

MAINTENANCE DECLARATION

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF WALLER §

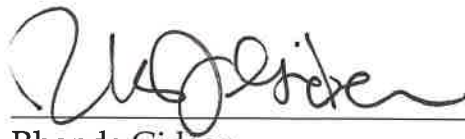
THAT HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 4, a political subdivision of the State of Texas (the "District"), is authorized to construct water, sewer, and drainage facilities, road facilities and related road improvements, and recreational and landscaping improvements to the development known as Sunterra, within the boundaries of the area of such development being described by metes and bounds on **Exhibit A**. The District desires to file this Maintenance Declaration among the Official Public Records of Real Property of Waller County, Texas, (the "County") declaring that, upon acceptance of by the County of any plat including public street dedications, and construction of the improvements described below, the District will be responsible for all maintenance of the following items:

- ☐ Upgraded crosswalks and intersections, including decorative pavers and stamped/stained concrete.
- ☐ Pedestrian underpass
- ☐ Recreational improvements
- ☐ Enhanced landscaping
- ☐ Enhanced lighting improvements
- ☐ Upgraded street signs
- ☐ Upgraded traffic signals
- ☐ Brick Pavers

AGREED TO AND ACCEPTED this 18th day of October, 2023.

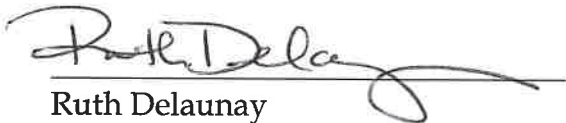
GRANTEE:

**HARRIS-WALLER COUNTIES MUNICIPAL
UTILITY DISTRICT NO. 4**



Rhonda Gideon
President, Board of Directors

ATTEST:



Ruth Delaunay
Secretary, Board of Directors

(SEAL)



THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 16th day of November, 2023, by Rhonda Gideon, as President, and Ruth Delaunay, as Secretary, of the Board of Directors of HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 4, a political subdivision of the State of Texas, on behalf of said political subdivision.

[NOTARY SEAL]


Notary Public, State of Texas

After recording, return to: Harris-Waller Counties Municipal Utility District No. 4, c/o Allen Boone Humphries Robinson LLP, Attn: Merry Heyne, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

EXHIBIT A

1,630.36 Acres

Sunterra Development – Waller County

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES & BOUNDS** description of a 1,630.36 acre tract of land in the H. & T. C. Railroad Company Survey Section 121, Abstract 201, the J. W. McCutcheon Survey, Section 130, Abstract 308, the Fred Eule Survey, Abstract 375, the H. & T. C. Railroad Company Survey Section 129, Abstract 204, and the W. I. Williamson Survey, Abstract 410, Waller County, Texas, being comprised of all of that certain called 150.00 acre tract and called 234.14 acre tract, and portions of that certain called 655.54 acre tract and called 304.68 acre tract, all recorded under County Clerk's File Number 2115246, Official Public Records, Waller County, Texas, a portion of that certain called 349.96 acre tract recorded under County Clerk's File Number 2203247, Official Public Records, Waller County, Texas, and all of that certain called 56.20 acre tract, that certain called 0.29 acre tract, that certain called 0.98 acre tract, that certain called 1.11 acre tract, that certain called 0.99 acre tract, that certain called 227.45 acre tract and a portion of that certain called 322.56 acre tract, all recorded under County Clerk's File Number 2312086, Official Public Records, Waller County, Texas, said 1,630.36 acre tract also being all those sections, areas, and street dedications of Sunterra situated in Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the intersection of Schlipf Road and Stockdick School Road for the northwest corner of said called 655.54 acre tract, for the lower northwest corner and **Place of Beginning** of the herein described tract, said point being the northwest corner of said Section 121, same being the northeast corner of the adjoining Fred Eule Survey, Abstract 373, being the northeast corner of an adjoining called 10.00 acre tract recorded in Volume 622, Page 28, Official Records, Waller County, Texas, the southeast corner of the adjoining H. & T. C. Railroad Company Survey, Section 111, Abstract 172, and the southwest corner of the adjoining Fred Eule Survey, Abstract 375, and the southwest corner of an adjoining called 131.503 acre tract recorded under County Clerk's File Number 2110394, Official Records, Waller County, Texas;

Thence North 87 degrees 59 minutes 38 seconds East along the lower north line of the herein described tract, the north line of said called 655.54 acre tract, and the north line of said Section 121, same being the south line of said adjoining Fred Eule Survey, Abstract 375, and the south line of said adjoining called 131.503 acre tract, 2,675.84 feet to a reentry corner to the herein described tract, being the southwest corner of said called 304.68 acre tract, same being the southeast corner of an adjoining called 31.111 acre tract recorded under County Clerk's File Number 2101670, Official Public Records, Waller County, Texas;

Thence North 01 degree 57 minutes 42 seconds West along the west line of said called 304.68 acre tract, same being the east line of said adjoining called 31.111 acre tract, and the aforementioned called 131.503 acre tract, 2,656.97 feet to an angle point, said point being the northeast corner of said adjoining called 131.503 acre tract, same being the southeast corner of an adjoining called 4.00 acre tract recorded in Volume 1101, Page 526, Official Records, Waller County, Texas;

Thence North 01 degree 57 minutes 03 seconds West along the west line of said called 304.68 acre tract, the west line of said called 227.45 acre tract, the west line of said called 349.96 acre tract, and the lower west line of said called 322.56 acre tract, same being the east line of said adjoining called 4.00 acre tract, the east line of an adjoining called 5.00 acre tract recorded in Volume 419, Page 367, Deed Records, Waller County, Texas, the east line of an adjoining called 5.00 acre tract recorded in Volume 396, Page 104, Deed Records, Waller County, Texas, the east line of an adjoining called 6.000 acre tract recorded in Volume 1361, Page 796, Official Records, Waller County, Texas, and the east line of an adjoining called 10.00 acre tract recorded in Volume 1020, Page 776, Official Records, Waller County, Texas, 2,625.07 feet to a northwest corner of the herein described tract and the lower northwest corner of said called 322.56 acre tract, said point being in the north line of said Fred Eule Survey, Abstract 375, same being the south line of the adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, as located in Beckendorff Road, said point being the southeast corner of an adjoining tract recorded in Volume 0995, Page 461, Official Records, Waller County, Texas, same being the southwest corner of an adjoining called 19.0983 acre tract recorded in Volume 1181, Page 588, Official Records, Waller County, Texas;

Thence North 88 degrees 01 minute 49 seconds East along the lower north line of the herein described tract and said called 322.56 acre tract, and the north line of said Fred Eule Survey, Abstract 375, same being the south line of said adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, as located in Beckendorff Road, and along the south line of said adjoining called 19.0983 acre tract, the south line of an adjoining called 19.098 acre tract recorded in Volume 686, Page 894, Official Records, Waller County, Texas, and the south line of an adjoining called 19.0984 acre tract recorded in Volume 657, Page 415, Official Records, Waller County, Texas, 2,585.32 feet to a reentry corner to the herein described tract and said called 322.56 acre tract, said point being the southeast corner of said adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, the southwest corner of said W. I. Williamson Survey, Abstract 410, the northwest corner of said H. & T. C. Railroad Company Survey Section 129, Abstract 204, and the northeast corner of said Fred Eule Survey, Abstract 375;

Thence North 02 degrees 12 minutes 42 seconds West along the upper west line of the herein described tract and said called 322.56 acre tract, and the west line of said W. I. Williamson Survey, Abstract 410, same being the east line of said adjoining H. & T. C. Railroad Company Survey Section 119, Abstract 200, and being along the east line of said adjoining called 19.0984 acre tract, the east line of an adjoining called 35.3053 acre tract recorded in Volume 994, Page 833, Official Records, Waller County, Texas, the east line of an adjoining called 31.987 acre tract recorded in Volume 757, Page 834, Official Records, Waller County, Texas, and the east line of an adjoining called 50 acre tract recorded in Volume 314, Page 159, Deed Records, Waller County, Texas, 2,651.40 feet to the upper northwest corner of the herein described tract and the upper northwest corner of said called 322.56 acre tract, said point being the northwest corner of said W. I. Williamson Survey, Abstract 410, same being the southwest corner of the adjoining W. C. Pitts Survey, Abstract 411, and the southwest corner of an adjoining called 0.652 acre tract recorded in Volume 1094, Page 575, Official Records, Waller County, Texas;

Thence North 87 degrees 59 minutes 16 seconds East along the north line of the herein described tract, the north line of said called 322.56 acre tract, and the north line of said W. I. Williamson Survey, Abstract 410, same being the south line of said adjoining W. C. Pitts Survey, Abstract 411, the south line of said adjoining called 0.652 acre tract, and the south line of an adjoining called 57.3029 acre tract recorded in Volume 619, Page 220, Official Records, Waller County, Texas, 958.44 feet to a point for the northeast corner of the herein described tract, being in the Waller-Harris County line;

Thence South 18 degrees 54 minutes 19 seconds East along the Waller-Harris County line, crossing said called 322.56 acre tract, said called 349.96 acre tract, said called 304.68 acre tract, and said called 655.54 acre tract, 11,931.08 feet to the upper southeast corner of the herein described tract, said point being at the intersection of the most easterly south line of said called 655.54 acre tract and the Waller-Harris County line, and being in the centerline of Cane Island Branch, same being the north line of the Lake House Sec 4, according to map or plat thereof recorded under County Clerk's File Number 2103192, Official Records, Waller County, Texas;

Thence along the centerline of Cane Island Branch, being the common line of the herein described tract and said adjoining Lake House Sec 4, and the adjoining Lake House Sec 3, according to map or plat thereof recorded under County Clerk's File Number 2003556, Official Records, Waller County, Texas, with the following courses and distances:

North 61 degrees 11 minutes 00 seconds West, 2,505.59 feet;

North 49 degrees 39 minutes 44 seconds West, 1,105.19 feet;

North 40 degrees 00 minutes 50 seconds West, 1,195.05 feet;

North 56 degrees 39 minutes 14 seconds West, 96.20 feet;

North 67 degrees 38 minutes 55 seconds West, 56.40 feet;

North 89 degrees 09 minutes 58 seconds West, 187.42 feet to a point in the centerline of Cane Island Branch for a reentry corner to the herein described tract, said point being the northwest corner of said adjoining Lake House Sec 3;

Thence along the common line of the herein described tract and said adjoining Lake House Sec 3, and the adjoining Lake House Sec 2, according to map or plat thereof recorded under County Clerk's File Number 1802332, Official Public Records, Waller County, Texas, with the following courses and distances:

South 02 degrees 06 minutes 10 seconds East, 836.00 feet;

North 88 degrees 01 minute 59 seconds East, 305.32 feet;

South 02 degrees 09 minutes 36 seconds East, 971.68 feet;

North 87 degrees 55 minutes 45 seconds East, 577.92 feet;

South 02 degrees 22 minutes 45 seconds East, 466.63 feet;

1,630.36 Acres

Sunterra Development – Waller County

North 87 degrees 52 minutes 27 seconds East, 383.91 feet;

South 02 degrees 08 minutes 09 seconds East, 2,579.28 feet to the most southerly southeast corner of the herein described tract, said point being in the south line of said Section 130, same being the north line of the adjoining H. & T. C. Railroad Company Survey, Section 127, Abstract 205, as located in Clay Road;

Thence South 88 degrees 00 minutes 42 seconds West along the southernmost line of the herein described tract, the south line of said called 150.00 acre tract, and the south line of said Section 130, same being the north line of said adjoining Section 127, as located in Clay Road, 70.00 feet to an angle point;

Thence South 88 degrees 00 minutes 58 seconds West along the southernmost line of the herein described tract, the south line of said called 150.00 acre tract, the south line of said called 234.14 acre tract, the south line of said Section 130, and the south line of the aforementioned Section 121, same being the north line of said adjoining Section 127, and the north line of the adjoining T. S. Reese Survey, Abstract 333, as located in Clay Road, 6,864.26 feet to the intersection of Schlipf Road and Clay Road for the southwest corner of the herein described tract, the southwest corner of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, and the southwest corner of said called 234.14 acre tract, said point also being the northwest corner of said adjoining T. S. Reese Survey, Abstract 333, being the northwest corner of an adjoining called 40.00 acre tract (Second Tract) recorded in Volume 181, Page 538, Deed Records, Waller County, Texas, the northeast corner of the adjoining H. & T. C. Railroad Company Survey Section 109, Abstract 171, being the northeast corner of an adjoining called 2.00 acre tract recorded in Volume 373, Page 42, Deed Records, Waller County, Texas, being Tract 1 of Monticello Subdivision (unrecorded), and the southeast corner of the adjoining Fred Eule Survey, Abstract 373, being the southeast corner of an adjoining called 35.6821 acre tract recorded in Volume 567, Page 33, Deed Records, Waller County, Texas;

Thence North 02 degrees 05 minutes 05 seconds West along the west line of the herein described tract, the west line of said called 234.14 acre tract, the west line of said called 655.54 acre tract, and the west line of said H. & T. C. Railroad Company Survey Section 121, Abstract 201, same being the east line of said adjoining Fred Eule Survey, Abstract 373, as located in Schlipf Road, 2,941.25 feet to a corner;

Thence North 87 degrees 53 minutes 06 seconds East, 25.00 feet to a corner, said point being the southwest corner of an adjoining called 3.329 acre tract recorded in Volume 1168, Page 008, Official Records, Waller County, Texas;

Thence North 56 degrees 14 minutes 23 seconds East along the common line of the herein described tract and said adjoining called 3.329 acre tract, 778.87 feet to a reentry corner to the herein described tract, same being the southeast corner of said adjoining called 3.329 acre tract;

Thence North 02 degrees 45 minutes 16 seconds West continuing along said common line, 180.00 feet to a reentry corner to the herein described tract, same being the northeast corner of said adjoining called 3.329 acre tract;

Thence South 88 degrees 00 minutes 41 seconds West continuing along said common line, 271.83 feet to a reentry corner to the herein described tract, same being the upper northwest corner of said adjoining called 3.329 acre tract;

1,630.36 Acres

Sunterra Development – Waller County

Thence South 02 degrees 18 minutes 47 seconds East continuing along said common line, 78.92 feet to the northeast corner of an adjoining called 2.000 acre tract recorded under County Clerk's File Number 1505672, Official Records, Waller County, Texas;

Thence South 87 degrees 54 minutes 49 seconds West along an interior line of the herein described tract, same being the north line of said adjoining called 2.000 acre tract, 414.22 feet to a southwest corner of the herein described tract, same being the northwest corner of said adjoining called 2.000 acre tract, said point being in the west line of the aforementioned Section 121, same being the east line of the aforementioned adjoining Fred Eule Survey, Abstract 373;

Thence North 02 degrees 05 minutes 05 seconds West along the west line of the herein described tract, the west line of said called 655.54 acre tract, and the west line of said Section 121, same being the east line of said adjoining Fred Eule Survey, Abstract 373, as located in Schlipf Road, 1,823.78 feet to the **Place of Beginning** and containing 1,630.36 acres of land, more or less.

This document prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

October 11, 2023

Job Number 16537-0900-23

Quiddity Engineering, LLC
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046100



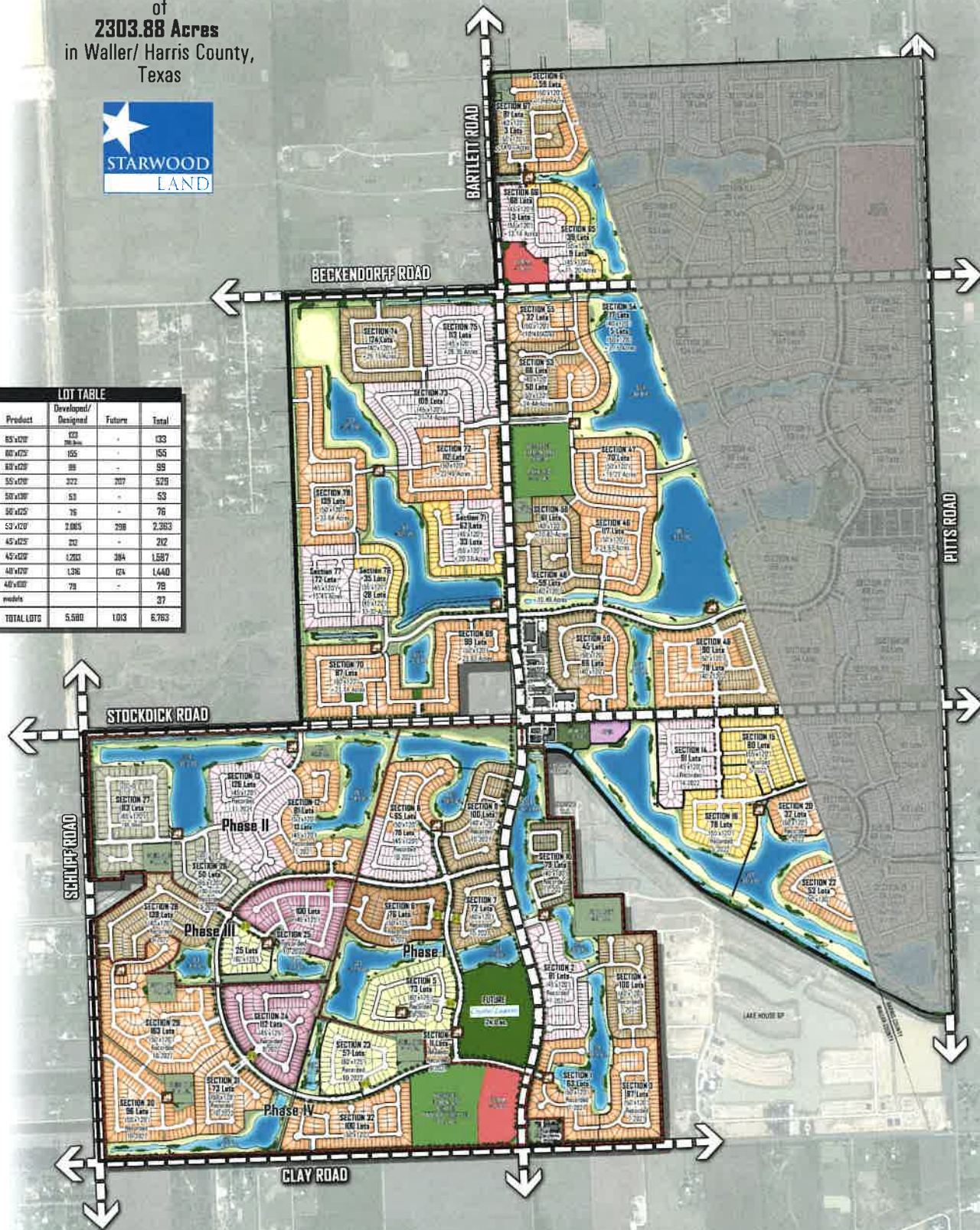

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



A Conceptual Land Use Plan of 2303.88 Acres in Waller/ Harris County, Texas



LOT TABLE			
Product	Developed/ Designed	Future	Total
85'x120'	123	-	123
80'x120'	155	-	155
60'x120'	89	-	89
55'x120'	372	207	579
50'x120'	53	-	53
50'x125'	76	-	76
50'x120'	2,085	298	2,383
45'x125'	212	-	212
45'x120'	1,263	384	1,647
40'x120'	1,336	124	1,460
40'x100'	79	-	79
water	-	-	37
TOTAL LOTS	5,580	1,013	6,593



North
SCALE: 1"=400'
DATE: 08.22.2023

THIS PLAN WAS PREPARED USING REASONABLY BELIEVED SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENT AGENCY. ADDITIONAL SURVEY AND/OR ENGINEERING WORK MAY BE REQUIRED. THE PLAN AND ARTIST'S CONCEPTION ARE NOT PRESENTED FOR ANY SPECIFIC PURPOSES. ALL PLANS AND ARTIST'S CONCEPTION ARE NOT PRESENTED FOR ANY SPECIFIC PURPOSES. ALL PLANS AND ARTIST'S CONCEPTION ARE NOT PRESENTED FOR ANY SPECIFIC PURPOSES.