

FIRST AMENDMENT TO SUBDIVISION DEVELOPMENT AGREEMENT

This First Amendment to Subdivision Development Agreement with attached exhibits (“First Amendment”) is entered into by and between Waller County, Texas (“County”), a political subdivision of the State of Texas, Texas Land Holdings LLC (“Texas Land”), a Delaware limited liability company, PHHOU – Cane Island 178, LLC (“PHHOU”), a Texas limited liability company, Drees Custom Homes LP (“DREES”), a Texas limited partnership, and Chesmar Homes LLC (“CHESMAR”), a Texas limited liability company.

WHEREAS, pursuant to that certain Subdivision Development Agreement between Texas Land and the County, effective October 19, 2023 (the “Development Agreement”), Texas Land agreed to develop certain property within Waller County, Texas as described in the Development Agreement (the “Original Property”) in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patterns, etc. as detailed in the Development Agreement; and

WHEREAS, on February 2, 2024, pursuant to Section 2 of the Development Agreement, Texas Land entered into that certain Partial Assignment of Subdivision Development Agreement (the “Partial Assignment”) under which Texas Land assigned its rights and obligations for all of the Original Property save and except four acres to PHHOU, an Affiliate of Perry Homes, LLC; and

WHEREAS, PHHOU has purchased or intends to purchase an additional approximately 42-acre tract adjacent to the Original Property (the “Additional Property”) and may acquire additional property in the future; and

WHEREAS, the Parties wish to amend the Development Agreement to include the Additional Property and certain after-acquired property;

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

1. The first recital on p. 1 of the Development Agreement is hereby deleted and replaced with the following:

WHEREAS, Developer has purchased or intends to purchase approximately 221.5 acres of real property (the “Lakes of Cane Island Tract”) in Waller County, Texas, which is more particularly described in Exhibit A and which will be developed into a residential subdivision (“Developer’s Property”); and

2. Exhibits A, B, and C to the Development Agreement are hereby deleted and replaced with Exhibits A, B, and C attached to this First Amendment.
3. All references in the Development Agreement to the "Morton 180 Tract" are hereby deleted and replaced with the "Lakes of Cane Island Tract."
4. A new paragraph 13. is hereby added to the agreement as follows:

13. AFTER-ACQUIRED PROPERTY. In the event Developer acquires additional property within Waller County adjacent to or near the Lakes of Cane Island Tract, such property shall be included within the definition of Developer's Property and shall be subject to the terms of this Agreement, upon written notice from the Developer to the County reciting the intent of the Developer that the additional property shall be subject to this Agreement.
5. Unless a different meaning clearly appears from the context, words and phrases as used in this First Amendment shall have the same meanings as in the Development Agreement.
6. Except as specifically amended by this First Amendment, the Development Agreement, as partially assigned by the Partial Assignment, shall remain in full force and effect in accordance with its original terms and conditions.

[EXECUTION PAGES FOLLOW]

WALLER COUNTY

By: _____

Carbett “Trey” J. Duhon III

County Judge

Date

STATE OF TEXAS §

§

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Carbett “Trey” J. Duhon III, County Judge of Waller County, Texas, a political subdivision of the State of Texas, on behalf of said political subdivision.

[S E A L]

Notary Public, State of Texas

TEXAS LAND HOLDINGS LLC,
a Delaware limited liability company

By: _____

Mathew Lawson, Authorized Agent

STATE OF TEXAS	§
	§
COUNTY OF HARRIS	§

This instrument was acknowledged before me on the ____ day of _____, 2025, by Mathew Lawson, Authorized Agent of Texas Land Holdings LLC, a Delaware limited liability company, on behalf of said limited liability company.

[S E A L]

Notary Public, State of Texas

PHHOU – Cane Island 178, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

 This instrument was acknowledged before me on the _____ day of _____,
2025, by _____, _____ of PHHOU – Cane Island
178, LLC, a Texas limited liability company, on behalf of said limited liability company.

[S E A L]

Notary Public, State of Texas

DREES CUSTOM HOMES LP,
a Texas limited partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Andrew Howells, Authorized Agent of DREES CUSTOM HOMES LP, a Texas limited partnership, on behalf of said limited partnership.

[S E A L]

Notary Public, State of Texas

CHESMAR HOMES, LLC,
a Texas limited liability company

By:_____

Name:_____

Title:_____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

 This instrument was acknowledged before me on the _____ day of _____,
2025, by Jon Adkins, Authorized Agent of CHESMAR HOMES, LLC, a Texas limited liability
company, on behalf of said limited liability company.

[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 E – Memorandum of Agreement

Exhibit A

Real Property Description

**METES AND BOUNDS DESCRIPTION
BEING 178.71 ACRES
LOCATED IN THE
H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127,
ABSTRACT NO. 205
WALLER COUNTY, TEXAS**

DESCRIPTION OF A 178.71 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO TEXAS LAND HOLDINGS LLC AND BEING CALLED PARCEL 1 (24.86 ACRES), PARCEL 2 (42.89 ACRES), PARCEL 3 TRACTS 1, 2 AND 3 (79.78 ACRES), AND PARCEL 4 (31.18 ACRES) BY SPECIAL WARRANTY RECORDED UNDER FILE NUMBER NO. 2204003 WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 178.71 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS THE SIX SEPARATE TRACTS REFERRED TO IN SAID DEED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

PARCEL 1 – 24.86 ACRES

COMMENCING at a cotton spindle called for and found at the intersection of Morton Road (based on a width of 60 feet as occupied) with Pitts Road (based on a width of 60 feet as occupied) marking the recognized apparent southeasterly corner of the said H. & T. C. R.R. Survey, A-205 and the Lakes of Katy, a subdivision as per plat recorded in Volume 823, Page 575 of the Waller County Deed Records (W.C.D.R.);

THENCE, South 87°59'06" West, along the southerly line of the H. & T. C. R.R. Survey, A-205 with said Morton Road for a distance of 2,628.26 feet to a cotton spindle called for and found in the northerly line of Cane Island Section 35, a subdivision as per plat recorded in recorded under File No. 2208766 W.C.D.R. marking the southwesterly corner said Lakes of Katy subdivision and the southeasterly corner of the residue of a called 28.589 acre tract recoded under W.C.D.R. 1201459;

THENCE, North 01°53'03" West, along the common line of said Lakes of Katy subdivision and the said 28.589 acre tract for a distance of 535.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the southeasterly corner and **POINT OF BEGINNING** of the herein described 24.86 acre tract of land;

- (1) **THENCE**, South 87°59'06" West, passing at a distance of 302.84 feet a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the northeasterly corner of that certain tract of land called 2.579 acres as described in the deed recorded under File No. 1303399 W.C.D.R., and continuing along the northerly line of the called 2.579 acre tract for a total distance of 512.84 feet to a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the northwesterly corner of the called 2.579 acre tract and the southwesterly corner of said Parcel 1 and being in the easterly line of the aforementioned 31.18 acre Parcel 4;
- (2) **THENCE**, North 01°53'03" West, along the common line between Parcel 1 and Parcel 4 for a distance of 2,111.40 feet to a 1/2-inch iron pipe called for and found marking the northerly common corner of said parcels being in the southerly line of the aforementioned 24.86 acre Parcel 3 Tract 2;
- (3) **THENCE**, North 87°55'00" East, along the common line between the said Parcel 1 and Parcel 3 Tract 2, passing at a distance of 1.47 feet a 5/8-inch iron rod called for an found marking the southeasterly corner of said Parcel 3 Tract 2 and the southwesterly corner of the aforementioned Parcel 42.89 acre Parcel 2, and continuing in common therefrom for a total distance of 512.84 to a 1/2-inch iron pipe called for and found marking the northerly common corner of the aforementioned Lakes of Katy subdivision and Parcel 1;
- (4) **THENCE**, South 01°53'03" East, along the common line between the Lakes of Katy subdivision and Parcel 1 for a distance of 2,112.02 feet to the **POINT OF BEGINNING** and containing 24.86 acres of land. This description accompanies a Land Title Survey (22108300V-PBLT01.dwg) prepared by EHRA, Inc. July 25, 2022.

PARCEL 2 – 42.89 ACRES

COMMENCING at a 1/2-inch iron pipe found marking the northerly common corner of that certain tract of land called 42.786 acres tract described under File No. 1307040 W.C.D.R. and that certain tract of land called 113.32 acres described under Volume 677, Page 041 W.C.D.R., being the apparent northwesterly corner of said H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (80 feet wide based on a width of 30 feet on the south recorded under Vol. 106, Pg. 402 W.C.D.R. and 50 feet on the north dedicated by the plats recorded under File No. 2108104, 2108105 and 2108763 W.C.D.R.)

THENCE, North 88°00'47" East, along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of 2,112.38 feet to a "MAG" nail called for and found marking the northwesterly corner and **POINT OF BEGINNING** of the herein described 42.89 tract of land and the northeasterly corner of that certain tract of land called 5.909 acres as described in the deed recorded under File No. 1506642 W.C.D.R.;

- (1) **THENCE**, North 88°00'47" East continuing along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of distance of 708.54 feet to a cotton spindle called for and found marking the northeasterly corner of said Parcel 2 and the northwesterly corner of that certain tract of land called 7.1526 acres as described in the deed recorded under File No. 1403000 W.C.D.R.;
- (2) **THENCE**, South 01°53'23" East, along the easterly line of Parcel 2 common to the called 7.1526 acre tract, passing at a distance of 22.73 feet a 1-inch iron pipe called for and found for reference, and continuing along said common line for a total distance of 2,636.49 feet to a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the southwesterly corner of August Lakes Section 1, a subdivision as per plat recorded in recorded under File No. 201502916 W.C.D.R., being in the northerly line of the aforementioned Lakes of Katy subdivision;
- (3) **THENCE**, South 88°01'56" West, along the northerly line of the Lakes of Katy subdivision for a distance of 197.17 feet a 1/2-inch iron pipe called for and found marking the northwesterly corner of said subdivision and the northeasterly corner of aforesaid 24.86 acre Parcel 1;
- (4) **THENCE**, South 87°55'00" West, along the common line between Parcel 1 and Parcel 2 for a distance of 511.37 feet to a 5/8-inch iron rod called for and found marking the southeasterly corner of the aforementioned 24.86 acre Parcel 3 Tract 2 and the southwesterly corner of Parcel 2;
- (5) **THENCE**, North 01°53'23" West, along the common line between Parcel 2 and Parcel 3 Tract 2, passing at a distance of 1,879.18 feet a 1/2-inch iron rod called for and found marking the southeasterly corner of the aforementioned 5.909 acre tract, passing at a distance of 2,614.59 feet a 1-inch iron pipe found for reference, and continuing along said common line for a total distance of 2,637.29 feet to the **POINT OF BEGINNING** and containing 42.89 acres of land. This description accompanies a Land Title Survey (22108300V-PBLT01.dwg) prepared by EHRA, Inc. July 25, 2022.

PARCEL 3 – TRACT 1 – 12.12 ACRES

COMMENCING at a 1/2-inch iron pipe found marking the northerly common corner of that certain tract of land called 42.786 acres tract described under File No. 1307040 W.C.D.R. and that certain tract of land called 113.32 acres described under Volume 677, Page 041 W.C.D.R., being the apparent northwesterly corner of said H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (80 feet wide based on a width of 30 feet on the south recorded under Vol. 106, Pg. 402 W.C.D.R. and 50 feet on the north dedicated by the plats recorded under File No. 2108104, 2108105 and 2108763 W.C.D.R.)

THENCE, North 88°00'47" East, along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of 1,404.21 feet to a "MAG" nail called for and found marking the northwesterly corner and **POINT OF BEGINNING** of the herein described 12.12 acre tract of land and the northeasterly corner of the aforementioned 42.80 acre Parcel 3 Tract 3;

- (1) **THENCE**, North 88°00'47" East continuing along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of 200.04 to a "P.K." nail called for and found marking the northeasterly corner of Parcel 3 Tract 1 and the northwesterly corner of aforementioned 24.86 acre Parcel 3 Tract 2;
- (2) **THENCE**, South 01°53'23" East, along the common line between Parcel 3 Tract 1 and Parcel 3 Tract 2, passing at a distance of 22.41 feet a 1/2-inch iron rod called for and found for reference, and continuing along said common line for a total distance of 2,638.14 feet to a 1/2-inch iron rod called for and found marking the southerly common corner of said parcels being in the northerly line of the aforementioned 31.18 acre Parcel 4;
- (3) **THENCE**, South 87°55'00" West, along the common line between Parcel 3 Tract 1 and Parcel 4, passing at a distance of 6.66 feet a 1/2-inch iron rod called for and found marking the northwesterly corner of said Parcel 4 and the northeasterly corner of that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651 W.C.D.R., and continuing along the common line therefrom for a total distance of 200.04 feet to a 5/8-inch iron rod called for and found marking the southeasterly corner of the aforementioned 42.806 acre Parcel 3 Tract 3 and the southwesterly corner of Parcel 3 Tract 1;
- (6) **THENCE**, North 01°53'23" West, along the common line between Parcel 3 Tract 1 and Parcel 3 Tract 3, passing at a distance of 2,616.20 feet a 1-inch iron pipe called for and found for reference, and continuing along said common line for a total distance of 2,638.48 feet to the **POINT OF BEGINNING** and containing 12.12 acres of land. This description accompanies a Land Title Survey (22108300V-PBLT01.dwg) prepared by EHRA, Inc. July 25, 2022.

PARCEL 3 – TRACT 2– 24.86 ACRES

COMMENCING at a 1/2-inch iron pipe found marking the northerly common corner of that certain tract of land called 42.786 acres tract described under File No. 1307040 W.C.D.R. and that certain tract of land called 113.32 acres described under Volume 677, Page 041 W.C.D.R., being the apparent northwesterly corner of said H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (80 feet wide based on a width of 30 feet on the south recorded under Vol. 106, Pg. 402 W.C.D.R. and 50 feet on the north dedicated by the plats recorded under File No. 2108104, 2108105 and 2108763 W.C.D.R.)

THENCE, North 88°00'47" East, along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of 1,604.24 feet to a "PK" nail called for and found marking the northwesterly corner and **POINT OF BEGINNING** of the herein described 24.86 acre tract of land and the northeasterly corner of the aforementioned 12.12 acre Parcel 3 Tract 1;

- (1) **THENCE**, North 88°00'47" East, continuing along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of distance of 160.17 feet to a "MAG" nail called for and found marking the northeasterly corner of Parcel 3 Tract 2 and the northwesterly corner of that certain tract of land called 5.909 acres as described in the deed recorded under W.C.C.F. No. 1506642;
- (2) **THENCE**, South 03°14'07" East, along the easterly line of Parcel 3 Tract 2 common to the called 5.909 acre tract, passing at a distance of 22.62 feet a 1/2-inch iron rod called for and found for reference, and continuing along said common line for a total distance of 759.70 feet to a 1/2-inch capped iron rod stamped "RPLS 2085" called for and found marking the southwesterly corner of the called 5.909 acre tract;
- (3) **THENCE**, North 87°46'07" East, along the common line of Parcel 3 Tract 2 and the called 5.909 acre tract for a distance of 330.13 feet to a 1/2-inch iron rod called for and found marking the southeasterly corner of the called 5.909 acre tract being in the westerly line of the aforementioned 42.89 acre Parcel 2;
- (4) **THENCE**, South 01°53'23" East, along the common line between Parcel 3 Tract 2 and Parcel 2 for a distance of 1,879.18 feet to a 5/8-inch iron rod called for and found marking the southerly common corner of said parcels being in the northerly line of the aforementioned 24.86 acre Parcel 1;

- (5) **THENCE**, South 87°55'00" West, along the common line between Parcel 3 Tract 2 and Parcel 1, passing at a distance of 1.47 feet a 1/2-inch iron pipe called for and found marking the northwesterly corner of Parcel 1 and the northeasterly corner of the aforementioned 31.18 acre Parcel 4, and continuing along the common line therefrom for a total distance of 508.14 feet to a 1/2-inch iron rod called for and found marking the southeasterly corner of the aforementioned 12.12 acre tract Parcel 3 Tract 1 and the southwesterly corner of Parcel 3 Tract 2;
- (6) **THENCE**, North 01°53'23" West, along the common line between Parcel 3 Tract 1 and Parcel 3 Tract 2, passing at a distance of 2,615.73 feet a 1/2-inch iron rod called for and found for reference, and continuing along the common line therefrom for a total distance of 2,638.14 feet to the **POINT OF BEGINNING** and containing 24.86 acres of land. This description accompanies a Land Title Survey (22108300V-PBLT01.dwg) prepared by EHRA, Inc. July 25, 2022.

PARCEL 3 – TRACT 3– 42.80 ACRES

COMMENCING at a 1/2-inch iron pipe found marking the northerly common corner of that certain tract of land called 42.786 acres tract described under File No. 1307040 W.C.D.R. and that certain tract of land called 113.32 acres described under Volume 677, Page 041 W.C.D.R., being the apparent northwesterly corner of said H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (80 feet wide based on a width of 30 feet on the south recorded under Vol. 106, Pg. 402 W.C.D.R. and 50 feet on the north dedicated by the plats recorded under File No. 2108104, 2108105 and 2108763 W.C.D.R.)

THENCE, North 88°00'47" East, along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of 702.12 feet to a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the northwesterly corner and **POINT OF BEGINNING** of the herein described 42.80 acre tract of land and the northeasterly corner of the aforementioned 42.786 acre tract;

- (1) **THENCE**, North 88°00'47" East continuing along the apparent northerly line of the H. & T. C. R.R. Survey, A-205 and generally with said Clay Road for a distance of 702.08 feet to a "MAG" nail called for and found marking the northeasterly corner of Parcel 3 Tract 3 and the northwesterly corner of the aforementioned 12.12 acre Parcel 3 Tract 1;
- (2) **THENCE**, South 01°53'23" East, along the common line between Parcel 3 Tract 3 and Parcel 3 Tract 1, passing at a distance of 22.28 feet a 1-inch iron pipe called for and found for reference, and continuing along said common line for a total distance of 2,638.48 feet to a 5/8-inch iron rod called for and found marking the southerly common corner of said parcels being in the northerly line of that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651 W.C.D.R.;
- (3) **THENCE**, South 87°55'00" West, along the common line between Parcel 3 Tract 3 and the called 28.455 acre tract, passing at a distance of 319.97 feet a 3/8-inch iron rod called for and found marking the northwesterly corner of the said 28.455 acre tract, and continuing therefrom for a total distance of 710.82 feet to a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the southeasterly corner of the aforementioned 42.786 acre tract and the southwesterly corner of Parcel 3 Tract 3;
- (4) **THENCE**, North 01°42'01" West, along the common line between Parcel 3 Tract 3 and the called 42.786 acre tract for a distance of 2,639.71 feet to the **POINT OF BEGINNING** and containing 42.80 acres of land. This description accompanies a Land Title Survey (22108300V-PBLT01.dwg) prepared by EHRA, Inc. July 25, 2022.

PARCEL 4 – 31.18 ACRES

COMMENCING at a cotton spindle at the intersection of Morton Road (based on a width of 60 feet as occupied) with the centerline of Bartlett Road (based on a width of 60 feet as occupied) called for and found marking the recognized apparent southwesterly corner of the said H. & T. C. R.R. Survey, A-205;

THENCE, North 87°59'06" East, along the southerly line of the H. & T. C. R.R. Survey, A-205 with said Morton Road for a distance of 1,613.90 feet to a "MAG" nail called for and found in the northerly line of that certain tract of land called 23.5782 acres as described in the deed recorded

under Volume 995, Page 420 W.C.D.R. marking the southwesterly corner and **POINT OF BEGINNING** of the herein described 31.18 acre tract of land;

- (1) **THENCE**, North 01°53'03" West, along the westerly line of Parcel 4, passing at a distance of 230.91 a point from which a 1/2-inch iron rod called for and found marking the easterly common corner of that certain tract of land called 0.9103 acres as described in the deed recorded under File No. 601133 W.C.D.R. and that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651 W.C.D.R. bears S 87° W for a distance of 0.9 feet, and continuing along the said westerly line of Parcel 4 for a total distance of 2,645.79 feet to a 1/2-inch iron rod called for and found marking the northwesterly corner of Parcel 4 and the northeasterly corner of the 28.455 acre tract and being in the southerly line of the aforementioned 12.12 acre Parcel 3 Tract 1;
- (2) **THENCE**, North 87°55'00" East, along the common line between Parcel 4 and Parcel 3 Tract 1, passing at a distance of 6.66 feet a 1/2-inch iron rod called for and found marking the southerly common corner of Parcel 3 Tract 1 and the aforementioned 24.86 acre Parcel 3 Tract 2, and continuing in common therefrom for a total distance of 513.33 feet to a 1/2-inch iron pipe called for and found marking the northeasterly corner of Parcel 4 and the northwesterly corner of the aforementioned 24.86 acre Parcel 1;
- (3) **THENCE**, South 01°53'03" East, along the common line between Parcel 4 and Parcel 1, passing at a distance of 2,111.40 feet a 5/8-inch iron rod found marking the northwesterly corner of that certain tract of land called 2.579 acres as described in the deed recorded under File. No. 1303399 W.C.D.R. and the southwesterly corner of Parcel 1, and continuing along the common line therefrom, passing at a distance of 2,616.40 feet a 1/2-inch iron rod found for reference, and continuing for a total distance of 2,646.40 feet to a "MAG" nail called for and found along Morton Road in the southerly line of the aforementioned H. & T. C. R.R. Survey, A-205 marking the southwesterly corner of said 2.579 acre tract and the southeasterly corner of Parcel 4 being in the northerly line of Cane Island Section 36 as per plat recorded under File No. 2207574 W.C.D.R.;
- (4) **THENCE**, South 87°59'06" West, along the southerly line of the H. & T. C. R.R. Survey, A-205 with said Morton Road, passing at a distance of 29.51 feet a cotton spindle called for and found marking the northwesterly corner of Cane Island Section 36 and the northeasterly corner of that certain tract of land called 4.3028 acres as described in the deed recorded under Volume 995, Page 420, W.C.D.R., and continuing along said common line for a distance of total distance of 513.33 feet to the **POINT OF BEGINNING** and containing 31.18 acres of land, and when all six tracts herein described are combined, they have a total area of 178.71 acres of land. This description accompanies a Land Title Survey (22108300V-PBLT01.dwg) prepared by EHRA, Inc. July 25, 2022.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

dba EHRA, Inc. TBPELS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: July 25, 2022

Job No: 221-083-00

File No: R:\2022\221-083-00\Docs\Description\Boundary\22108300-MB-PBLT01.doc

**METES AND BOUNDS DESCRIPTION
BEING 42.76 ACRES
LOCATED IN THE
H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS**

DESCRIPTION OF 42.76 ACRES OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 42.786 ACRE TRACT DESCRIBED IN DEED TO SCOTT AND KIMBERLY WILLIAMS UNDER FILE NUMBER 1307D40 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.); SAID 42.76 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 1/2-inch iron pipe called for and found marking the northwest corner of said 42.786 acre tract, same being the northeast corner of that certain tract of land called 113.32 acres described under Volume 677, Page 041 W.C.D.R., being the apparent northwest corner of said H. & T. C. R.R. Survey, A-205, the northeast corner of the T. Reese Survey, A-333, the southeast corner H. & T. C. R.R. Survey, A-201 and the southwest corner of the J. McCutchen Survey, A-308, also being generally located in Clay Road (80 feet wide based on a width of 30 feet on the south recorded under Volume 106, Page 492 of the W.C.D.R. and 50 feet on the north dedicated by the plats recorded under File No. 2108104, 2108105 and 2108763 of the W.C.D.R.);

- (1) **THENCE**, North $BB^{\circ}00'47''$ East, along the apparent northerly line of the said H. & T. C. R.R. Survey, A-205 and generally with said Clay Road, passing at a distance of 4.12 feet a "MAG Nail" found for reference and continuing for a total distance of 7D2.12 feet to a 5/8-inch iron rod with cap stamped "EHRA 713.7B4.4500" called for and found marking the northwest corner of a called 17B.71 acre tract of land described by deed recorded under File No. 2401492 of the W.C.D.R., same being the northeast corner of the said 42.786 acre tract;
- (2) **THENCE**, South $01^{\circ}42'D1''$ East, along the common line of the said 42.786 acre tract and said 17B.71 acre tract, passing at a distance of 30.00 feet a 1/2-inch iron pipe with cap stamped "Kalkomey" called for and found in the southerly right-of-way of said Clay Road and continuing for a total distance of 2,639.71 feet to a 1/2-inch iron pipe with cap stamped "Kalkomey" called for and found marking the the southerly common corner of said tracts, being in the northerly line of a called S2.777 acre tract recorded under File No. 140711B of the W.C.D.R.;
- (3) **THENCE**, South $87^{\circ}SS'00''$ West, along the common line of the said 42.786 acre tract and said S2.777 acre tract for a distance of 7DB.9B feet to a 1-3/4-inch iron pipe called for and found marking the southwest corner of the said 42.786 acre tract, the southeast corner of the aforementioned 113.32 acre tract and being the northerly common corner of the said S2.777 acre tract and a called 3.B1 acre tract of land recorded under File No. 160B286 of the W.C.D.R.;
- (4) **THENCE**, North $01^{\circ}33'06''$ West, along the common line between the said 42.786 acre tract and the said 113.32 acre tract, passing at a distance of 1,640.94 feet a 1/2-inch iron pipe with cap stamped "Kalkomey" called for and found marking the southwesterly corner of that certain 1.607 acre release tract recorded under Volume 762, Page 674 of the W.C.D.R., passing at a distance of 2,610.89 feet a 1/2-inch iron pipe with cap stamped "Kalkomey" called for and found in the southerly right-of-way line of said Clay Road, and continuing for a total distance of 2,640.94 feet to the **POINT OF BEGINNING** and containing 42.76 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-7B4-450D



Date: November 26, 2024

Job No: 231-068-00

File No: R:\2023\231-068-00\Docs\Description\Boundary\23106860V-MB-PBLT01.doc

Exhibit B

Plan of Development

EXHIBIT B PLAN OF DEVELOPMENT LAKES OF CANE ISLAND

A. Introduction

This proposed development is an important opportunity for Waller County to participate in the strategic planning of a single family community, further setting the tone for future development in the area. The proposed plan is intended to align elements of the County's requirements and goals with the goals and objectives of a contemporary master-planned development. The quality and cohesiveness of this development should continue to set the standard for the type of development the County desires to promote within its jurisdiction.

Lakes of Cane Island (Project) is a single family community consisting of approximately 221.5 acres, located north of Morton Road, south of Clay Road, and approximately half a mile west of Pitts Road. It is located fully within Waller County.

The developer desires to construct a community consisting of recreational amenities and open space, with a 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. The land plan depicted in Figure 2 is preliminary and subject to change.

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 in the Lakes of Cane Island Plan of Development is not contained in this PD, all the regulations contained in the County's ordinance applicable to the Lakes of Cane Island PD in effect on the effective date of this ordinance will apply to this PD as though written herein, except to the extent the County regulation or provision conflicts with a provision of this ordinance.
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 Type Designation Map

Figure 5 - Street Cross-Section, Local Residential Street

Figure 6 - Street Cross-Section, Collector Street

Figure 7 - Fence Exhibit

4. A homeowners' association shall be 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 deed restrictions.
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.

Paving Standards	Local Streets	Collector Streets
Minimum Standard	6" thick concrete	7" thick concrete
Increased Standard	7" thick concrete	8" thick concrete

7. The developer or Municipal Utility District shall maintain a maintenance bond which shall commence on the effective date of the acceptance of the roads by the County and continue for a minimum one-year period but no longer than the earlier to occur of a two-year period or until 100% of the residences which are served by the accepted roads are substantially completed.



8. Waller County Municipal Utility District No. 58 has been created upon the property associated with the Project described in Exhibit 'A' to the Agreement.
9. Along the eastern boundary of the Project there are two public right-of-ways that abut the subject property, Hall-Thompson Road and Katy Prairie Drive. These are gated and only accessible through the private neighborhoods to the east. As such, a variance was approved by the City of Houston Planning Department on November 10, 2022 to not extend the public right-of-way for Hall-Thompson Road or to dedicate additional right-of-way for Katy Prairie Drive into and within the subject property.
10. The developer shall provide a fee in lieu of making improvements to Clay Road, Morton Road, and Bartlett Road. The current cost to construct one half of a major thoroughfare boulevard is approximately \$375 per linear foot. Since the Project has approximately 1,770 linear feet of frontage along Clay Road, the developer shall provide \$663,750 to Waller County when the first final plat is submitted that abuts Clay Road. Furthermore, since the Project has approximately 510 linear feet of frontage along Morton Road, the developer shall provide \$191,250 to Waller County when the first final plat is submitted that abuts Morton Road. Lastly, since the Project has approximately 2,641 linear feet of frontage along Bartlett Road, the developer shall provide \$990,375 when the first final plat is submitted that abuts Bartlett Road. If the cost to construct one half of a major thoroughfare boulevard has decreased by the time of plat submittal, the developer shall be permitted to submit a revised cost estimate for improvements to Clay and Morton to reflect the updated cost and, upon the County's approval of the revised cost estimate figures, shall only be obligated to pay the County the revised cost.
11. The developer shall dedicate up to 60 feet of right-of-way for Morton Road and Clay Road so that the ultimate right-of-way width for each road can be 120 feet. The dedication shall occur in a piecemeal fashion along with each plat that abuts a portion of Morton Road or Clay Road.

C. Land Uses

1. The maximum number of single-family lots shall not exceed 650 lots (unless additional tracts of land are acquired and added to this PD). Currently, there is planned to be approximately 568 lots.
2. Within the boundary of the proposed Plan of Development, land shall be dedicated for neighborhood park purposes, to equal one acre for each 54 proposed dwelling units. A minimum of 10.1 acres shall be dedicated for these purposes ($568 \text{ lots} / 54 = 10.5 \text{ acres}$). If additional lots are platted, the commensurate amount of parkland shall be dedicated. A parkland dedication table shall be provided with each plat to ensure compliance with this requirement. The requirements for the parkland are described in Section E. Each plat does not need to stand on its own with regard to parkland dedication as parkland dedication shall be considered on a project total basis.



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 650 lots (unless additional tracts of land are acquired and added to this PD).
2. Minimum lot size: 40 feet minimum width and 5,000 square feet minimum area as approved by variance by Commissioner's Court on September 28, 2022, and described in Exhibit D.
3. Maximum lot coverage: 65% calculated as the ground covered by building structures, principal, or accessory, of the gross lot surface area.
4. Minimum front yard building setback: 25 feet; measured from the front property/right-of-way line.
5. Minimum side yard building setbacks: five feet for interior, non-corner lots and the non-street side of corner lots; 15 feet exterior side yard for corner lots. Minimum 25 feet garage setback if the garage door faces the side street.
6. Minimum rear yard building setback: Ten feet, except when the rear utility easement width is greater than ten 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 15 feet wide that is adjacent to a major thoroughfare, the minimum rear yard building setback is 25 feet measured from the street right-of-way line and a minimum of ten 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 feet if a minimum of 25 feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major thoroughfare.
7. 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 September 28, 2022, and described in Exhibit D.
8. 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 September 28, 2022, and described in Exhibit D.
9. For local streets, curves 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 September 28, 2022, and are described in Exhibit D.

10. For collector streets, curves shall have a minimum centerline radius of 650 feet. Reverse curves shall be separated by a tangent distance of not less than 150 feet. The provisions of this standard were approved by variance by Commissioner's Court on August 16, 2023, and are described in Exhibit D.

11. Cul-de-sac bulbs shall have a 60-foot right-of-way radius and a 50-foot paving radius as approved by variance by Commissioner's Court on September 28, 2022, and described in Exhibit D.

12. Shade Trees:

- (a) All lots shall have a minimum of one tree, planted in the front yard setback. The trees must be a minimum of 2.5 inches in caliper width and a minimum height of eight 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:

- (a) Each single-family home in the Project shall be subject to parking restrictions to be memorialized in separately filed covenants and restrictions as follows:
- (b) Resident Parking Vehicles of residents shall be parked in the resident's garage or driveway.
- (c) 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.
- (d) 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:

- (a) Where residential lots are platted adjacent to major thoroughfares, a minimum 8-foot-tall masonry/pre-cast concrete fence shall be built along the back or side lot line adjacent to said major thoroughfares, as shown on Figure 7 - Fence Exhibit.

E. Parks, Recreation and Trails – As shown in 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. At least 50% of the acreage required for neighborhood parkland shall be provided by the following:
 - (a) Pocket parks: recreation reserves of a minimum 1/4 acre.
 - (b) Community parks: recreation reserves of a minimum of 1/2 acre.
 - (c) Each home shall be located within 1/4 mile of a pocket park or 1/2 mile from a community park.
2. The remainder of the acreage required for neighborhood parkland may be provided by the following:
 - (a) Unencumbered landscape buffer and open space
 - (b) Land encumbered by detention areas, lake and drainage channel borders, or other similar characteristics, which shall qualify at a 50% credit for public park, if it complies with criteria listed below:
 - Areas along lake and drainage channel borders have an average width of at least 30 feet and a minimum width of 20 feet.
 - Side slopes do not exceed a four to one (4:1) ratio
3. All pocket parks; community parks; unencumbered landscape buffer and open space; and land encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall comply with the criteria listed below:
 - Front a minimum of 60 feet on a public street.
 - Contain additional man-made improvements provided by the developer, such as concrete cart paths, sidewalks, benches, playgrounds, or shelters that facilitate an active/passive human recreational role.
4. Minimum four-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.
5. Minimum four-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 side of the right-of-way in lieu of two separate four-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.
 - Figure 5 - Street cross-section, Local Residential Street.
 - Figure 6 - 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 may include 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:
 - i. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels
 - ii. Smooth or untextured concrete surfaces
 - iii. Exterior Insulated Finish Systems (E.I.F.S.)
 - iv. Unfired or underfired clay, sand, or shale brick



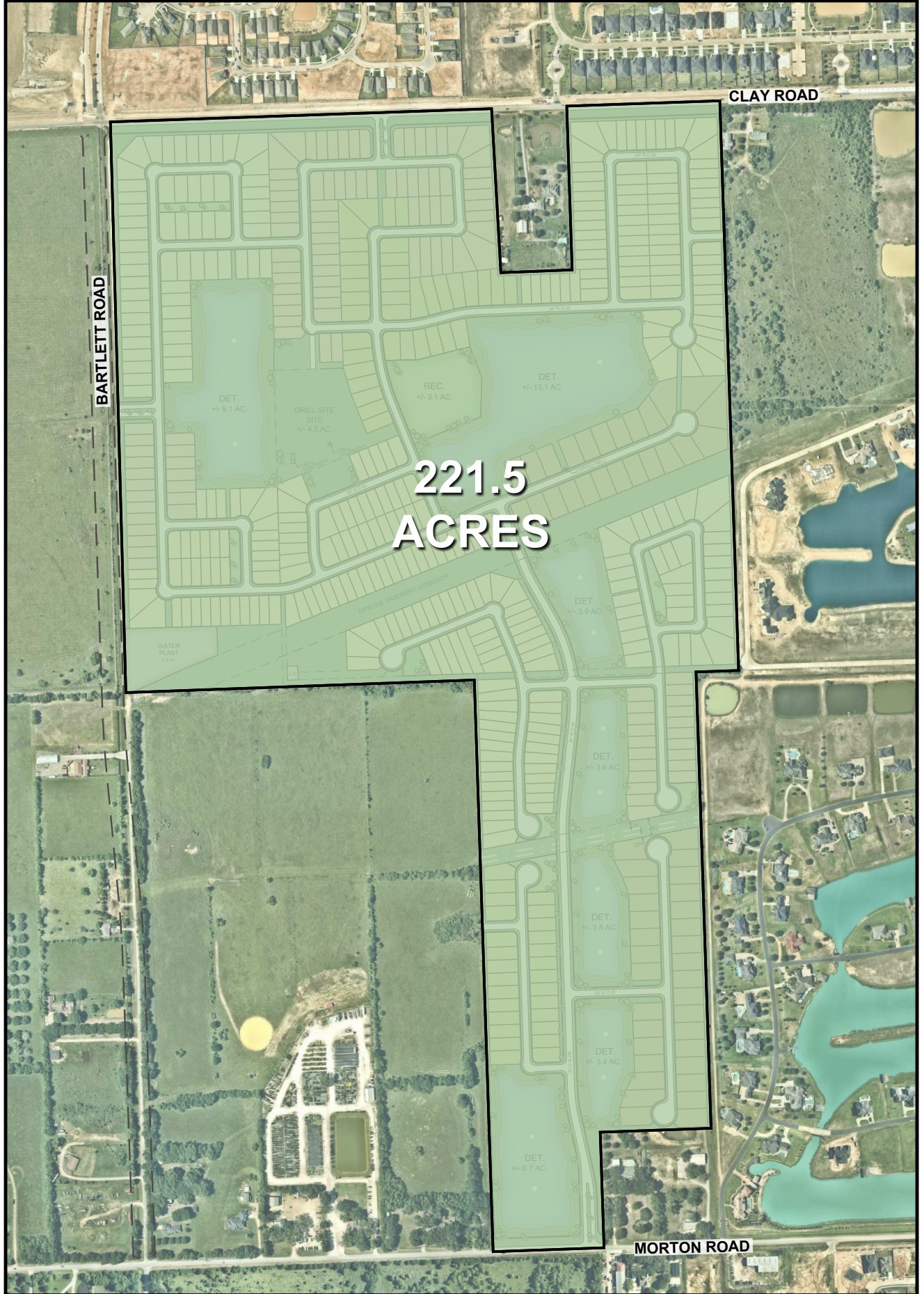


Figure 1: Boundary Exhibit

A ± 221.5 Acre Community located in Waller County, Texas.

EHRA JOB NO. 231-068-00

P:\231-068-00\Land\Par Development Agreement Updated DA Exhibit\Figure 1 - Boundary Exhibit.dwg Feb 14, 2025-1:12pm Edited by: BSweitzer

0 200 400
SCALE: 1"=400'
TRUE SCALE AT 11"x17"

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.



NORTH

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10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4550
EHRATEAM
TYPE No. F-726
TITLE No. 12022302

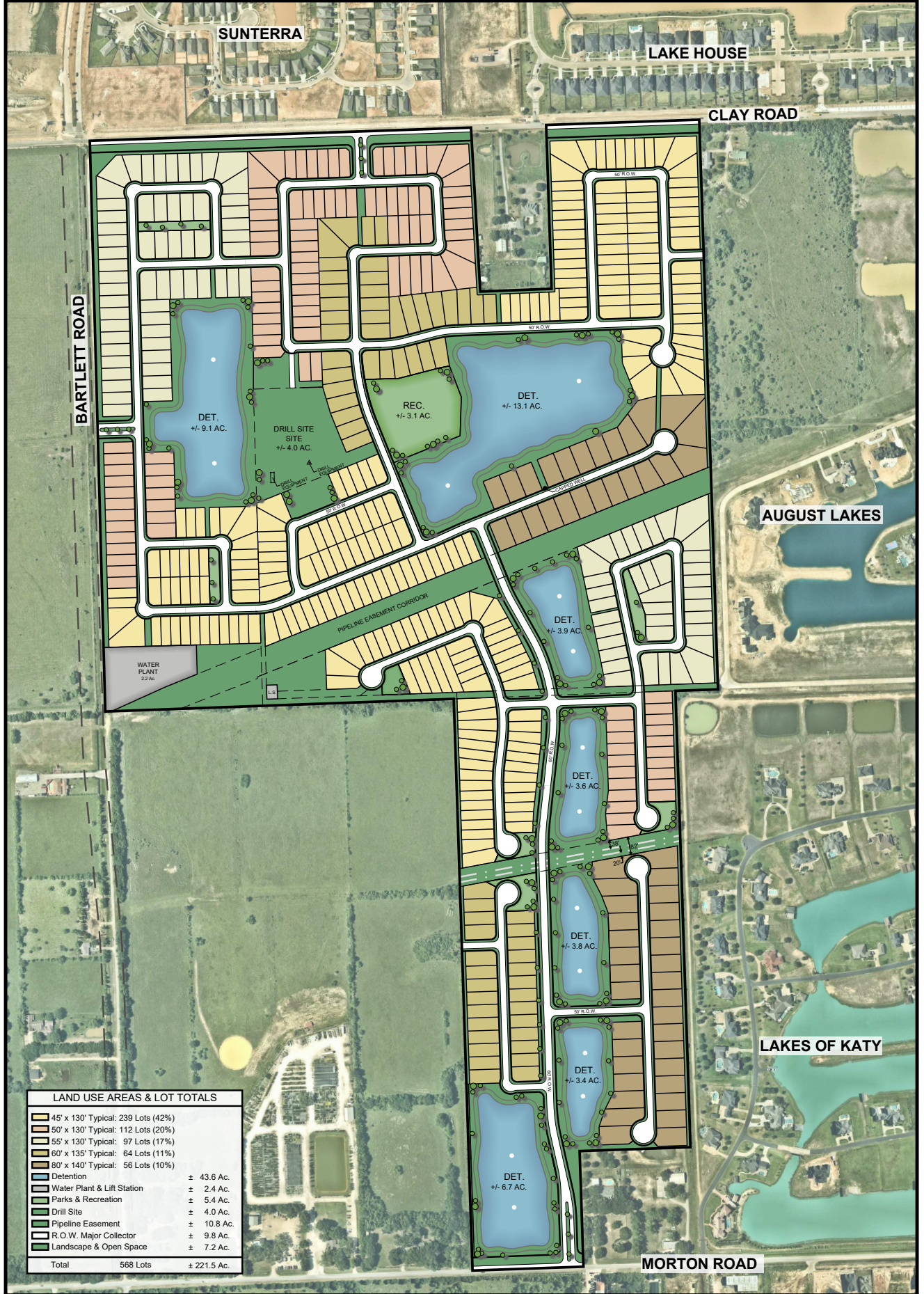


Figure 2: Conceptual Plan

A ± 221.5 Acre Community located in Waller County, Texas.

EHRA JOB NO. 231-068-00

P:\231-068-00\LandPlan\Development Agreement Updated DA Exhibits\Figure 2 - Conceptual Plan.dwg Feb 14, 2025 1:14pm Edited by: BSweizer

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SCALE: 1"=400'
TRUE SCALE AT 11" x 17"

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10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4550
EHRATEAM
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TITLE No. 12020702

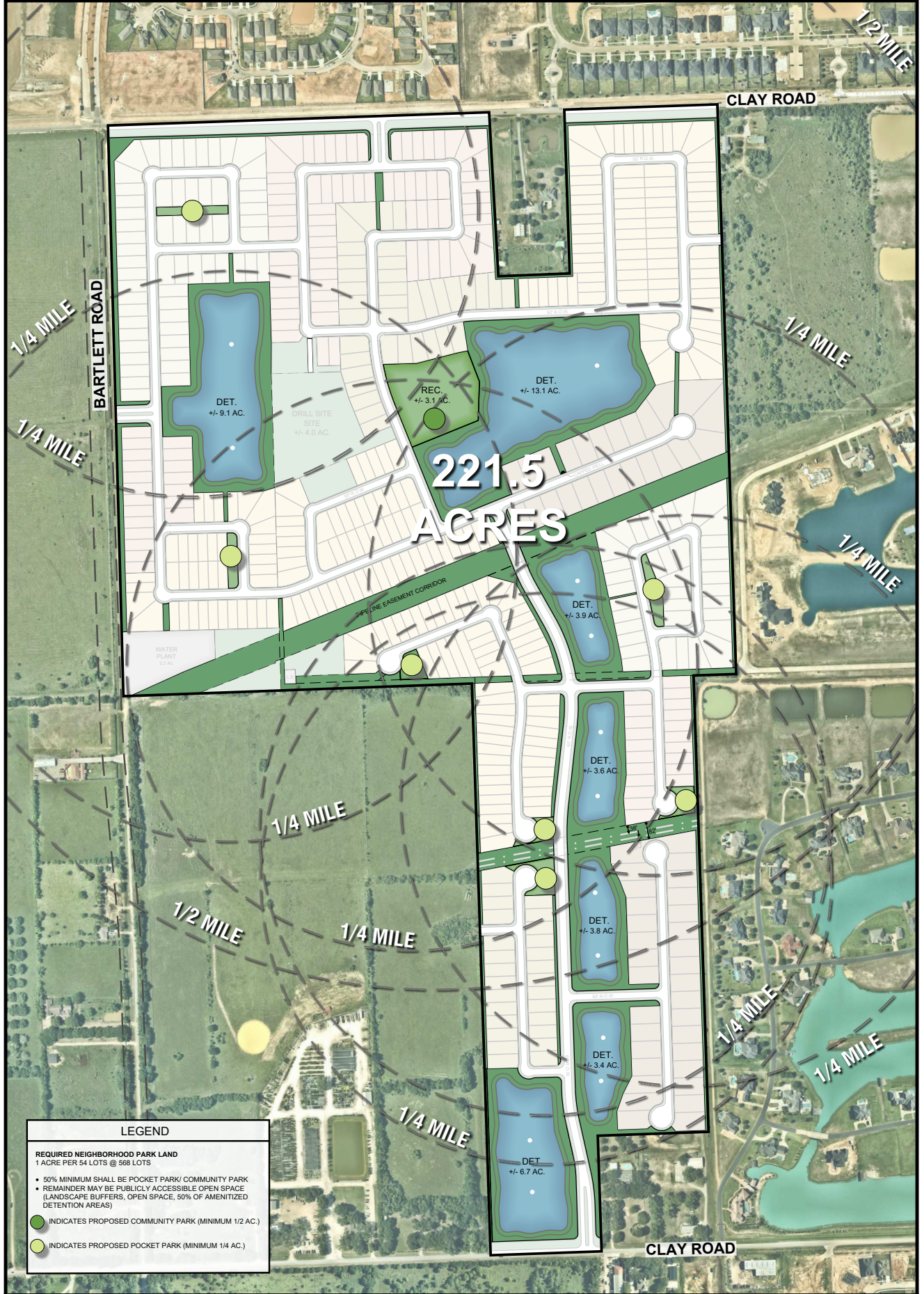


Figure 3: Landscape and Open Space Plan

A ± 221.5 Acre Community located in Waller County, Texas.

EHRA JOB NO. 231-068-00

P:\231-068-00\LandPlan Development Agreement Updated DA Exhibits\Figure 3 - Landscape and Open Space Plan.dwg Feb 14, 2025-1:16pm Edited by: BSwtzler

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SCALE: 1"=400'
TRUE SCALE AT 11" x 17"

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713.284.4592
EHRATEAM
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TITLE No. 10202702

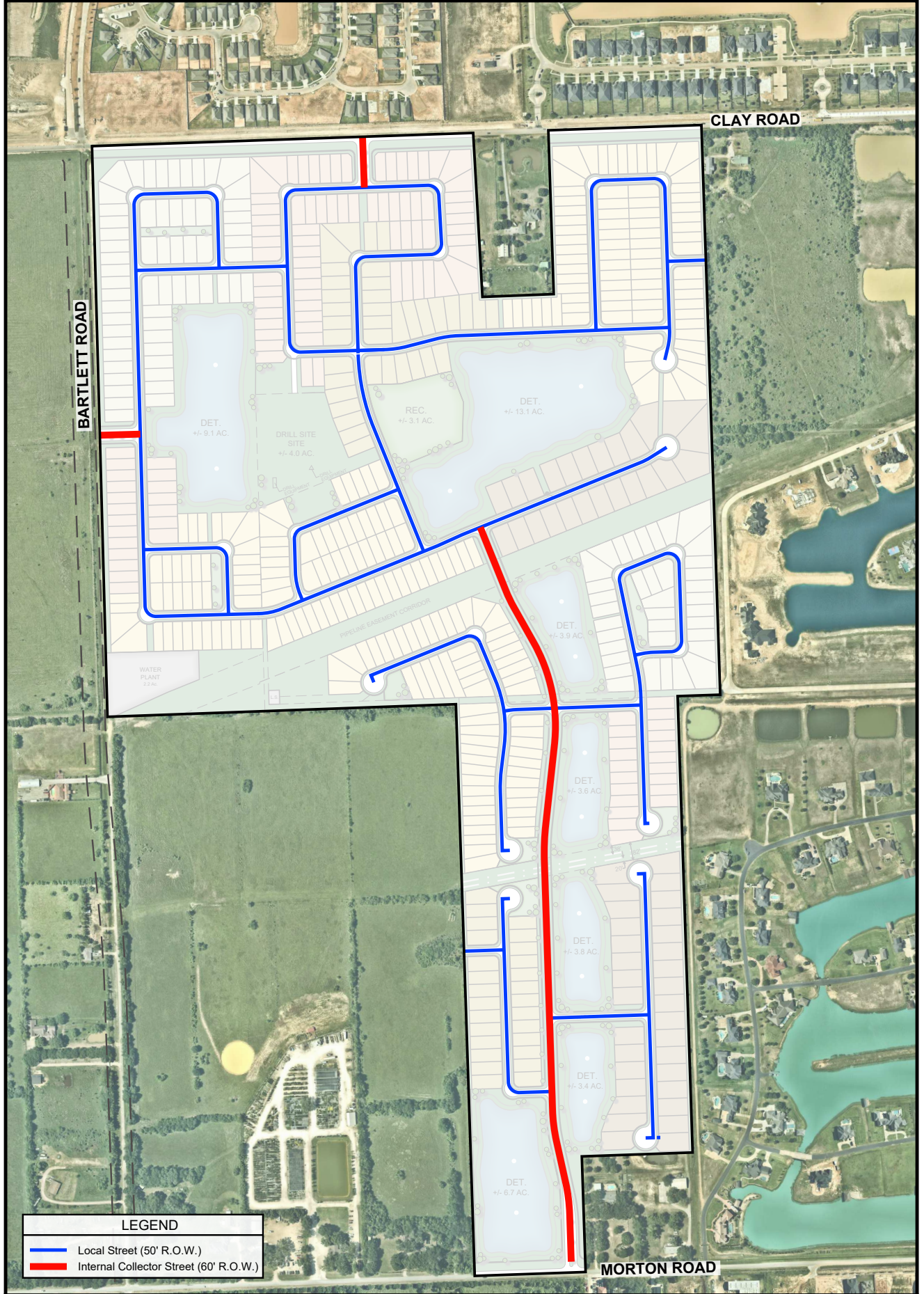


Figure 4: Street Type Designation Map

A ± 221.5 Acre Community located in Waller County, Texas.

EHRA JOB NO. 231-068-00

P:\231-068-00\Land\Parti Development Agreement Updated DA Exhibits\Figure 4 - Street Designation Map.dwg Feb 14, 2025-1:18pm Edited by: BSweitzer

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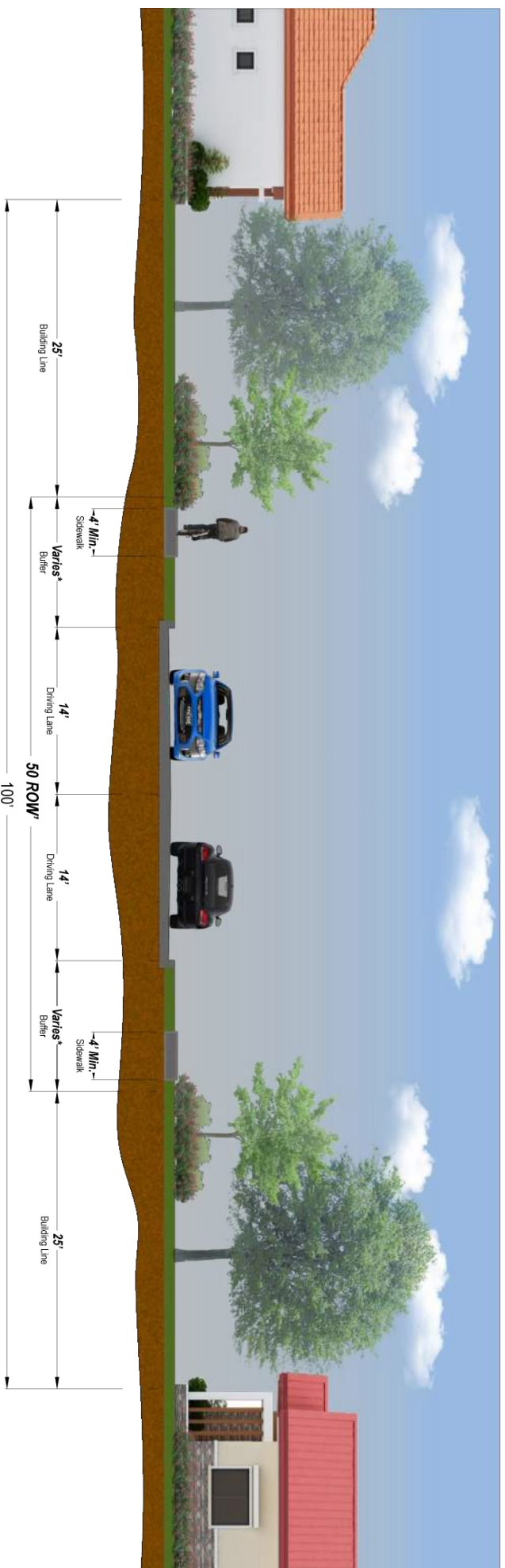
No warranty or representation of third-party data design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.



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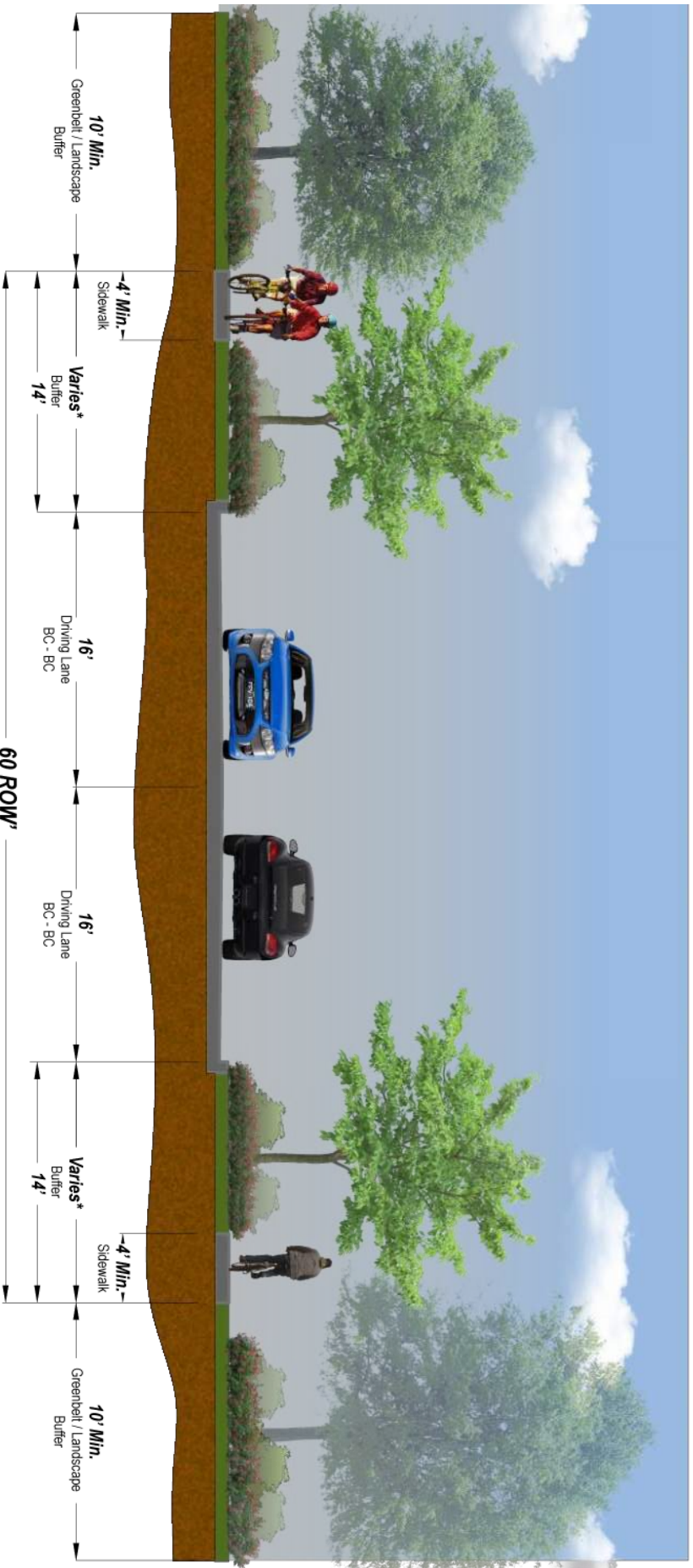
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
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EHRA@EHRA.COM
TYPE No. F-726
TITLE No. 10202302



Street Cross Section | Residential Street

*Sidewalk can meander within the ROW

Figure 5



Street Cross Section | Collector Street

*Sidewalk can meander within the ROW

Figure 6

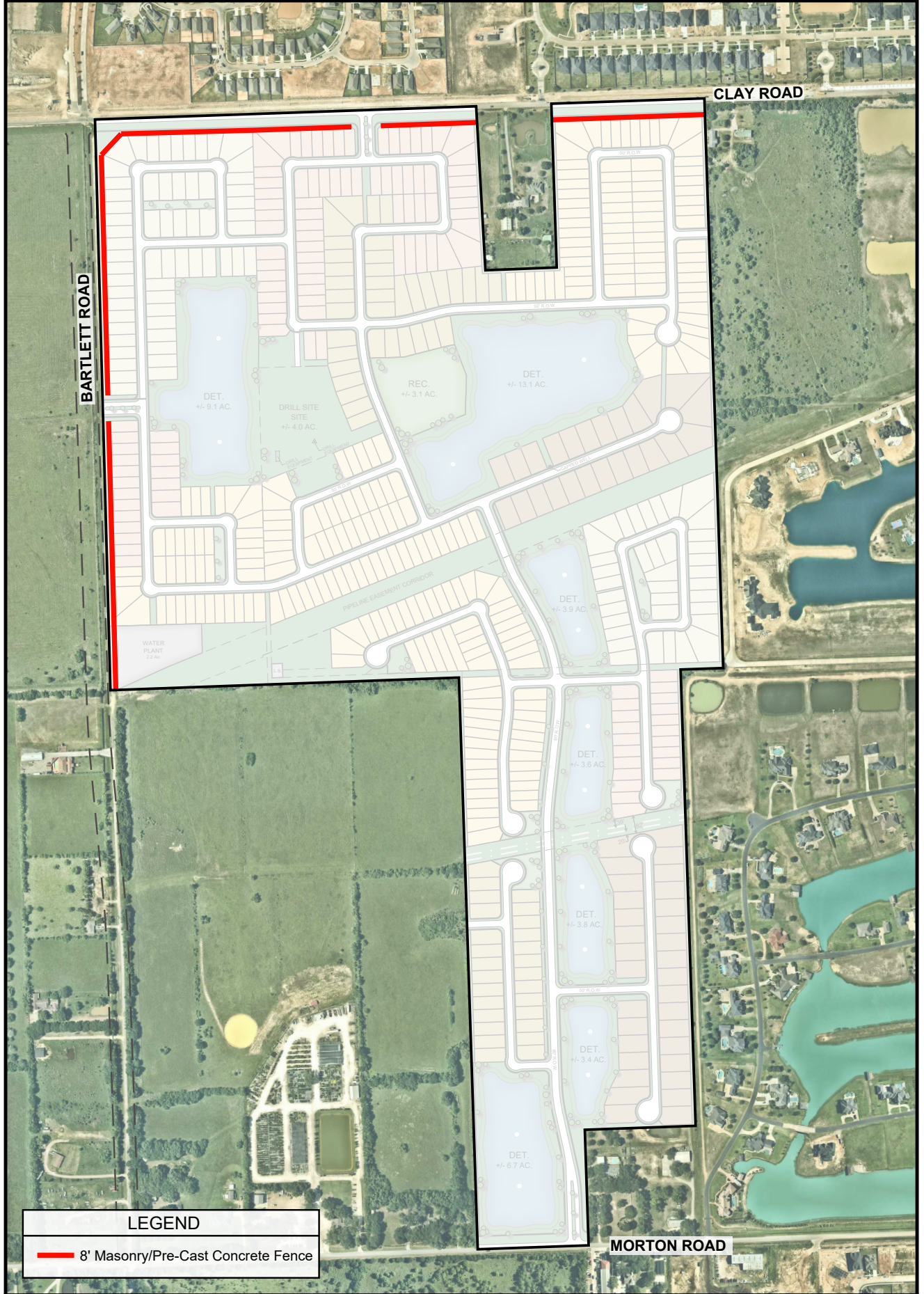


Figure 7: Fencing Exhibit

A ± 221.5 Acre Community located in Waller County, Texas.

EHRA JOB NO. 231-068-00
P:\231-068-00\Land\Development Agreement\Updated DA Exhibits\Figure 7 - Fencing Exhibit.dwg Feb 14, 2025 1:00pm Edited by: BSvetzov

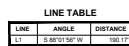
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SCALE: 1"=200'
TRUE SCALE AT 11" x 17"
No warranty or representation of intended use
design or proposed improvements are made
herein. All plans for land or facilities are subject
to change without notice.

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713.284.4590
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TYPE No. F-720
TITLE No. 120202020

Exhibit C

General Land Plan



Phase 1 Lots:	179
Phase 2 Lots:	165
Phase 3 Lots:	105
Phase 4 Lots:	119
Total Lots:	568

Exhibit D

Approved Variances

Exhibit D

Approved Variances

1. On September 28, 2022, the Waller County Commissioners Court approved the following variance for Texas Land Holdings LLC for the Morton 180 Tract, previously referred to as the Cane Lakes Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Section 3.4.7, requiring lots to have a minimum width of 50 feet

Approved Variance: minimum lot width of 40 feet, but each lot must have a minimum area of at least 5,000 square feet

2. On September 28, 2022, the Waller County Commissioners Court approved the following variance for Texas Land Holdings LLC for the Morton 180 Tract, previously referred to as the Cane Lakes Subdivision:

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 on collector streets in urban (curb and gutter) subdivisions

Approved Variance: minimum right-of-way of 60 feet on collector streets

3. On September 28, 2022, the Waller County Commissioners Court approved the following variance for Texas Land Holdings LLC for the Morton 180 Tract, previously referred to as the Cane Lakes Subdivision:

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 on local streets in urban (curb and gutter) subdivisions

Approved Variance: minimum right-of-way of 50 feet on local streets

4. On September 28, 2022, the Waller County Commissioners Court approved the following variance for Texas Land Holdings LLC for the Morton 180 Tract, previously referred to as the Cane Lakes Subdivision:

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 minimum paving radius of 50 feet

Approved Variance: minimum right-of-way of 60 feet (radius) with a minimum paving radius of 50 feet in cul-de-sacs

5. On September 28, 2022, the Waller County Commissioners Court approved the following variance for Texas Land Holdings LLC for the Morton 180 Tract, previously referred to as the Cane Lakes Subdivision:

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 on local streets

Approved Variance: minimum centerline radius of 300 feet on local streets

6. On August 16, 2023, the Waller County Commissioners Court approved the following variance for Texas Land Holdings LLC for the Morton 180 Tract:

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 on collector streets

Approved Variance: minimum centerline radius of 650 feet on collector streets

Exhibit E

Memorandum of Agreement