

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Blinka Estates Partial Replat No. 1

Date: August 21, 2024

Background

Final Replat of Blinka Estates Partial Replat No. 1 which consists of 5.499 acres will include 3 Lots and 1 Block in Precinct 3.

Staff Recommendation

Approve Plat

Motes and Bounds

5.499 Acres
All of Lots 8 and 9 of BLINKA ESTATES, Justo Liendo Survey, Abstract Number 41, Waller County, Texas

Being a 5.499 acre tract of land situated in the Justo Liendo Survey, Abstract Number 41, of Waller County, Texas, and being all of Lots 8 and 9 of BLINKA ESTATES, a subdivision according to the map or plat thereof recorded in Volume 413, Page 786, of the Real Property Records of Waller County, Texas; said 5.499 acres being more particularly described as follows with all bearings based on Texas State Plane Coordinates, South Central Zone 4204 (NAD83):

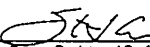
BEGINNING at a 1/2 inch iron rod in PVC pipe, found for the Northeast corner of the herein described tract, common with the Northwest corner of a called 5.0096 acres as described in deed recorded in Clerk's File Number 2310189, of said Real Property Records, same being in the South line of a called 24.936 acres as described in deed recorded in Clerk's File Number 1303613, of said Real Property Records, and proceeding:

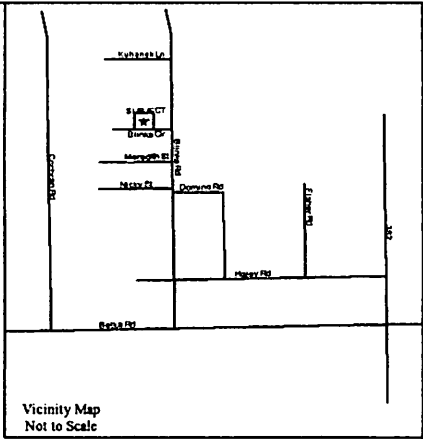
THENCE S 01°54'15" E, along the East line of the herein described tract, common with the West line of the 5.0096 acres, at a distance of 441.83 feet, passing an iron rod with survey cap, found for reference in the North line of Blinka Circle, and continuing a distance of 471.83 feet in all, to a Pk nail, set for the Southeast corner of the herein described tract, common with the Southwest corner of the 5.0096 acres, the Northwest corner of Lot 1 of BLINKA ESTATES and the Northeast corner of Lot 2 of BLINKA ESTATES, same being in the centerline of Blinka Circle;

THENCE S 87°42'55" W, along the South line of the herein described tract, common with the North line of said Lot 2, the North line of Lot 3 of BLINKA ESTATES, and the centerline of Blinka Circle, a distance of 507.70 feet, to a Pk nail, found for the Southwest corner of the herein described tract, common with the Northwest corner of said Lot 3, the Northeast corner of Lot 4 of BLINKA ESTATES, and the Southeast corner of Lot 7 of BLINKA ESTATES;

THENCE N 01°54'15" W, along the West line of the herein described tract, common with the East line of said Lot 7, at a distance of 30.00 feet, passing a 1/2 inch iron rod, found for reference in the North line of Blinka Circle, and continuing a distance of 471.78 feet in all, to a 1/2 inch iron rod in PVC pipe, found for the Northwest corner of the herein described tract, common with the Northeast corner of said Lot 7, same being in the South line of said 24.936 acres;

THENCE N 87°42'25" E, along the North line of the herein described tract, common with the South line of said 24.936 acres, a distance of 3507.70 feet, back to the POINT OF BEGINNING and containing 5.499 acres of land .


Steven L. Crews, Registered Professional Land Surveyor, Number 4141



- 1 M R W C T indicates Map Records of Waller County, Texas
2 D R W C T indicates Deed Records of Waller County, Texas
3 R P R W C T indicates Real Property Records of Waller County, Texas
4 PC NO indicates Plat Code Number
5 CF NO indicates Clerk's File Number
6 PAE indicates Private Access Easement
7 PUE indicates Public Utility Easement
8 U E indicates Utility Easement
9 D E indicates Drainage Easement
10 No pipe line or pipe line easement exist within the boundaries of this plat
11 Elevation of E.M. is based on GPS observation
12 BM a Pk nail set in center line of Blinka Circle between new Lots 2 and 3, Block 1 with a elevation of 218.32 feet
13 State of Texas: The coordinates shown herein are Texas South Central Zone on 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.999931027645

Final
PARTIAL REPLAT NO. 1
OF BLINKA ESTATES

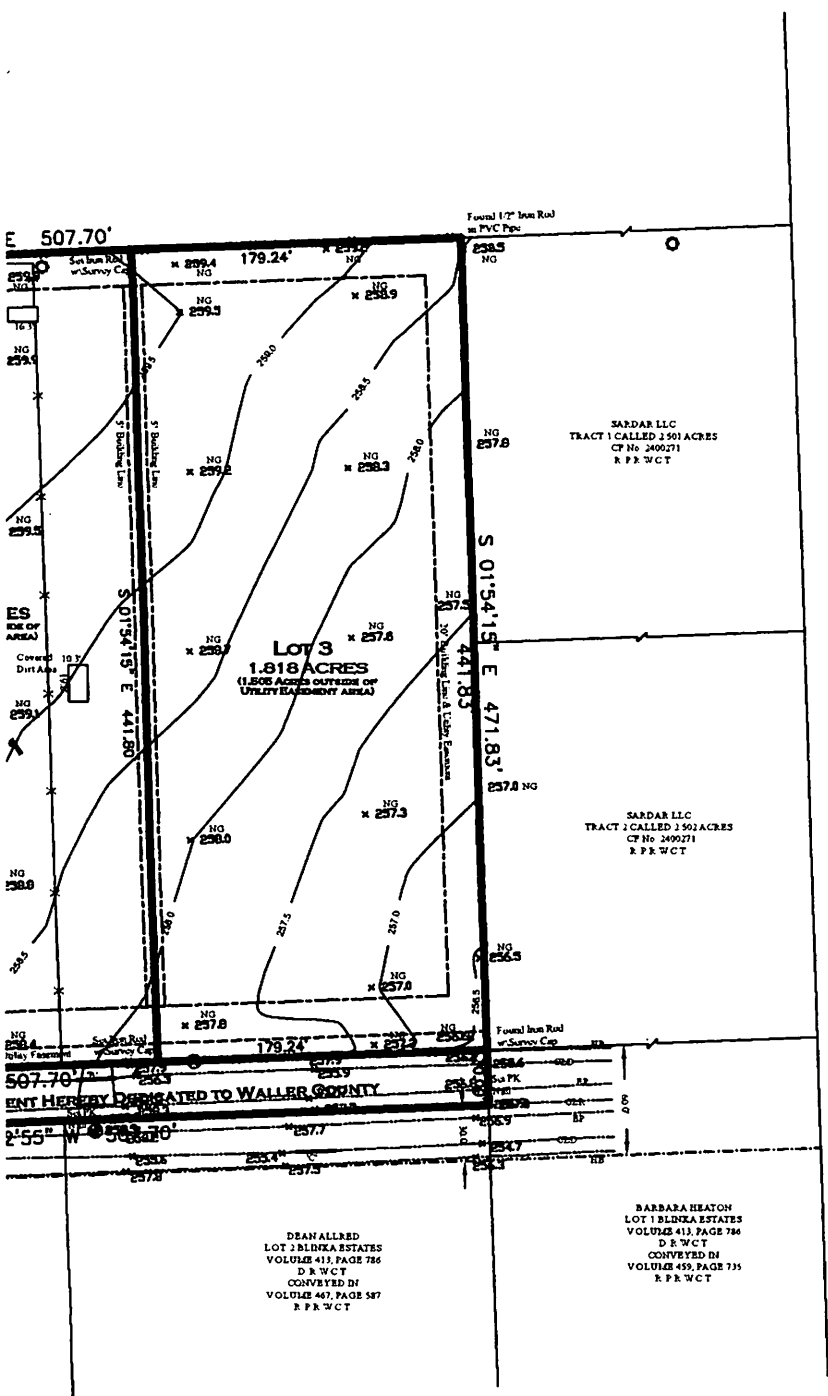
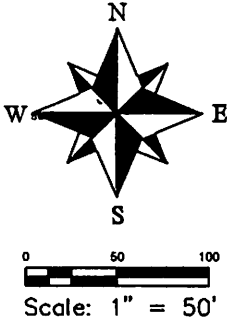
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3 LOTS - 1 BLOCK
Reason for Replatting - To divide two lots into three lots

Surveyor:
C & C SURVEYING INC.
Firm Number 10009400
33300 Egypt Lane, Suite F200, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Owner/Developer:
WINNING CONSTRUCTION, LLC
17440 FM 529 #103
Houston, Texas 77055
Phone: 832-567-6142

NG NATURAL GROUND
HB HIGH BANK
EP EDGE PAVEMENT
CLD CENTERLINE DITCH
CLR CENTERLINE ROAD



Final

PARTIAL REPLAT NO. 1 OF BLINKA ESTATES

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8 U.E. indicates Utility Easement
9 D.E. indicates Drainage Easement
10 No pipe line or pipe line easement exists within the boundaries of this plat
11 Elevation of B.M. is based on GTS observation
12 B.M. is P.K. and set in center line of Blinka Circle between new Lots 2 and 3, Block 1 with a elevation of 258.32 feet
13 Dates of Bearings: The coordinates shown herein are Texas South Central Zone as 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.999931087645

CULVERTS
A'
WESTERLY FLOWLINE 12" RCP = 257.35'
EASTERLY FLOWLINE 12" RCP = 257.30'
B'
WESTERLY FLOWLINE 12" RCP = 256.25'
EASTERLY FLOWLINE 12" RCP = 256.20'
C'
WESTERLY FLOWLINE 12" RCP = 255.25'
EASTERLY FLOWLINE 12" RCP = 255.20'

POWER POLE
TELEPHONE PEDDESTAL
TBM
WIRE FENCE

ROBERT AND PAULA IVY
CALLED .4856 ACRES
CP No. 190813
R.P.R.W.C.T.

