

NOTICE TO PURCHASER(S) OF DEED RESTRICTIONS

GF No.: NT06-20221329

THE STATE OF TEXAS
COUNTY OF Harris

The real property described below, which you are purchasing, is subject to Deed restrictions:

Those restrictive covenants recorded in Volume 2, Page 65, and in Film Code No. 694636, both of the Map Records, and under Clerk's File Nos. 2022-124511, 2022-125780 and 2022-349257, all of the Official Public Records, Harris County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF Tomball IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Tomball may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and the street address of the property you are acquiring are as follows:

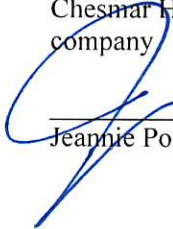
Lot 9, Block 6, in WOOD LEAF RESERVE SECTION 1, an Addition in Harris County, Texas, according to the Map or Plat recorded in Film Code No. 694636, of the Map Records of Harris County, Texas.

PROPERTY ADDRESS: 2131 Garden Arbor Lane, Tomball, TX 77375

Date: 12/28/22

SELLER:

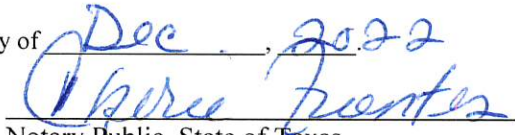
Chesmar Homes, LLC, a Texas limited liability company



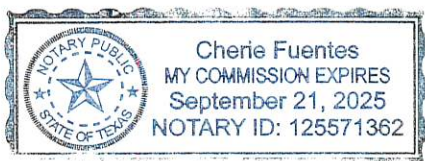
Jeannie Porter, Authorized Agent

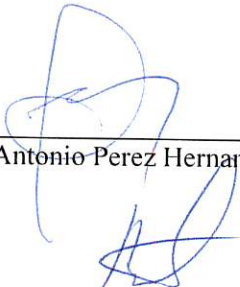
The State of Texas §
 §
County of Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Jeannie Porter, Authorized Agent for Chesmar Homes, LLC, a Texas limited liability company, known to me to me the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration, as therein expressed.

Given under my hand and seal of office on the 28 day of Dec, 2022


Notary Public, State of Texas





Raiko Antonio Perez Hernandez

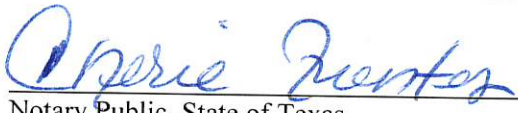


Krystal Johana Perez Prada

The State of TEXAS §
County of MONTGOMERY §

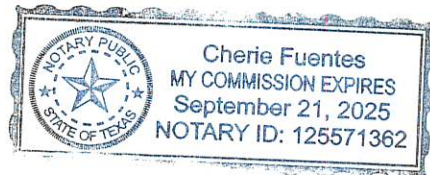
BEFORE ME, the undersigned authority, on this day personally appeared, Raiko Antonio Perez Hernandez and Krystal Johana Perez Prada, known to me to me the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration, as therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 DAY OF Dec, 2022



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Raiko Antonio Perez Hernandez and Krystal Johana Perez Prada
2131 Garden Arbor Lane
Tomball, TX 77375



BUILDER NOTICE TO PURCHASER/WATER DISTRICT NOTICE

GF No.: NT06-20221329

The real property described below, which you are about to purchase, is located in the Harris County Flood Control

Dist. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$2.254089 on each \$100.00 of assessed valuation. If the District has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$N/A on each \$100 of assessed valuation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is \$2,814,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$862,000,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$N/A. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is as follows:

Lot 9, Block 6, in WOOD LEAF RESERVE SECTION 1, an Addition in Harris County, Texas, according to the Map or Plat recorded in Film Code No. 694636, of the Map Records of Harris County, Texas.

Date: December 28, 2022

SELLER:

Chesmar Homes, LLC, a Texas limited liability company

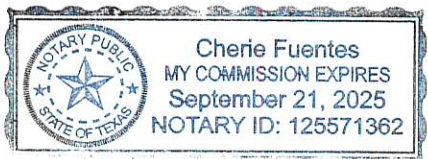


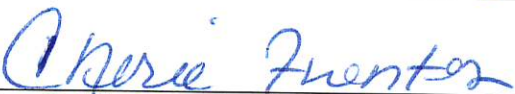
Jeannie Porter, Authorized Agent

The State of Texas §
 §
County of Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Jeannie Porter, Authorized Agent for Chesmar Homes, LLC, a Texas limited liability company, known to me to me the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration, as therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 DAY OF Dec, 2022





Notary Public, State of Texas

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.