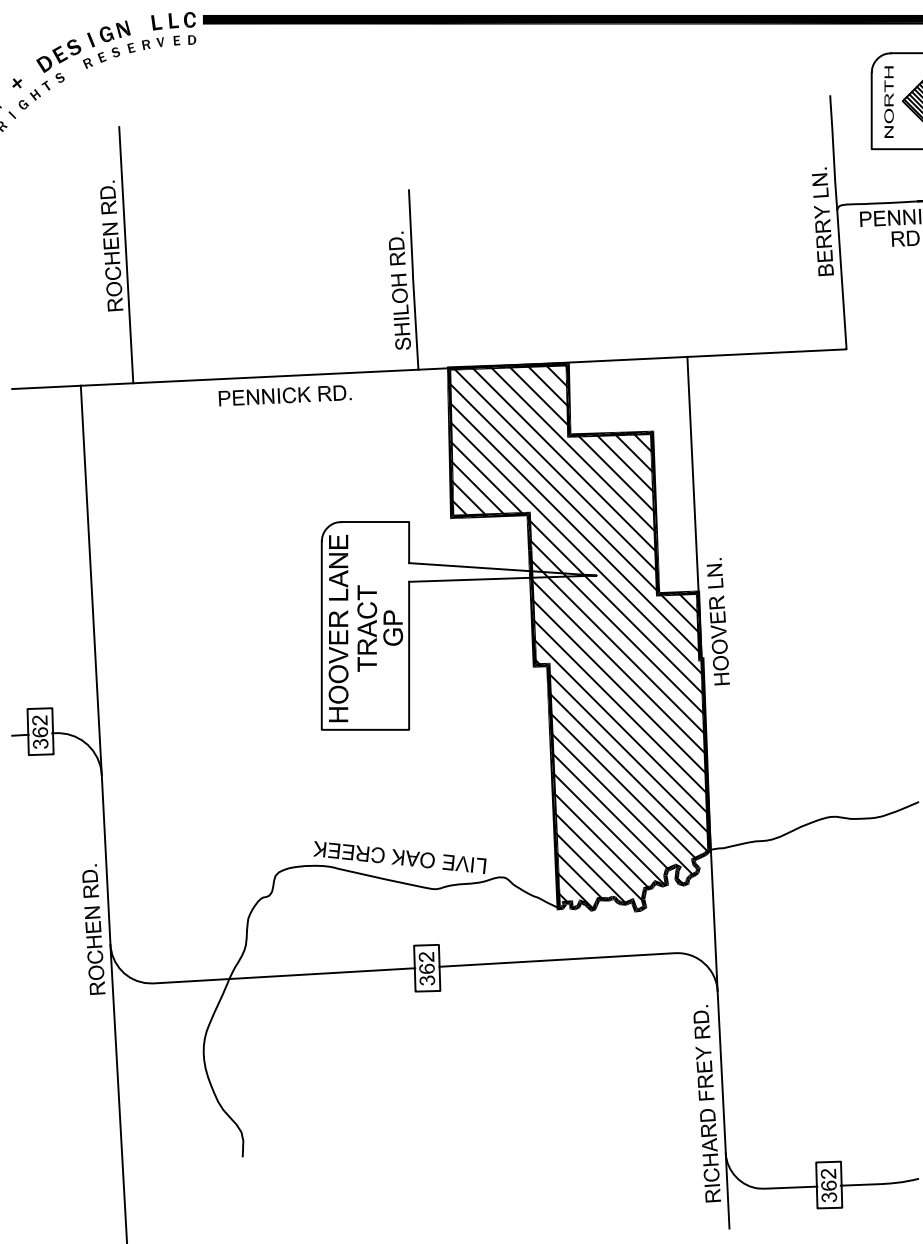
B. Setbacks

- a. Minimum front yard setbacks shall be 25'.
- b. Minimum side yard building setbacks:
 - i. five-foot (5') setback for interior, non-corner lots and the non-street side of corner lots
 - ii. ten-foot (10') setback for exterior side yard for corner lots
 - iii. twenty-five-foot (25') garage setback if the garage door faces the side street
 - iv. Where a corner lot is separated from the side street by a landscape reserve, the five-foot (5') interior side setback shall apply to the lot from its side lot line and the side street shall have a five-foot (5') building setback line across the landscape reserve.
- C. At least one tree shall be planted in the yard of every single-family residential lot.
- D. Each home shall have a continuous sidewalk or trail connection to the nearest parkland or recreation area.
- E. Each detention pond shall have a walking trail around at least 50% of the pond circumference.

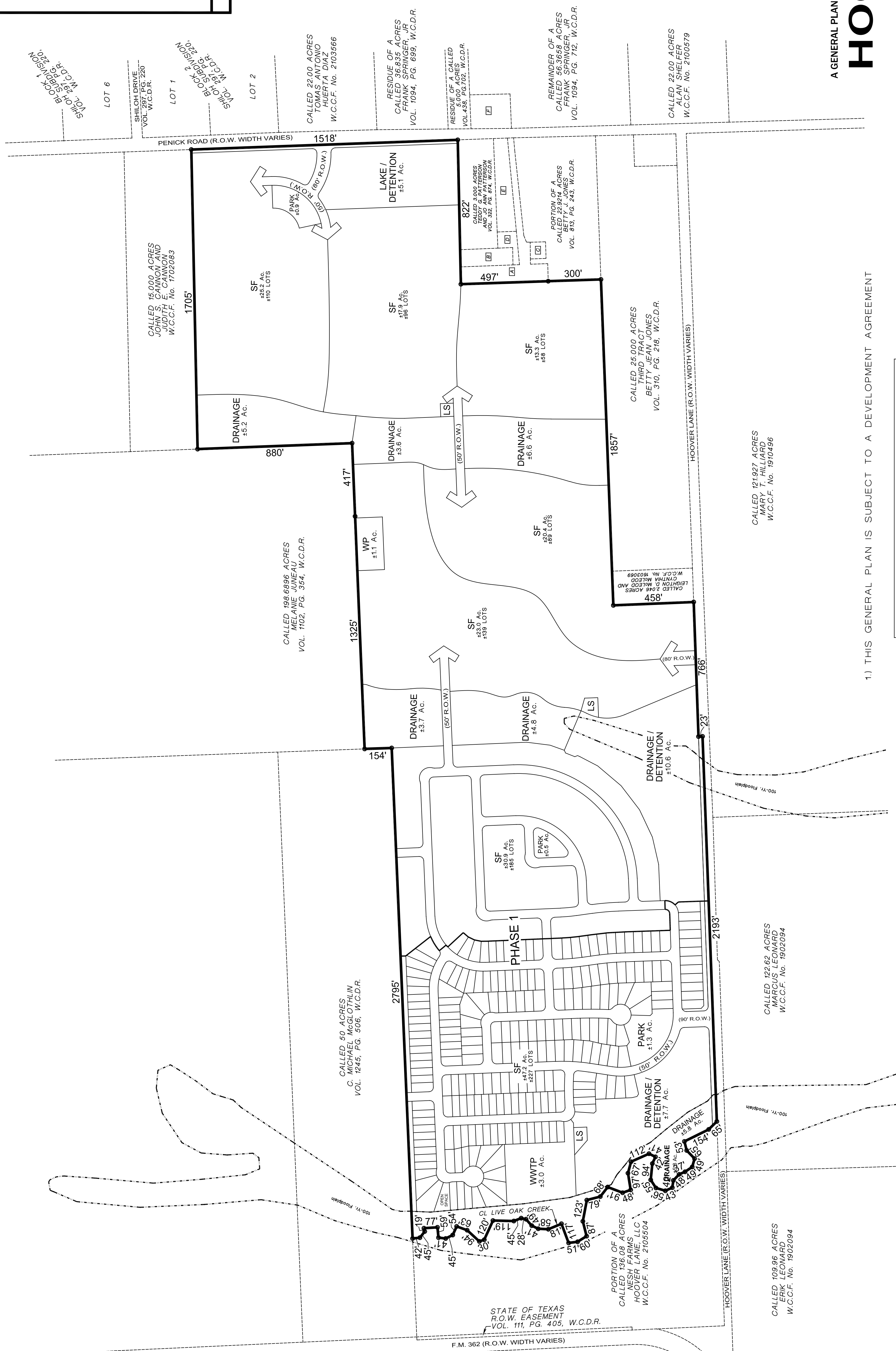
5. Other Restrictions

- A. No portion of the land within the boundary of this Project shall be designed or used for multi-family residential. For purposes of this restriction, a single tract or a single structure with four or more residential dwelling units under common ownership shall be considered multi-family residential.
- B. After the third single-family residential section plat in the Project is recorded and at least 50% of the homes in the third section are occupied, the Developer, HOA or MUD shall enter into an officer agreement with Waller County law enforcement for the provision of police services to the neighborhood.

Exhibit C to Subdivision Development Agreement



Vicinity Map (not to scale)



A GENERAL PLAN OF

HOOVER LANE TRACT

BEING 248.2± ACRES OF LAND

OUT OF THE
POLLY PERRY LEAGUE SURVEY, A-236
WALLER COUNTY, TEXAS

OWNER:
MAPLE DEVELOPMENT GROUP

PLANNER:

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

AUGUST 14, 2024

HOU-45003

LOT PROJECTIONS			TOTAL
LOT TYPE	PHASE 1	FUTURE PHASES	
40s	+/-208 LOTS	+/-235 LOTS	+/-443 LOTS
50s	+/-204 LOTS	+/-257 LOTS	+/-461 LOTS
TOTAL	+/-412 LOTS	+/-492 LOTS	+/-904 LOTS

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

1.) THIS GENERAL PLAN IS SUBJECT TO A DEVELOPMENT AGREEMENT

DISCLAIMER AND LIMITED WARRANTY. THIS GENERAL PLAN WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFORM SUBSIDIARY PROMOTIVE ACT, AND THE GENERAL PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFFIRMED-TO OR AFFIRMED-TO BE AFRICAN AMERICAN OWNED AND CONTROLLED BUSINESS ACT, AND/OR CONSEQUENCE. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF METADATA IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THESE GENERAL PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO: PLANNING • DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, OR ANY OTHER WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, OR CONSTRUCTION OF ANY PROJECTS OR OTHER MATTERS. IN NO EVENT, NOR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

EXHIBIT D

Approved Variances

1. On _____, 2024 the Waller County Commissioners Court approved the following variance for Maple Meadows Development, LLC for the Hoover Lane Tract subdivision:

Variance from: Waller County Subdivision and Development Regulations
Appendix A – 3.4.7, requiring a 50-foot minimum lot width

Approved Variance: Minimum lot width of 40 feet for at least 50% of lots, measured at the building line.

2. On _____, 2024 the Waller County Commissioners Court approved the following variance for Maple Meadows Development, LLC for the Hoover Lane Tract subdivision:

Variance from: Waller County Subdivision and Development Regulations
Appendix A - 3.4.15, requiring 15-foot side street building lines on local streets

Approved Variance: 10-foot side street building lines on local streets

3. On _____, 2024 the Waller County Commissioners Court approved the following variance for Maple Meadows Development, LLC for the Hoover Lane Tract subdivision:

Variance from: Waller County Subdivision and Development Regulations
Appendix A – 4.3.1, requiring a 60-foot ROW on curb-and-gutter local streets

Approved Variance: A minimum 50-foot ROW on curb-and-gutter streets

4. On _____, 2024 the Waller County Commissioners Court approved the following variance for Maple Meadows Development, LLC for the Hoover Lane Tract subdivision:

Variance from: Waller County Subdivision and Development Regulations
Appendix A – 4.3.4, requiring a minimum 70-foot radius ROW on culs-de-sac, with 50-foot radius paving

Approved Variance: A minimum 60-foot radius ROW on culs-de-sac, with 50-foot radius paving

5. On _____, 2024 the Waller County Commissioners Court approved the following variance for Maple Meadows Development, LLC for the Hoover Lane Tract subdivision:

Variance from: Waller County Subdivision and Development Regulations
Appendix A – 3.3, requiring that dead end streets shall end on a temporary cul-de-sac with a ROW radius of 70 feet

Approved Variance: Dead end street shall end on a temporary cul-de-sac with a ROW radius of 60 feet

6. On _____, 2024 the Waller County Commissioners Court approved the following variance for Maple Meadows Development, LLC for the Hoover Lane Tract subdivision:

Variance from: Waller County Subdivision and Development Regulations
Appendix A – 4.3.5, requiring a minimum centerline radius of 650 feet for local street curves, and 1,200 feet radius on collector street curves

Approved Variance: A minimum centerline radius of 250 feet for local street curves, and 350 radius on collector street curves

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement Between Waller County, Texas and Maple Meadows Development, LLC for Hoover Lane Tract subdivision (“Agreement”). The Agreement, dated effective _____, 2024, is identified as Contract ID# _____ in the Official Public Records of Waller County, Texas. Notice is hereby given that 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 the Waller County Clerk’s Office.

WALLER COUNTY, TEXAS

Carbett “Trey” J. Duhon III
County Judge

Date: _____

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Carbett “Trey” J. Duhon III, Waller County Judge, on behalf of Waller County, a political subdivision of the State of Texas.

Notary Public, State of Texas

[S E A L]

Maple Meadows Development, LLC
A Texas limited liability company

Itiel Kaplan
Manager

Date : _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2024
by Itiel Kaplan, Manager, on behalf of Maple Meadows Development, LLC, a Texas limited
liability company.

Notary Public, State of Texas

[S E A L]

EXHIBIT A

Real Property Description

County: Waller County
Project: Hoover Road
M&B No. 231294
Job No. 4620-DS

FIELD NOTES FOR A 106.568 ACRE TRACT

Being a tract of land containing 106.568 acres (4,642,114 square feet) located in the Polly Perry League Survey, Abstract Number (No.) 236, Waller County, Texas; said 106.568 acre tract being a portion of a called 136.08 acre tract recorded in the name of Nesh Farms Hoover Lane, LLC in Waller County Clerk's File (W.C.C.F.) No. 2105504, said 106.568 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

COMMENCING at a 1/2-inch iron pipe found at the southwest corner of a called 198.6896 acre tract recorded in the name of Melanie Juneau in Volume (Vol.) 1102, Page (Pg.) 354, Waller County Deed Records (W.C.D.R.), being the northwest corner of a called 25.000 acre tract (Fourth Tract) recorded in the name of Doris Louise Hayes in Vol. 310, Pg. 218, W.C.D.R. and being on the east line of a called 50 acre tract recorded in the name of C. Michael McGlothlin in Vol. 1245, Pg. 506, W.C.D.R.;

Thence, with the line common to said 25.000 acre tract and said 50 acre tract, South 01 degrees 55 minutes 20 seconds East, a distance of 153.92 feet to a 1/2-inch iron rod with a cap stamped "Lasiter" found at the southeast corner of said 50 acre tract and marking the **POINT OF BEGINNING** and the northeast corner of said 136.08 acre tract and the herein described tract;

Thence, with the line common to said 136.08 acre tract and said 25.000 acre tract, South 02 degrees 08 minutes 21 seconds East, at a distance of 1,747.70 feet passing a 1-inch iron pipe found at the southeast corner of said 25.000 acre tract and continuing for a total distance of 1,770.58 feet to a Mag nail set in asphalt on the northerly Right-of-Way (R.O.W.) line of Hoover Lane (width varies as per Vol. 227, Pg. 468, W.C.D.R.), marking the southeast corner of said 136.08 acre tract and the herein described tract;

Thence, along the line common to said 136.08 acre tract and northerly R.O.W. line of said Hoover Lane, South 87 degrees 52 minutes 09 seconds West, a distance of 2,193.46 feet to a Mag nail set in asphalt marking the southwest corner of the herein described tract;

Thence, along the meanders of Live Oak Creek and through and across said 136.08 acre tract the following forty-six (46) courses:

1. North 44 degrees 26 minutes 52 seconds West, a distance of 64.74 feet to an angle point of the herein described tract;

2. North 26 degrees 20 minutes 00 seconds West, a distance of 154.29 feet to an angle point of the herein described tract;
3. South 75 degrees 54 minutes 57 seconds West, a distance of 52.97 feet to an angle point of the herein described tract;
4. South 45 degrees 56 minutes 40 seconds West, a distance of 64.53 feet to an angle point of the herein described tract;
5. North 74 degrees 14 minutes 06 seconds West, a distance of 49.03 feet to an angle point of the herein described tract;
6. North 34 degrees 12 minutes 41 seconds West, a distance of 49.49 feet to an angle point of the herein described tract;
7. North 23 degrees 26 minutes 33 seconds West, a distance of 36.53 feet to an angle point of the herein described tract;
8. North 46 degrees 13 minutes 37 seconds West, a distance of 47.66 feet to an angle point of the herein described tract;
9. North 81 degrees 29 minutes 45 seconds West, a distance of 41.69 feet to an angle point of the herein described tract;
10. North 24 degrees 20 minutes 24 seconds West, a distance of 43.18 feet to an angle point of the herein described tract;
11. North 16 degrees 31 minutes 07 seconds East, a distance of 55.86 feet to an angle point of the herein described tract;
12. North 57 degrees 06 minutes 29 seconds East, a distance of 54.62 feet to an angle point of the herein described tract;
13. South 84 degrees 28 minutes 03 seconds East, a distance of 93.51 feet to an angle point of the herein described tract;
14. South 65 degrees 00 minutes 59 seconds East, a distance of 42.23 feet to an angle point of the herein described tract;
15. North 25 degrees 39 minutes 36 seconds East, a distance of 41.07 feet to an angle point of the herein described tract;
16. North 24 degrees 09 minutes 21 seconds West, a distance of 111.64 feet to an angle point of the herein described tract;

17. North 74 degrees 51 minutes 41 seconds West, a distance of 67.34 feet to an angle point of the herein described tract;
18. South 80 degrees 53 minutes 48 seconds West, a distance of 96.63 feet to an angle point of the herein described tract;
19. North 19 degrees 11 minutes 00 seconds West, a distance of 48.49 feet to an angle point of the herein described tract;
20. North 20 degrees 39 minutes 43 seconds East, a distance of 90.94 feet to an angle point of the herein described tract;
21. North 52 degrees 14 minutes 48 seconds West, a distance of 68.35 feet to an angle point of the herein described tract;
22. North 14 degrees 46 minutes 58 seconds West, a distance of 79.50 feet to an angle point of the herein described tract;
23. North 79 degrees 20 minutes 36 seconds West, a distance of 122.53 feet to an angle point of the herein described tract;
24. South 75 degrees 46 minutes 51 seconds West, a distance of 87.36 feet to an angle point of the herein described tract;
25. North 31 degrees 53 minutes 38 seconds West, a distance of 60.41 feet to an angle point of the herein described tract;
26. North 07 degrees 25 minutes 36 seconds West, a distance of 51.34 feet to an angle point of the herein described tract;
27. North 69 degrees 25 minutes 30 seconds East, a distance of 116.59 feet to an angle point of the herein described tract;
28. North 22 degrees 45 minutes 09 seconds West, a distance of 80.76 feet to an angle point of the herein described tract;
29. North 02 degrees 47 minutes 41 seconds East, a distance of 57.94 feet to an angle point of the herein described tract;
30. North 25 degrees 54 minutes 14 seconds East, a distance of 40.90 feet to an angle point of the herein described tract;
31. North 48 degrees 03 minutes 30 seconds East, a distance of 49.01 feet to an angle point of the herein described tract;

32. North 12 degrees 32 minutes 21 seconds East, a distance of 27.80 feet to an angle point of the herein described tract;
33. North 21 degrees 19 minutes 43 seconds West, a distance of 45.15 feet to an angle point of the herein described tract;
34. North 01 degrees 12 minutes 57 seconds East, a distance of 118.73 feet to an angle point of the herein described tract;
35. North 65 degrees 29 minutes 55 seconds West, a distance of 119.62 feet to an angle point of the herein described tract;
36. North 18 degrees 59 minutes 23 seconds West, a distance of 29.51 feet to an angle point of the herein described tract;
37. North 42 degrees 29 minutes 52 seconds East, a distance of 94.31 feet to an angle point of the herein described tract;
38. North 19 degrees 50 minutes 14 seconds East, a distance of 63.43 feet to an angle point of the herein described tract;
39. North 65 degrees 24 minutes 45 seconds West, a distance of 53.95 feet to an angle point of the herein described tract;
40. North 26 degrees 13 minutes 02 seconds West, a distance of 44.71 feet to an angle point of the herein described tract;
41. North 07 degrees 04 minutes 16 seconds East, a distance of 41.01 feet to an angle point of the herein described tract;
42. North 84 degrees 03 minutes 13 seconds East, a distance of 59.11 feet to an angle point of the herein described tract;
43. North 03 degrees 52 minutes 01 seconds West, a distance of 76.95 feet to an angle point of the herein described tract;
44. South 76 degrees 39 minutes 23 seconds West, a distance of 19.13 feet to an angle point of the herein described tract;
45. North 52 degrees 04 minutes 27 seconds West, a distance of 44.76 feet to an angle point of the herein described tract;

46. North 06 degrees 18 minutes 32 seconds West, a distance of 41.90 feet to an angle point on the line common to said 136.08 acre tract and said 50 acre tract and being the northwest corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "Lasiter" found at the northeast corner of a State of Texas R.O.W. Easement recorded in Vol. 111, Pg. 405, W.C.D.R. bears South 87 degrees 33 minutes 33 seconds West, a distance of 560.80 feet;

Thence, along the line common to said 136.08 acre tract and said 50 acre tract, North 87 degrees 33 minutes 33 seconds East, a distance of 2,794.65 feet to the **POINT OF BEGINNING** and containing 106.568 acres (4,642,114 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey and accompanies this description.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey | DCCM

Texas Firm Reg. No. 10047100

Ph: (713) 413-1900

Job No. 4620-DS

Dwg No. 4620-ALTA-1

M&B No. 231294

Date: August 30, 2023

County: Waller County
Project: Hoover Road
M&B No. 231295
Job No. 4620-DS

FIELD NOTES FOR A 61.117 ACRE TRACT

Being a tract of land containing 61.117 acres (2,662,245 square feet) located in the Polly Perry League Survey, Abstract Number (No.) 236, Waller County, Texas; said 61.117 acre tract being all of a called 25.000 acre tract (Fourth Tract) recorded in the name of Doris Louise Hayes in Volume (Vol.) 310, Page (Pg.) 218, Waller County Deed Records (W.C.D.R.), all of a called 22.9214 acre tract recorded in the name of Doris L. Hayes in Vol. 310, Pg. 246, W.C.D.R. and a portion of a called 22.9214 acre tract recorded in the name of Betty J. Jones in Vol. 813, Pg. 243, W.C.D.R.; said 61.117 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

BEGINNING at a 1/2-inch iron pipe found at the southwest corner of a called 198.6896 acre tract recorded in the name of Melanie Juneau in Vol. 1102, Pg. 354, W.C.D.R., being on the east line of a called 50 acre tract recorded in the name of C. Michael McGlothlin in Vol. 1245, Pg. 506, W.C.D.R., marking the northwest corner of said 25.000 acre tract and the herein described tract;

Thence, with the line common to said 25.000 acre tract, said 22.9214 acre tract (Doris L. Hayes) and said 198.6896 acre tract, North 87 degrees 38 minutes 48 seconds East, a distance of 1,325.34 feet to a 5/8-inch iron rod with a cap stamped "G&G" found at the northeast corner of said 22.9214 acre tract (Doris L. Hayes) and the herein described tract;

Thence, along the east line of said 22.9214 acre tract (Doris L. Hayes), South 01 degrees 50 minutes 45 seconds East, a distance of 1,137.86 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the north line of said 22.9214 acre tract (Betty J. Jones) and marking an easterly interior corner of the here described tract;

Thence, with the line common to said 22.9214 acre tract (Betty J. Jones) and a called 25.00 acre tract recorded in the name of Michael Everett Hoover in Vol. 1253, Pg. 291, W.C.D.R., North 88 degrees 20 minutes 01 seconds East, a distance of 1,302.16 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at an easterly angle point of the herein described tract;

Thence, through and across said 22.9214 acre tract (Betty J. Jones), South 01 degrees 56 minutes 29 seconds East, a distance of 300.16 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the line common to said 22.9214 acre tract (Betty J. Jones) and a called 25.000 acres (Third Tract) recorded in the name of Betty Jean Jones in Vol. 310, Pg. 218, W.C.D.R. and marking an easterly angle point of the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Betty J. Jones), said 25.000 acres (Third Tract) and a called 2.046 acre tract recorded in the name of Leighton D. McLeod and Cynthia McLeod in Waller County Clerk's File (W.C.C.F.) No. 1603069, South 87 degrees 49 minutes 08 seconds West, a distance of 1,856.63 feet to a 5/8-inch iron rod found at the northwest corner of said 2.046 acre tract and marking a southerly interior angle point of the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Doris L. Hayes) and said 2.046 acre tract, South 02 degrees 21 minutes 11 seconds East, a distance of 457.58 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at the southwest corner of said 2.046 acre tract, being on the northerly Right-of-Way (R.O.W.) line of Hoover Lane (width varies, prescriptive, no deed found), marking the most southerly southeast corner of said 22.9214 acre tract (Doris L. Hayes) and the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Doris L. Hayes), said 25.000 acre tract (Fourth Tract) and northerly R.O.W. line of said Hoover Lane, South 87 degrees 56 minutes 36 seconds West, a distance of 766.25 feet to a 1-inch iron rod found on the east line of a called 136.08 acre tract recorded in the name of Nesh Farms Hoover Lane, LLC in Waller County Clerk's File (W.C.C.F.) No. 2105504, marking the southwest corner of said 25.000 acre tract (Fourth Tract) and the herein described tract;

Thence, along the line common to said 25.000 acre tract (Fourth Tract) and said 136.08 acre tract, North 02 degrees 08 minutes 21 seconds West, a distance of 1,747.70 feet to a 1/2-inch iron rod with a cap stamped "Lasiter" found at the northeast corner of said 136.08 acre tract, being the southeast corner of said 50 acre tract and marking a westerly angle point of the herein described tract;

Thence, along the line common to said 25.000 acre tract (Fourth Tract) and said 50 acre tract, North 01 degrees 55 minutes 20 seconds West, a distance of 153.92 feet to the **POINT OF BEGINNING** and containing 61.117 acres (2,662,245 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey and accompanies this description.

Anthony R. Peacock
Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey | DCCM

Texas Firm Reg. No. 10047100

Ph: (713) 413-1900

Job No. 4620-DS

Dwg No. 4620-ALTA-2

M&B No. 231295

Date: August 30, 2023

County: Waller County
Project: Hoover Road
M&B No. 231296
Job No. 4620-DS

FIELD NOTES FOR A 80.491 ACRE TRACT

Being a tract of land containing 80.491 acres (3,506,207 square feet) located in the Polly Perry League Survey, Abstract Number (No.) 236, Waller County, Texas; said 80.491 acre tract being a portion of a called 49.403 acre tract recorded in the name of Everett Hoover in Volume (Vol.) 212, Page (Pg.) 674, Waller County Deed Records (W.C.D.R.), being all of a called 25.000 acre tract (First Tract) recorded in the name of Everett Hoover in Vol. 310, Pg. 218, W.C.D.R., being a portion of a called 22.9214 acre tract recorded in the name of Everett Hoover in Vol. 813, Pg. 240, W.C.D.R., a portion of a called 25.00 acre tract recorded in the name of Michael Everett Hoover in Vol. 1253, Pg. 291, W.C.D.R., and being all of a called 25.00 acre tract recorded in the name of Pamela Jean Walker in Vol. 1253, Pg. 303, W.C.D.R.; said 80.491 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

BEGINNING at a 5/8-inch iron rod found on the west Right-of-Way (R.O.W.) line of Penick Road (width varies, prescriptive, no deed found), being the southeast corner of a called 15.000 acre tract recorded in the name of John S. Cannon and Judith E. Cannon in Waller Country Clerk's File (W.C.C.F.) No. 1702083, marking the northeast corner of said 25.00 acre tract (Pamela Jean Walker) and the herein described tract;

Thence, along the line common to the west R.O.W. line of said Penick Road, said 25.00 acre tract (Pamela Jean Walker), said 49.403 acre tract and said 25.000 acre tract (First Tract), South 02 degrees 05 minutes 04 seconds East, a distance of 1,517.56 feet to a 1-inch iron pipe found at the northeast corner of a called 3.000 acre tract recorded in the name of Teddy G. Patterson and Jo Ann Patterson in Vol. 322, Pg. 874, W.C.D.R. and marking the southeast corner of said 25.000 acre tract (First Tract) and the herein described tract;

Thence, along the line common to said 25.000 acre tract (First Tract), said 3.000 acre tract, a called 0.673 acre tract recorded in the name of Everett F. Hoover in Vol. 425, Pg. 328, W.C.D.R. and said 25.00 acre tract (Michael Everett Hoover), South 88 degrees 44 minutes 37 seconds West, a distance of 821.65 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at a southeasterly interior angle point of the herein described tract;

Thence, through and across said 25.00 acre tract (Michael Everett Hoover), South 01 degrees 56 minutes 29 seconds East, a distance of 497.29 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set on the line common to said 25.00 acre tract (Michael Everett Hoover) and a called 22.9214 acre tract recorded in the name of Betty J. Jones in Vol. 813, Pg. 243, W.C.D.R., marking a southerly southeast corner of the herein described tract;

Thence, along the line common to said 25.00 acre tract (Michael Everett Hoover) and said 22.9214 acre tract (Betty J. Jones), South 88 degrees 20 minutes 01 seconds West, a distance of 1,302.16 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey" set at an easterly corner of a called 22.9214 acre tract recorded in the name of Doris L. Hayes in Vol. 310, Pg. 246, W.C.D.R. and marking the southwest corner of the herein described tract;

Thence, along the line common to said 25.00 acre tract (Michael Everett Hoover), said 22.9214 acre tract (Everett Hoover) and said 22.9214 acre tract (Doris L. Hayes), North 01 degrees 50 minutes 45 seconds West, a distance of 1,137.86 feet to a 5/8-inch iron rod with a cap stamped "G&G" found at the northeast corner of said 22.9214 acre tract (Doris L. Hayes), being on the south line of a called 198.6896 acre tract recorded in the name of Melanie Juneau in Vol. 1102, Pg. 354, W.C.D.R. and marking a westerly corner of the herein described tract;

Thence, along the line common to said 22.9214 acre tract (Everett Hoover) and said 198.6896 acre tract, North 87 degrees 38 minutes 48 seconds East, a distance of 416.65 feet to a 1-inch iron pipe found at the southeast corner of said 198.6896 acre tract and marking a westerly interior angle point of the herein described tract;

Thence, along the line common to said 49.403 acre tract, said 25.00 acre tract (Pamela Jean Walker) and said 198.6896 acre tract, North 02 degrees 11 minutes 40 seconds West, a distance of 879.88 feet to a 5/8-inch iron rod found at the southwest corner of said 15.000 acre tract, marking the northwest corner of said 25.00 acre tract (Pamela Jean Walker) and the herein described tract;

Thence, along the line common to said 25.00 acre tract (Pamela Jean Walker) and said 15.000 acre tract, North 88 degrees 47 minutes 46 seconds East, a distance of 1,705.44 feet to the **POINT OF BEGINNING** and containing 80.491 acres (3,506,207 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey and accompanies this description.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey | DCCM

Texas Firm Reg. No. 10047100

Ph: (713) 413-1900

Job No. 4620-DS

Dwg No. 4620-ALTA-3

M&B No. 231296

Date: August 30, 2023