

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Partial RePlat Approval for West Magnolia Forest Subdivision, Lot 41 and East 88.5 Feet of Lot 42

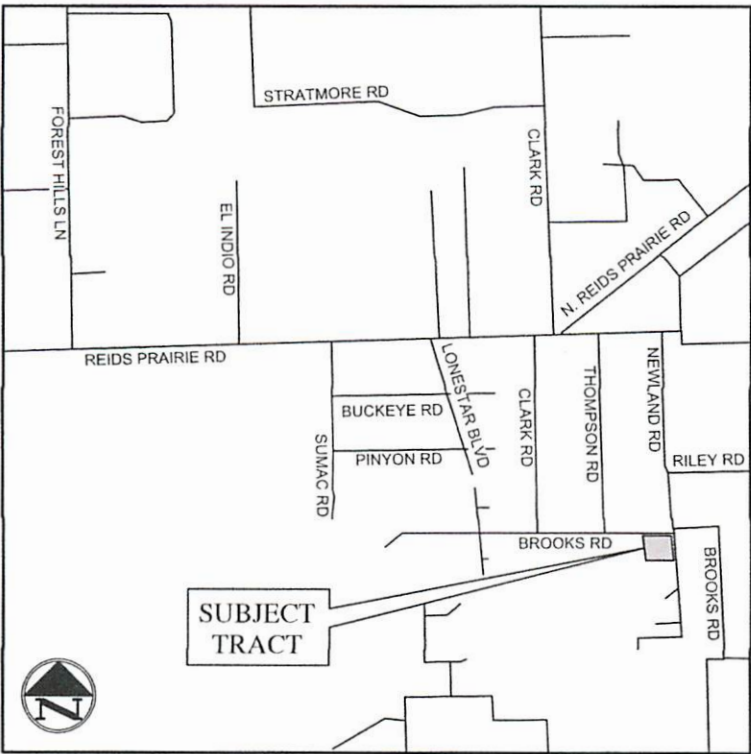
Date: October 2, 2024

Background

Final Partial RePlat of West Magnolia Forest Subdivision, Lot 41 and East 88.5 Feet of Lot 42 which consist of 15.509 acres will include 3 Lots & 1 Block in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP
NOT TO SCALE

FINAL PARTIAL REPLAT OF
WEST MAGNOLIA FOREST
LOT 41 AND EAST 88.5 FEET OF LOT 42
BEING A REPLAT OF LOT 41 AND EAST 88.5 FEET OF
WEST MAGNOLIA FOREST,
A SUBDIVISION PER PLAT RECORDED UNDER
VOLUME 192, PAGE 324 OF DEED RECORDS OF WALLER COUNTY
15.509 ACRES OF LAND (675,584 SQ. FT.)
SITUATED IN THE
OWEN WINGFIELD SURVEY, ABSTRACT 269
WALLER COUNTY, TEXAS

CONTAINING 3 LOTS, 1 BLOCK
(REASON FOR REPLAT IS TO CREATE 3 RESIDENTIAL LOTS)

AUGUST, 2024

JOB NO. 23.0072

WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	KHALID A. KHAN AND NUZHAT KHAN 19314 LONG HAVEN DRIVE CYPRESS, TX 77433 PHONE: 713-598-0706	CONLEY LAND SERVICES, LLC 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 10194732
SHEET 1 OF 7		

STATE OF TEXAS
COUNTY OF WALLER

WE, KHALID A. KHAN AND NUZHAT KHAN, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE MAP OF THE WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42, MAKE SUBDIVISION OF THE PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENT AS SHOWN, AND DEDICATE TO THE PUBLIC, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN, FOREVER, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, THE AFOREMENTIONED, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS SHOWN THEREON.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE 221, VOLUME 268 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

WITNESS MY HAND IN WALLER COUNTY, TEXAS, THIS 5th DAY OF 5th Aug, 2024.

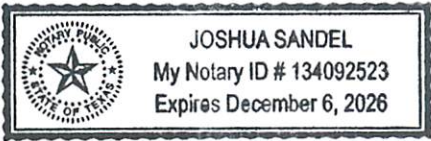
BY: Khalid A. Khan
KHALID A. KHAN, OWNER
BY: Nuzhat Khan
NUZHAT KHAN, OWNER

STATE OF TEXAS
COUNTY OF ~~WALLER~~ Harris.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KHALID A. KHAN, KNOWN TO ME TO BE THE PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT FOR THE PURPOSES AND CONSIDERATION SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5 DAY OF Aug, 2024.

Joshua Sandel
NOTARY PUBLIC
IN AND FOR ~~WALLER~~ Harris, TEXAS

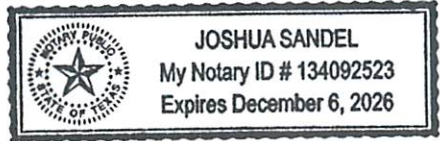


STATE OF TEXAS
COUNTY OF ~~WALLER~~ Harris.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NUZHAT KHAN, KNOWN TO ME TO BE THE PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT FOR THE PURPOSES AND CONSIDERATION SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5 DAY OF Aug, 2024.

Joshua Sandel
NOTARY PUBLIC
IN AND FOR ~~WALLER~~ Harris, TEXAS



JOB NO. 23.0072

WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	KHALID A. KHAN AND NUZHAT KHAN 19314 LONG HAVEN DRIVE CYPRESS, TX 77433 PHONE: 713-598-0706	 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 10194732
SHEET 2 OF 7		

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS ____ DAY OF _____, 202__ A.D.

CARBETT J. DUHON, III
COUNTY JUDGE

JOHN ALLEN AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., RPLS
COMMISSIONER, PRECINCT 2

KENDRIC D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT 4

ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE ____ DAY OF _____ 202__, A.D. AT ____ O'CLOCK ____ M, IN FILE # _____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

DEBBIE HOLLAN
CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY _____
DEPUTY

I, J. ROSS McCALL, COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE _____ J. ROSS McCALL, P.E.
COUNTY ENGINEER

JOB NO. 23.0072

WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	KHALID A. KHAN AND NUZHAT KHAN 19314 LONG HAVEN DRIVE CYPRESS, TX 77433 PHONE: 713-598-0706	 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 10194732
SHEET 3 OF 7		

DESCRIPTION OF A 15.509 ACRE TRACT OF LAND
SITUATED IN THE
OWEN WINGFELD SURVEY, ABSTRACT 269
WALLER COUNTY, TEXAS

BEING A 15.509-ACRE (675,584 SQUARE FOOT) TRACT OF LAND SITUATED IN THE OWEN WINFELD SURVEY, ABSTRACT NO. 269, WALLER COUNTY, TEXAS, AND BEING ALL OF LOT 41 AND THE WEST 88.5 FEET OF LOT 42 OF WEST MAGNOLIA FOREST, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 192, PAGE 324 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) AND CONVEYED TO KHALID A. KHAN AND NUZHAT KHAN IN AN INSTRUMENT RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 1802478, SAID 15.509 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROOKS ROAD AS CITED HEREIN:

BEGINNING AT A CONCRETE MONUMENT FOUND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF BROOKS ROAD (80 FEET WIDE) AS SHOWN PER PLAT OF SAID WEST MAGNOLIA FOREST, BEING THE NORTHEAST CORNER OF SAID LOT 41 AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.5496 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ADAM JARED SOILEAU RECORDED UNDER VOLUME 955, PAGE 190 OF THE W.C.D.R.;

THENCE, S 05°09'02" E, WITH THE WEST LINE OF SAID 1.5496 ACRE TRACT AND EAST LINE OF SAID LOT 41 A DISTANCE OF 842.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2085" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 41, SAME BEING THE SOUTHWEST CORNER OF SAID 1.5496 ACRE TRACT, LYING ON THE NORTH LINE OF A CALLED 19.3684 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO SHIRLEY J. SOILEAU RECORDED UNDER VOLUME 1258, PAGE 578 OF THE W.C.D.R.;

THENCE, S 87°18'38" W, WITH THE NORTH LINE OF SAID 19.3684 ACRE TRACT AND SOUTH LINE OF SAID LOT 41, AT A DISTANCE OF 703.42 FEET PASSING A CONCRETE MONUMENT FOUND FOR THE COMMON SOUTH CORNER OF SAID LOTS 41 AND 42, CONTINUING FOR A TOTAL DISTANCE OF 791.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2085" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 05°15'44" W, ACROSS SAID LOT 42 A DISTANCE OF 863.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2085" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BROOKS ROAD;

THENCE, N 88°48'50" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF BROOKS ROAD AND NORTH LINE OF SAID LOT 42, AT A DISTANCE OF 88.5 FEET PASSING A CONCRETE MONUMENT FOUND FOR THE COMMON NORTH CORNER OF SAID LOTS 41 AND 42, CONTINUING WITH THE NORTH LINE OF SAID LOT 41 FOR A TOTAL DISTANCE OF 794.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.509 ACRES OR 675,584 SQUARE FEET OF LAND.

THIS IS TO CERTIFY THAT I SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.


8-5-24
SEAN CONLEY
TX REGISTRATION NO. 6739



JOB NO. 23.0072

WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	KHALID A. KHAN AND NUZHAT KHAN 19314 LONG HAVEN DRIVE CYPRESS, TX 77433 PHONE: 713-598-0706	 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 10194732
SHEET 4 OF 7		

LEGEND

B.L.	BUILDING LINE
CONC. MON.	CONCRETE MONUMENT
FL	FLOWLINE
FND.	FOUND
FOM	FIBER OPTIC MARKER
I.	IRON
ID	INSIDE DIAMETER
MB	MAILBOX
MH	MANHOLE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
PPG	POWER POLE W/GUY
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
SS W/SNS	STOP SIGN W/STREET NAME SIGN
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.C.C.F. NO.	WALLER COUNTY CLERK'S FILE NUMBER
W.C.D.R.	WALLER COUNTY DEED RECORDS
WM	WATER METER

TEMPORARY BENCHMARK (TBM)

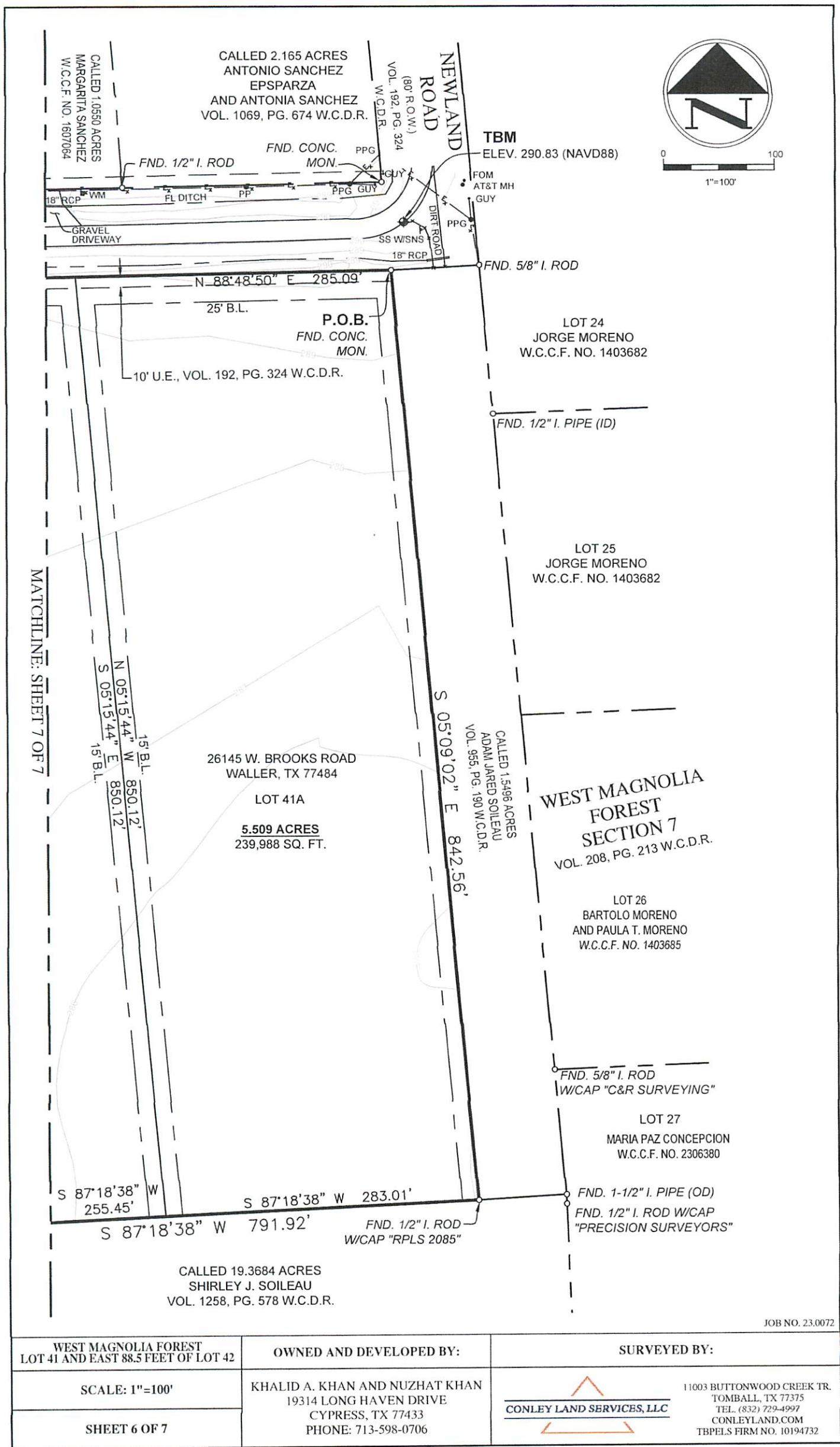
MAG NAIL SET AT APPROXIMATE MIDPOINT OF CURVE ON SOUTH EDGE OF ASPHALT ROAD AT INTERSECTION OF NEWLAND ROAD, BROOKS ROAD AND WEST SIDE OF DIRT ACCESS ROAD.
ELEV. 290.83 (NAVD88) - SEE NOTE 4.

NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE DRIVE AS SHOWN HEREON.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN ZONE X (UNSHADED), ACCORDING TO FLOOD INSURANCE RATE MAP FOR WALLER COUNTY TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 48473C0075E, DATED EFFECTIVE 02/18/2009.
4. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND REFERENCED TO NGS MONUMENT, DESIGNATION A1281, PID BL1869, HAVING A PUBLISHED ELEVATION OF 231.3 (NAVD88).
5. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN SHALL BE ELEVATED TO TWO (2) FEET OR MORE ABOVE THE 500-YEAR FLOODPLAIN ELEVATION, IN THE 100-YEAR FLOODPLAIN. WITHIN THE 500-YEAR, THESE STRUCTURES MUST BE ELEVATED TO ONE (1) ABOVE THE 500-YEAR FLOODPLAIN ELEVATION. NO DEVELOPMENT PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE COUNTY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION."
6. NO PIPE LINE OR PIPE LINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
7. 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.
8. PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING [C] REVIEW OF SUBDIVISION 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 PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM. ALL LOTS SHALL BE CONNECTED TO A PUBLIC WATER SUPPLIER.
10. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

JOB NO. 23.0072

WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	KHALID A. KHAN AND NUZHAT KHAN 19314 LONG HAVEN DRIVE CYPRESS, TX 77433 PHONE: 713-598-0706	 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 10194732
SHEET 5 OF 7		



WEST MAGNOLIA FOREST LOT 41 AND EAST 88.5 FEET OF LOT 42	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: 1"=100'	KHALID A. KHAN AND NUZHAT KHAN 19314 LONG HAVEN DRIVE CYPRESS, TX 77433 PHONE: 713-598-0706	11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 10194732
SHEET 6 OF 7		



WEST MAGNOLIA
FOREST
VOL. 192, PG. 324 W.C.D.R.

CALLED 4.3440 ACRES
JONATHAN H. HERROD
AND MARY ELISE GILLIAM
VOL. 1299, PG. 225 W.C.D.R.

CALLED 1.066 ACRES
JAVIER RODRIGUEZ
AND LETICIA SANCHEZ
VOL. 1069, PG. 678
W.C.D.R.

CALLED 1.0444 ACRES
JUAN SANCHEZ
W.C.C.F. NO. 1607065

CALLED 1.0550 ACRES
MARGARITA SANCHEZ
W.C.C.F. NO. 1607064

BROOKS ROAD

(80' R.O.W.)
VOL. 192, PG. 324 W.C.D.R.

WEST MAGNOLIA
FOREST
VOL. 192, PG. 324 W.C.D.R.

LOT 42

TRACT ONE
CALLED WEST 266.3 FEET
OF LOT 42

TRACT TWO
CALLED WEST 149.5 FEET
OF EAST 238 FEET OF LOT 42

JESUS E. MARTINEZ
AND NORMA L. MARTINEZ
W.C.C.F. NO. 1503303

26231 W. BROOKS ROAD
WALLER, TX 77484

LOT 41C

5.000 ACRES
217,796 SQ. FT.

26181 W. BROOKS ROAD
WALLER, TX 77484

LOT 41B

5.000 ACRES
217,800 SQ. FT.

N 05°15'44" W 856.83'
S 05°15'44" E 856.83'

S 87°18'38" W 255.45'

S 87°18'38" W 253.46'

CALLED 19.3684 ACRES
SHIRLEY J. SOILEAU
VOL. 1258, PG. 578 W.C.D.R.

FND. 1/2" I. ROD
W/CAP "RPLS 2085" FND. CONC. MON.

@703.42'

WEST MAGNOLIA FOREST
LOT 41 AND EAST 88.5 FEET OF LOT 42

OWNED AND DEVELOPED BY:

SURVEYED BY:

SCALE: 1"=100'

KHALID A. KHAN AND NUZHAT KHAN
19314 LONG HAVEN DRIVE
CYPRESS, TX 77433
PHONE: 713-598-0706

CONLEY LAND SERVICES, LLC

11003 BUTTONWOOD CREEK TR.
TOMBALL, TX 77375
TEL. (832) 729-4997
CONLEYLAND.COM
TBPFLS FIRM NO. 10194732

SHEET 7 OF 7

MATCHLINE: SHEET 6 OF 7

JOB NO. 23.0072