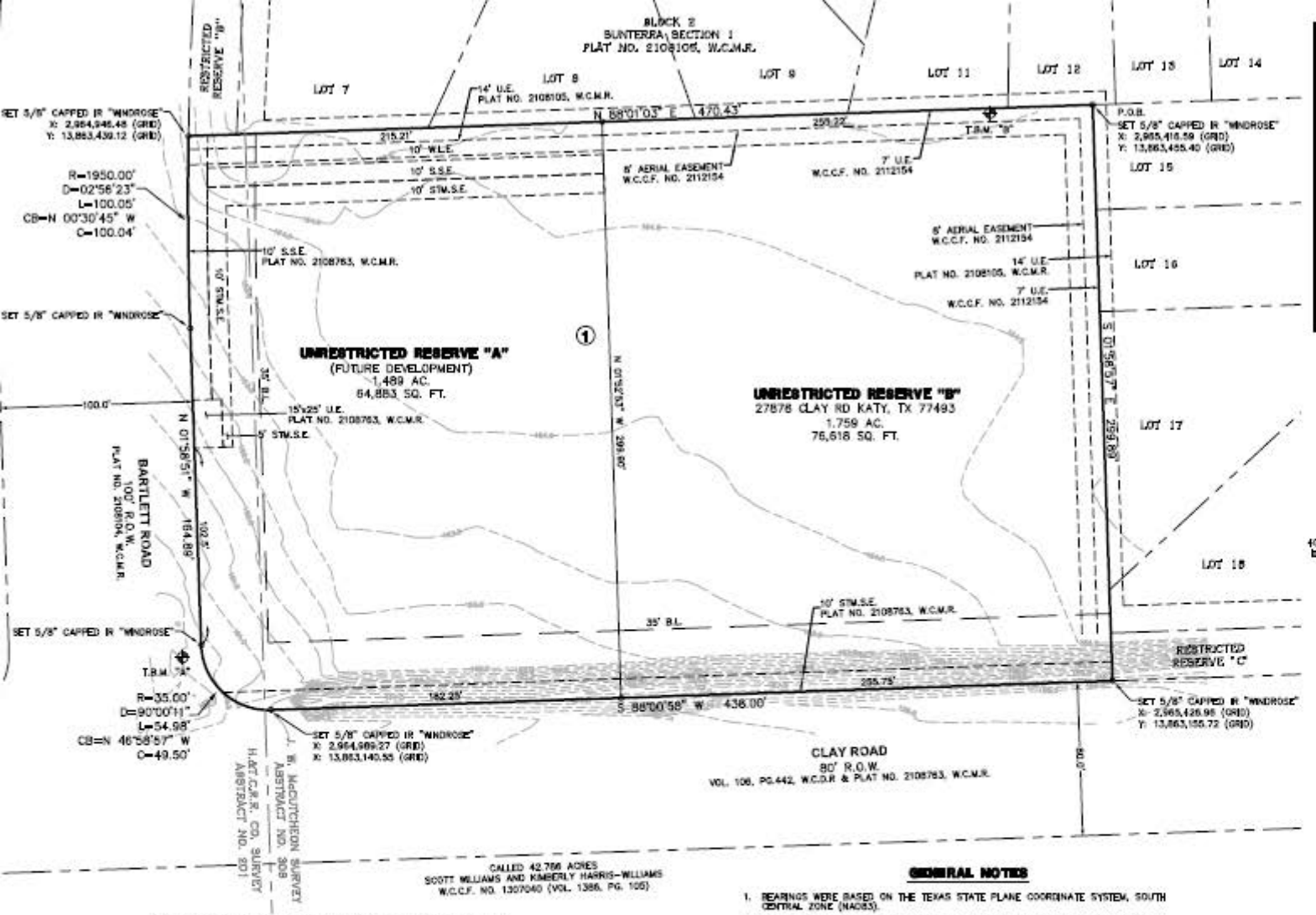

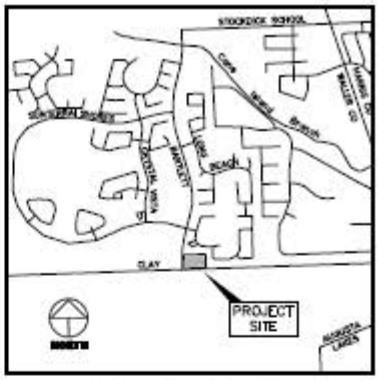

WALLER COUNTY, TEXAS

VICINITY MAP

SCALE 1" = 2000'

NORTH

40 0 40 80 120 Feet

GRAPHIC SCALE: 1" = 40'

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
D.E.	– DRAINAGE EASEMENT
ESMT.	– EASEMENT
FND	– FOUND
W.C.C.F.	– WALLER COUNTY CLERK FILE
W.C.D.R.	– WALLER COUNTY DEED RECORDS
W.C.M.R.	– WALLER COUNTY MAP RECORDS
W.C.P.R.	– WALLER COUNTY PLAT RECORDS
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRES
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
B.L.	– BUILDING LINE
W.L.E.	– WATER LINE EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
U.E.	– UTILITY EASEMENT
CIR.	– CAPPED IRON ROD
(S)	– SET 5/8" CAPPED IR "WINDROSE"

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____ 20___, at _____ o'clock__M., and duly recorded

on _____ 20___, at _____ o'clock__M., and under File

No. _____ of the Official Public Records of Waller County, Texas.

_____
Debbie Hollan
County Clerk

By _____
Deputy

BENCHMARK — PUBLISHED ELEVATION – 156.48'

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190105 BEING AN ALUMINUM ROD STAMPED 190105 LOCATED FROM THE INTERSECTION OF CLAY ROAD AND PITTS ROAD, TRAVEL NORTH APPROXIMATELY 0.2 MILES TO THE BRIDGE. (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" — ELEVATION – 160.00'

TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON A CONCRETE INLET FOUND AT THE INTERSECTION OF THE EAST R.O.W. LINE OF BARTLETT STREET AND THE NORTH R.O.W. LINE OF CLAY ROAD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" — ELEVATION – 166.50'

TEMPORARY BENCHMARK "B" IS A RAIL ROAD SPIKE SET IN POWER POLE LOCATED 53

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE CITY PLANNING LETTER, GF NO. 2791021-10320, DATED 10/06/2021 AND IS SUBJECT TO THE LIMITATIONS OF THAT LETTER.
3. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.999902573.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0375E REVISED/DATED FEBRUARY 18, 2009, AND LOMR CASE # 19-06-1115P, EFFECTIVE APRIL 27, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
5. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
8. PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING REVIEW OF SUBDIVISIONS OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSFS FOR SEWAGE DISPOSAL SHALL SUBMIT MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
9. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.

FINAL REPLAT OF

BARTLETT ROAD CORNER RESERVE

A SUBDIVISION OF
3,248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF
UNRESTRICTED RESERVE "A", SUNTERRA MARKET RESERVE, PLAT NO. 2108763, W.C.M.R.
SITUATED IN THE H.&T.C.R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

SEPTEMBER 2024