

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Arborwood Estates

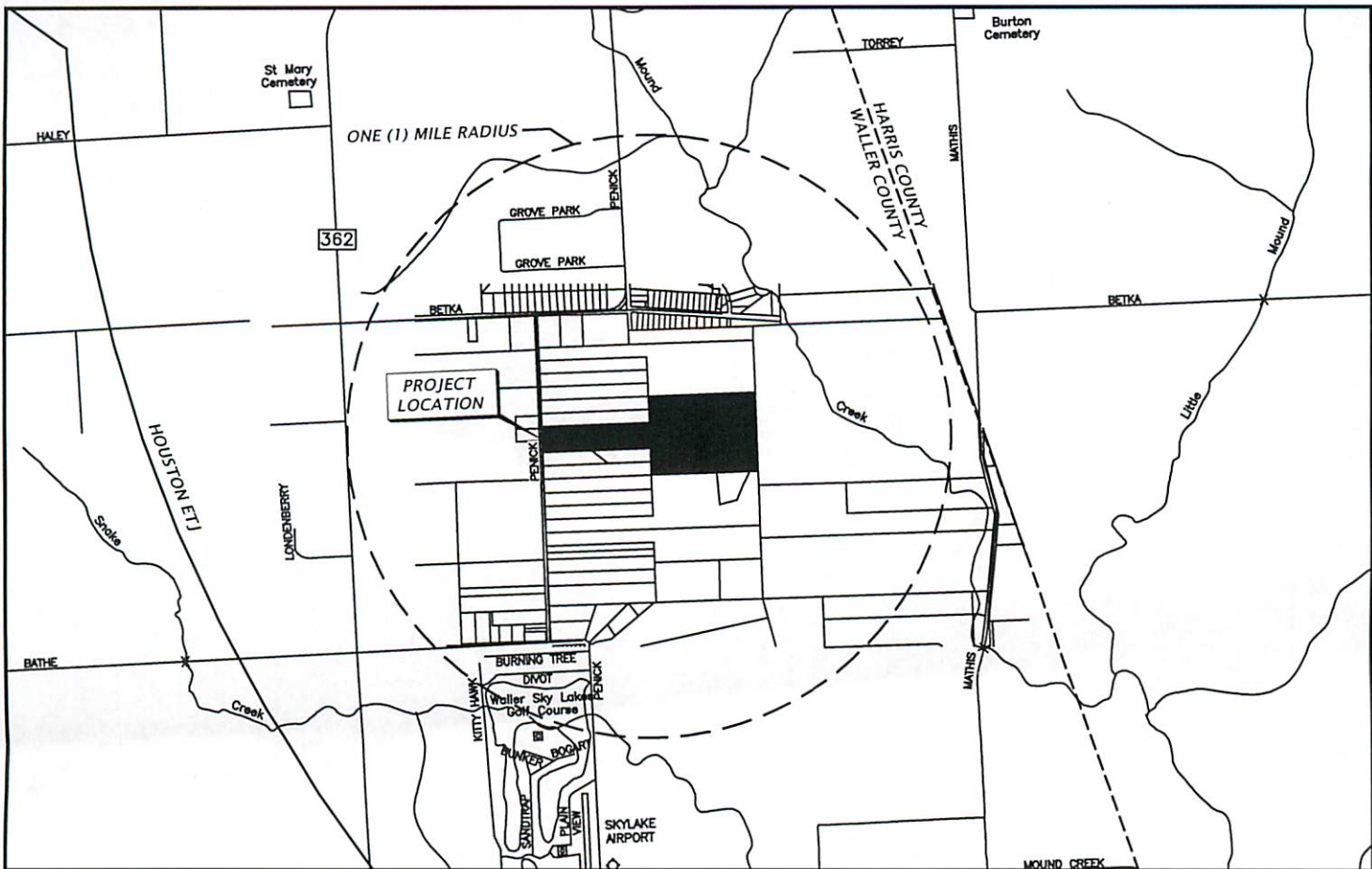
Date: September 4, 2024

Background

Final Plat of Arborwood Estates Subdivision which consists of 79.13 acres will include 38 Lots, 3 Blocks and 9 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
SCALE: N.T.S.

ABBREVIATION LEGEND:

- A.E. = AERIAL EASEMENT
ASPH = ASPHALT
B.L. = BUILDING LINE
BLDG = BUILDING
BW = BARBED WIRE
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
FIRM = FLOOD INSURANCE RATE MAP
FNC LN = FENCE LINE
FP = FENCE POST
FND = FOUND
GUY = GUY WIRE
IP = IRON PIPE
IR = IRON ROD
MH = MANHOLE
NO. = NUMBER
O.P.R. = OFFICIAL PUBLIC RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
PG. = PAGE
PP = POWER POLE
R.O.W. = RIGHT OF WAY
R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
S.F. = SQUARE FEET
TEL PD = TELEPHONE PEDESTAL
U.E. = UTILITY EASEMENT
VOL. = VOLUME
WW = WATER WELL
W.C.C.F. NO. = WALLER COUNTY CLERKS FILE NUMBER
W.C.D.R. = WALLER COUNTY DEED RECORDS
W.C.M.R. = WALLER COUNTY MAP RECORDS

BENCHMARK:

RAILROAD SPIKE SET IN POWER POLE NEAR THE EAST
RIGHT-OF-WAY LINE ON PENICK ROAD AND SOUTH OF A
GRAVEL DRIVEWAY.

ELEV - 246.22' (NAVD88)

ARBORWOOD ESTATES

38 RESIDENTIAL LOTS - 3 BLOCKS - 9 RESERVES
A 79.13 ACRE SUBDIVISION LOCATED IN THE
PETER B. NORTON SURVEY, ABSTRACT 231
WALLER COUNTY, TEXAS

KM Surveying, LLC

3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627

TBPLS FIRM #10178700 www.kmsurveying.com

WILSON ENGINEERING COMPANY, PLLC

TxBPE FIRM NO. F-7678

208 FOWLKES STREET
SEALY, TEXAS 77474
PHONE: 979-885-3344
FAX: 979-885-3379
www.wilsonengr.com

PROPERTY OWNER & DEVELOPER:
BRETT ROWLEY
ARBORWOOD ESTATES LLC
1906 AVENUE D, SUITE 200
KATY, TEXAS 77493
281-391-6300
browley@bsrproperties.com

SCALE: -----

DRAWN BY: MRW

08-06-2024

ENGINEER: SAW

PROJECT NO: 22030

SHEET 1 OF 17

SURVEYOR: KDM

PROJECT NO: 2310-2220

COMPS: MRW

METES AND BOUNDS DESCRIPTION
79.13 ACRES IN THE
PETER B. NORTON SURVEY, ABSTRACT 231
WALLER COUNTY, TEXAS

A 79.13-ACRE TRACT OF LAND SITUATED IN THE PETER B. NORTON SURVEY, ABSTRACT 231, WALLER COUNTY, TEXAS, BEING ALL OF THAT CALLED 40.099-ACRE TRACT (TRACT 10), ALL OF THAT CALLED 39.005-ACRE TRACT (TRACT 11), INCLUDING THAT CALLED 2 ACRE SAVE AND EXCEPT TRACT RETAINED BY DAVID WAYNE WINDLE ALL DESCRIBED IN DEED TO KATY TREE FARMS, L.L.C. RECORDED IN VOLUME 0802, PAGE 445 OF THE WALLER COUNTY DEED RECORDS, SAID TRACTS 10 AND 11 BEING OUT OF PENICK NORTH 2000 AN UNRECORDED SUBDIVISION IN WALLER COUNTY, TEXAS, SAID 79.13-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 5/8-inch iron rod with cap stamped "RPLS 4503 KING" in the east right-of-way line of Penick Road (width varies) marking the northwest corner of a called 5.27-acre tract of land described in a deed to Lucille Eaves and Laura Rivers recorded under Waller County Clerk's File Number 2106207 of the Official Public Records and the most westerly southwest corner of said Tract 11 and of the herein described tract of land;

- (1) THENCE North 02°05'05" West, along the east right-of-way line of said Penick Road and the west line of said Tracts 10 and 11, at 216.18 feet pass the northwest corner of said Tract 11 and the southwest corner of said Tract 10, from which a 5/8-inch iron rod found bears North 12°07' West, 0.7 feet, continuing in all for a total distance of 448.45 feet to a found 5/8-inch iron rod marking the southwest corner of a called 10.019-acre tract of land known as Tract 9 of said Penick North 2000 Subdivision described in a deed to David H. Hoepfner and wife, Danita Jo Hoepfner recorded under Waller County Clerk's File Number 609633 of the Official Public Records, the most westerly northwest corner of said Tract 10 and of the herein described tract of land;
- (2) THENCE North 87°54'14" East, 1,886.48 feet (called 1,883.20 feet), along the south line of said called 10.019-acre tract of land and the north line of said Tract 10 to a found 5/8-inch iron rod marking the southeast corner of said called 10.019-acre tract of land and a reentrant corner of said Tract 10 and of the herein described tract of land;
- (3) THENCE North 02°03'11" West, along the east line of said called 10.019-acre tract of land and of a called 10.015-acre tract of land known as Tract 8 of said Penick North 2000 Subdivision described in a deed to Thomas H. Barry and Connie Barry recorded in Volume 0756, Page 880 of the Waller County Deed Records and the west line of said Tract 10, at 231.49 feet pass a found 5/8-inch iron rod at the northeast corner of said called 10.019-acre tract of land and the southeast corner of said called 10.015-acre tract of land, continuing in all for a total distance of 463.52 feet (called 463.40 feet) to a found 5/8-inch iron rod marking the southeast corner of a called 10.010-acre tract of land called Tract 7 of said Penick North 2000 Subdivision described in a deed to Brandon Bonine and wife, Brittany Bonine recorded under Waller County Clerk's File Number 150339 of the Official Public Records, the southwest corner of a called 50.063-acre tract of land described in a deed to William J. Walker recorded under Waller County Clerk's File Number 1301245 of the Official Public Records, and the most northerly northwest corner of said Tract 10 and of the herein described tract of land;
- (4) THENCE North 87°55'12" East, 1,884.49 feet (called 1,884.87 feet), along the south line of said called 50.063-acre tract of land and the north line of said Tract 10 to a found 5/8-inch iron rod in the west line of a called 250-acre tract of land described in a deed to Mark Lee Speck, Trustee recorded under Waller County Clerk's File Number 1906205 of the Official Public Records marking the southeast corner of said called 50.063-acre tract of land and the northeast corner of said Tract 10 and of the herein described tract of land;
- (5) THENCE South 01°52'30" East, along the west line of said called 250-acre tract of land and the east line of said Tracts 10 and 11, at 695.25 feet pass the southeast corner of said Tract 10 and the northeast corner of said Tract 11, from which a found 5/8-inch iron rod bears South 88°08' West, 1.2 feet, continuing in all a total distance of 1,382.57 feet to a found 5/8-inch iron rod with cap (illegible) marking the northeast corner of a called 50.211-acre tract of land described in a deed to Jaime Hincapie recorded in Volume 0770, Page 341 of the Waller County Deed Records and the southeast corner of said Tract 11 and of the herein described tract of land;
- (6) THENCE South 88°00'41" West, 1,882.69 feet (called 1,882.85 feet), along the north line of said called 50.211-acre tract of land and the south line of said Tract 11 to an old cedar fence post in concrete for corner marking the northwest corner of said called 50.211-acre tract of land, the southeast corner of a called 10.540-acre tract of land described in a deed to Heather and Charles Stautmeister, Junior recorded in Volume 0796, Page 643 of the Waller County Deed Records and the most southerly southwest corner of said Tract 11 and of the herein described tract of land;
- (7) THENCE North 02°05'31" West, along the east line of said called 10.540-acre tract of land and a called 4.83-acre tract of land described in a deed to Sandra B. Newton and Ana M. Newton recorded under Waller County Clerk's File Number 1704784 of the Official Public Records and a west line of said Tract 11, at 232.05 feet pass a found 5/8-inch iron rod with cap stamped "RPLS 4503 KING" marking the northeast corner of said called 10.540-acre tract of land and the southeast corner of said called 4.83-acre tract of land, continuing in all for a total distance of 467.43 feet (called 467.32 feet) to a found 5/8-inch iron rod with cap (illegible) in the south line of said called 2-acre Save and Except Tract marking the northeast corner of said called 4.83-acre tract of land and a reentrant corner of said Tract 11 and of the herein described tract of land;
- (8) THENCE South 87°54'31" West, 1,883.43 feet (called 1,883.20 feet) along the north line of said called 4.83-acre tract of land and said called 5.27-acre tract of land and the westerly south line of said Tract 11 to the POINT OF BEGINNING and containing 79.13 acres (3,446,956 square feet) of land and includes said 2-acre Save and Except Tract.

ARBORWOOD ESTATES

SCALE: -----	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 2 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

STATE OF TEXAS { }
COUNTY OF WALLER { }

I, BRETT ROWLEY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF ARBORWOOD ESTATES, MAKE SUBDIVISION OF THE PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, 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.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC THE DRAINAGE AND ACCESS RESERVES FOR PUBLIC ACCESS AND DRAINAGE PURPOSES FOREVER.

FURTHER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE, HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATES AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT EASEMENTS.

FURTHER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER HEREBY COVENANTS AND DECLARES THAT ALL NOTES AND NOTATIONS LOCATED ANYWHERE ON THIS PLAT SHALL HAVE FULL FORCE AND EFFECT.

IN TESTIMONY WHEREOF, BRETT ROWLEY, HAS SIGNED, THIS 12 DAY OF August, 2024

BY: Brett Rowley
BRETT ROWLEY
ARBORWOOD ESTATES LLC
1906 AVENUE D, SUITE 200
KATY, TEXAS 77493

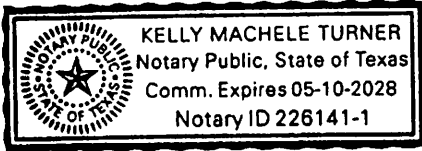
NOTARY PUBLIC ACKNOWLEDGEMENTS

STATE OF TEXAS { }
COUNTY OF WALLER { }

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC 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 CONSIDERATIONS SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF August, 2024

Kelly Machele Turner
NOTARY PUBLIC
IN AND FOR WALLER COUNTY, TEXAS



ARBORWOOD ESTATES		
SCALE: -----	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 3 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

WALLER COUNTY COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

NOTE FOR PRIVATELY MAINTAINED PAVED STREETS: BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC, BY FILING THE PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDMVISION UNTIL AND UNLESS BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC AND/OR THE ARBORWOOD ESTATES HOMEOWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO BRETT ROWLEY, PRESIDENT OF ARBORWOOD ESTATES LLC AND/OR THE ARBORWOOD ESTATES HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

CARBETT "TREY" J. DUHON, III
COUNTY JUDGE

JOHN A. AMSLER
COMMISSIONER, PRECINCT ONE

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

KENDRIC D. JONES
COMMISSIONER, PRECINCT THREE

JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT FOUR

WALLER COUNTY CLERK CERTIFICATE

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 _____ DAY OF _____ 20____, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____ / CLERK'S 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

WALLER COUNTY ENGINEER CERTIFICATE

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

APPROVAL BY PLAT ROOM RECORDER

DATE _____ PLAT BOOK RECORDER _____
COUNTY CLERK'S FILE NO. _____
PLAT CABINET NO. _____, PAGE NO. _____

ARBORWOOD ESTATES

SCALE: -----	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 4 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

FIRE SUPPRESSION SYSTEM

IN A SUBDIVISION THAT IS NOT SERVED BY FIRE HYDRANTS AS PART OF A CENTRALIZED WATER SYSTEM CERTIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AS MEETING MINIMUM STANDARDS FOR WATER UTILITY SERVICE, THE COMMISSIONERS COURT MAY REQUIRE A LIMITED FIRE SUPPRESSION SYSTEM THAT WILL REQUIRE THE DEVELOPER TO CONSTRUCT A 2,500 GALLON STORAGE TANK TO SERVE THIS SUBDIVISION OF FEWER THAN 50 HOUSES.

RELEASE OF AREA BY PETITION OF LANDOWNER FROM EXTRATERRITORIAL JURISDICTION (ETJ)

THIS IS TO CERTIFY THAT THE LANDOWNER ATTEMPTED TO RELEASE THE PROPERTY FROM THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION (ETJ). ACCORDING TO CHAPTER 42, LOCAL GOVERNMENT CODE, SUBCHAPTER D AMENDMENT, SEC. 42.105(d) IF A MUNICIPALITY FAILS TO TAKE ACTION TO RELEASE THE AREA UNDER SUBSECTION (c) BY THE LATER OF THE 45TH DAY AFTER THE DATE THE MUNICIPALITY RECEIVED THE PETITION OR THE NEXT MEETING OF THE MUNICIPALITY'S GOVERNING BODY THAT OCCURS AFTER THE 30TH DAY AFTER THE DATE THE MUNICIPALITY RECEIVES THE PETITION, THE AREA IS RELEASED BY OPERATION OF LAW. SECTION 242.001, SUBSECTION (j) DISCLOSES IF AN AREA SUBJECT TO AN AGREEMENT UNDER SUBSECTION (c) IS REMOVED FROM A MUNICIPALITY'S EXTRATERRITORIAL JURISDICTION, THE AGREEMENT IS TERMINATED AS TO THE AREA AND THE COUNTY IS THE POLITICAL SUBDIVISION AUTHORIZED TO REGULATE SUBDIVISIONS IN THE REMOVED AREA.

SEPTIC SYSTEM CERTIFICATION

THIS IS TO CERTIFY THAT THESE LOTS LIE PREDOMINANTLY IN THE MONAVILLE LOAMY FINE SAND (80%), WOCKLEY FINE SANDY LOAM (13%) AND CYFAIR-KATY COMPLEX (7%) FORMATIONS. THE TOP 48 INCHES OF THESE SOILS IS SANDY OR CLAY LOAM SOIL FORMATIONS. THE 80% OF THE DEVELOPED LOTS, WHICH ARE IN THE MONAVILLE LOAMY FINE SAND SOIL, HAVE A DEPTH TO WATER TABLE IN EXCESS OF 80 INCHES. THE 20% REMAINDER OF THE LOTS HAVE A WATER TABLE LESS THAN 24 INCHES. AEROBIC SYSTEMS ARE SUITABLE FOR ALL PORTIONS OF THIS TRACT. CONVENTIONAL SYSTEMS SHOULD BE SUITABLE FOR ALL LOTS IN THE MONAVILLE LOAMY FINE SAND SOILS.

CERTIFIED TRUE & CORRECT

STEVEN A. WILSON, P.E.,
REG. NO.: 65489

DATE

ENGINEER CERTIFICATION

I, STEVEN A. WILSON, A TEXAS PROFESSIONAL ENGINEER CERTIFY THAT ALL ENGINEERING FOR DRAINAGE WITHIN THE SUBDIVISION IS IN COMPLIANCE WITH THESE REGULATIONS (INCLUDING THE ENGINEERING DESIGN STANDARDS INCORPORATED AS APPENDIX E) AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS.

STEVEN A. WILSON, P.E.

DATE



SURVEYOR CERTIFICATION

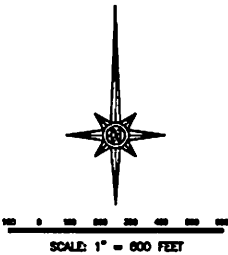
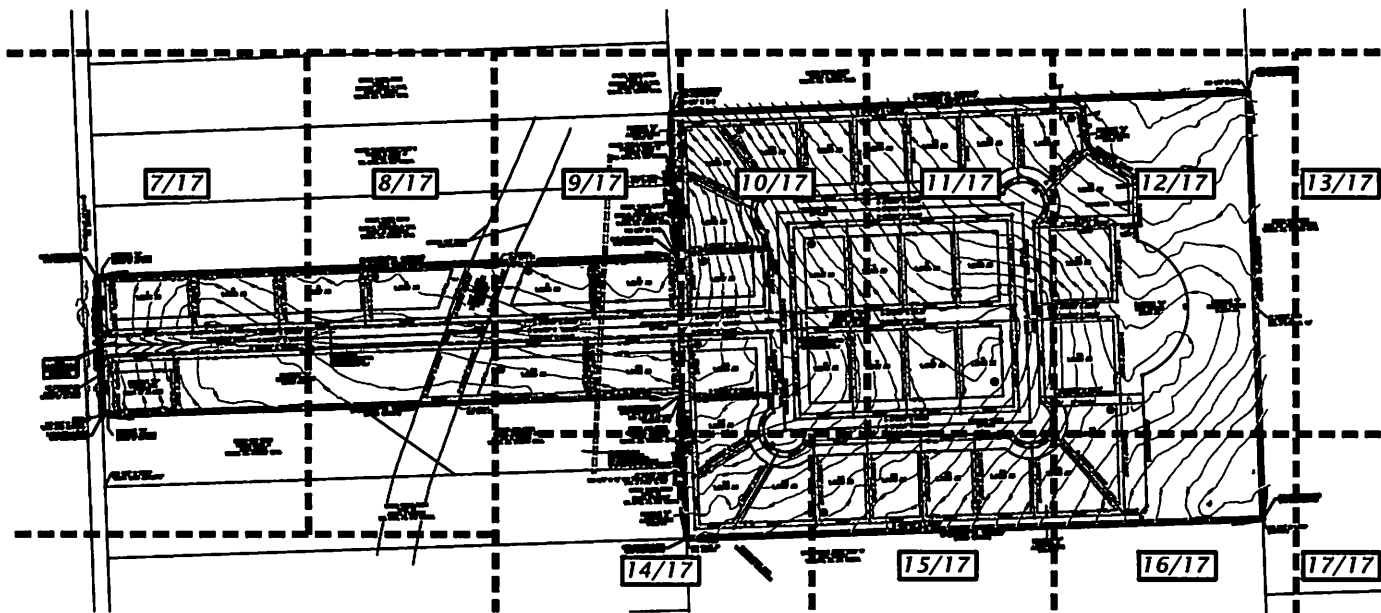
I, KEVIN DREW MCRAE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

KEVIN DREW MCRAE, R.P.L.S.
TEXAS REGISTRATION NO. 5485



ARBORWOOD ESTATES

SCALE: -----	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 5 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW



BUILDING LINES
FRONT = 50' B.L.
SIDE = 10' B.L.
REAR = 15' B.L.

ARBORWOOD ESTATES

SCALE: 1" = 600'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 6 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

GRID N:13,930,015.70
GRID E:2,939,330.91

PENICK RD
(CALLED 50' RIGHT-OF-WAY)

RESERVE "A"
LANDSCAPE RESERVE
0.0626 OF AN ACRE

1.2164 AC

1.2166

TBM:
RR SPIKE IN PP
ELEV = 246.24
PP TO BE
RELOCATED

10' DEDICATED TO
THE PUBLIC FOR
R-O-W PURPOSES
0.1030 OF AN ACRE

P.O.B.
FND 5/8" IR W/CAP
"RPLS 4503 KING"(CM)
GRID N:13,929,567.64
GRID E:2,939,347.06

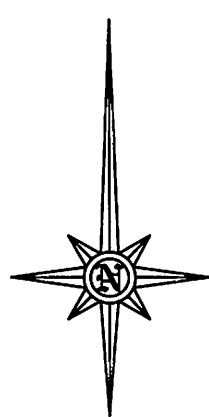
RESERVE "B"
LANDSCAPE RESERVE
0.0626 OF AN ACRE

RESERVE "C"
COMMON AREA
RESERVE
0.9271 OF AN ACRE

ARBORWOOD DR
(70' R.O.W.)

CA
L
W.C.C.F

FND 5/8" IR W/CAP
"SOUTH TEXAS SURVEYING"



SCALE: 1" = 100 FEET

BUILDING LINES
FRONT = 50' B.L.
SIDE = 10' B.L.
REAR = 15' B.L.

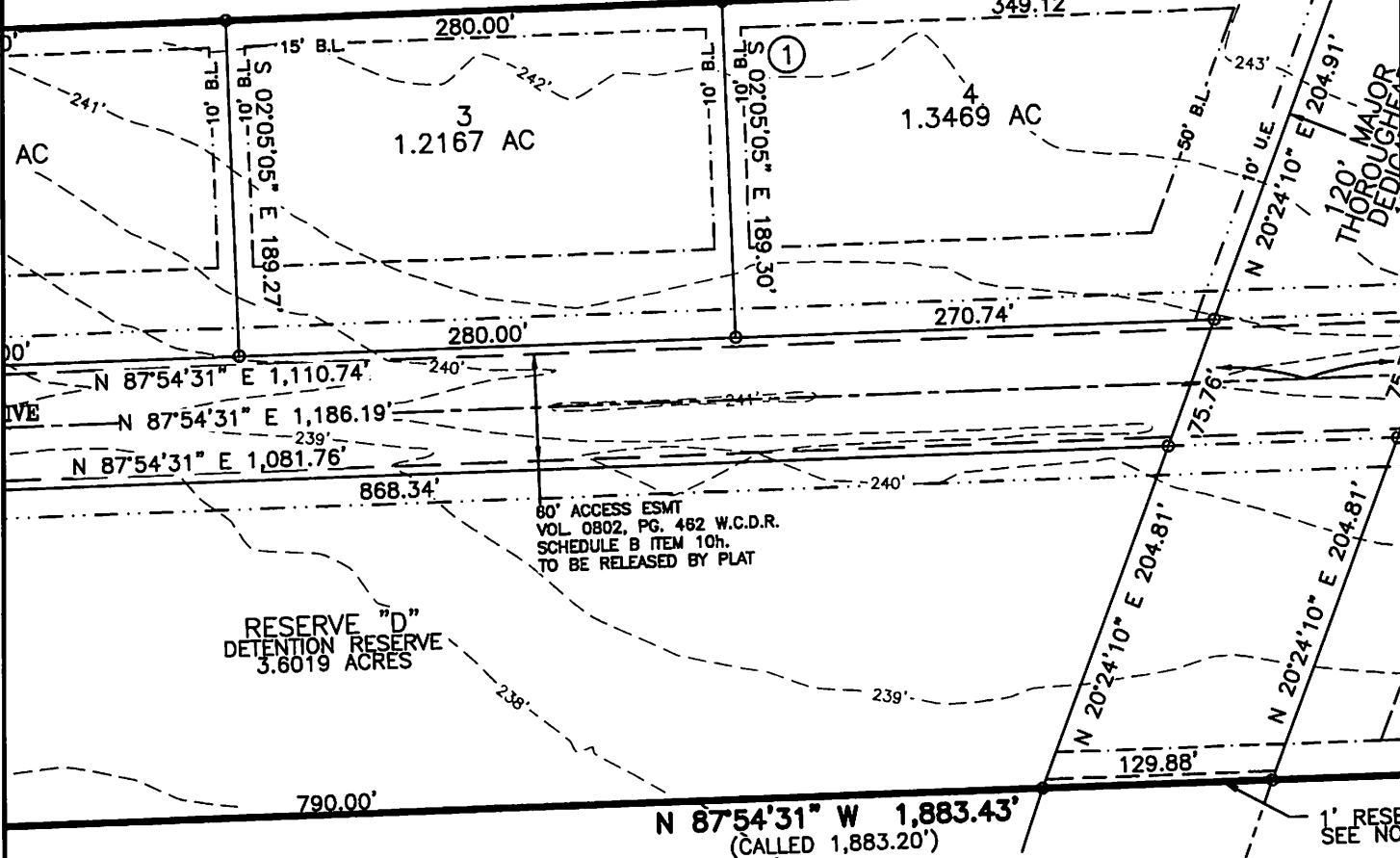
ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 7 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

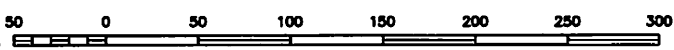
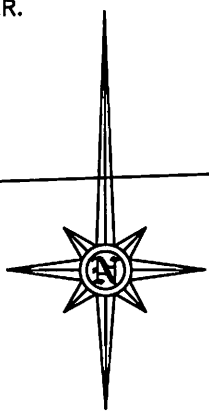
CALLED 10.019 ACRES
 TRACT 9
 DAVID H. HOEPPNER & WIFE,
 DANITA JO HOEPPNER
 W.C.C.F. NO. 609633 O.P.R.

REVISED 120' MAJOR
 THOROUGHFARE

N 87°54'14" E 1,886.48'
 (CALLED 1,883.20')



CALLED 5.27 ACRES
 JUCILLE EAVES &
 LAURA RIVERS
 NO. 2106207 O.P.R.

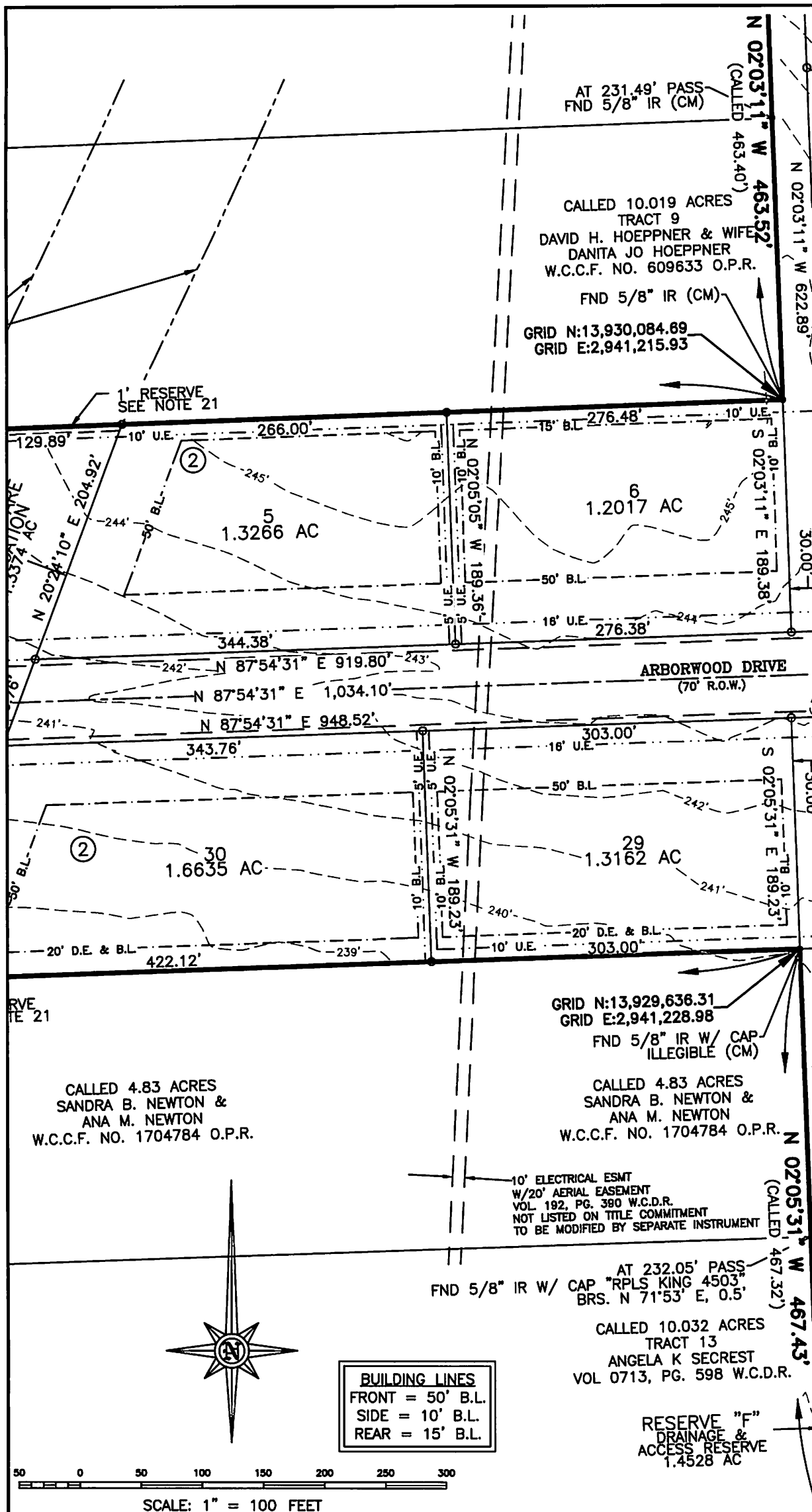


SCALE: 1" = 100 FEET

BUILDING LINES
 FRONT = 50' B.L.
 SIDE = 10' B.L.
 REAR = 15' B.L.

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 8 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW



ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 9 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

CALLLED 10.010 ACRES
TRACT 7
BRANDON BONINE & WIFE,
BRITTANY BONINE
W.C.C.F. NO. 150339 O.P.R.

GRID N:13,930,547.88
GRID E:2,941,199.29

FND 5/8" IR (CM)

RESERVE "E"
DRAINAGE &
ACCESS RESERVE
1.4447 AC

CALLLED 10.015 ACRES TRACT 8
THOMAS H. BARRY &
CONNIE BARRY
VOL 0756, PG. 880 W.C.D.R.

AT 231.49' PASS
FND 5/8" IR (CM)

CALLLED 10.019 ACRES
TRACT 9
DAVID H. HOEPPNER & WIFE
DANITA JO HOEPPNER
W.C.C.F. NO. 609633 O.P.R.

FND 5/8" IR (CM)

GRID N:13,930,084.69
GRID E:2,941,215.93

N 02°03'11" W 463.52'
(CALLED 463.40')

1.2017 AC

1.2547 AC

1.0912 AC

1.0515 AC

1.0658 AC

1.2535 AC

1.1025 AC

1.3162 AC

ARBORWOOD DRIVE
(70' R.O.W.)

ROSALIND CIRCLE
(70' R.O.W.)

GRID N:13,929,636.31
GRID E:2,941,228.98

FND 5/8" IR W/ CAP
ILLEGIBLE (CM)

CALLLED 4.83 ACRES
SANDRA B. NEWTON &

ARBORWOOD ESTATES

SCALE: 1" = 100'

DRAWN BY: MRW

08-06-2024

ENGINEER: SAW - WILSON ENGINEERING CO. PLLC

PROJECT NO: 22030

SHEET 10 OF 17

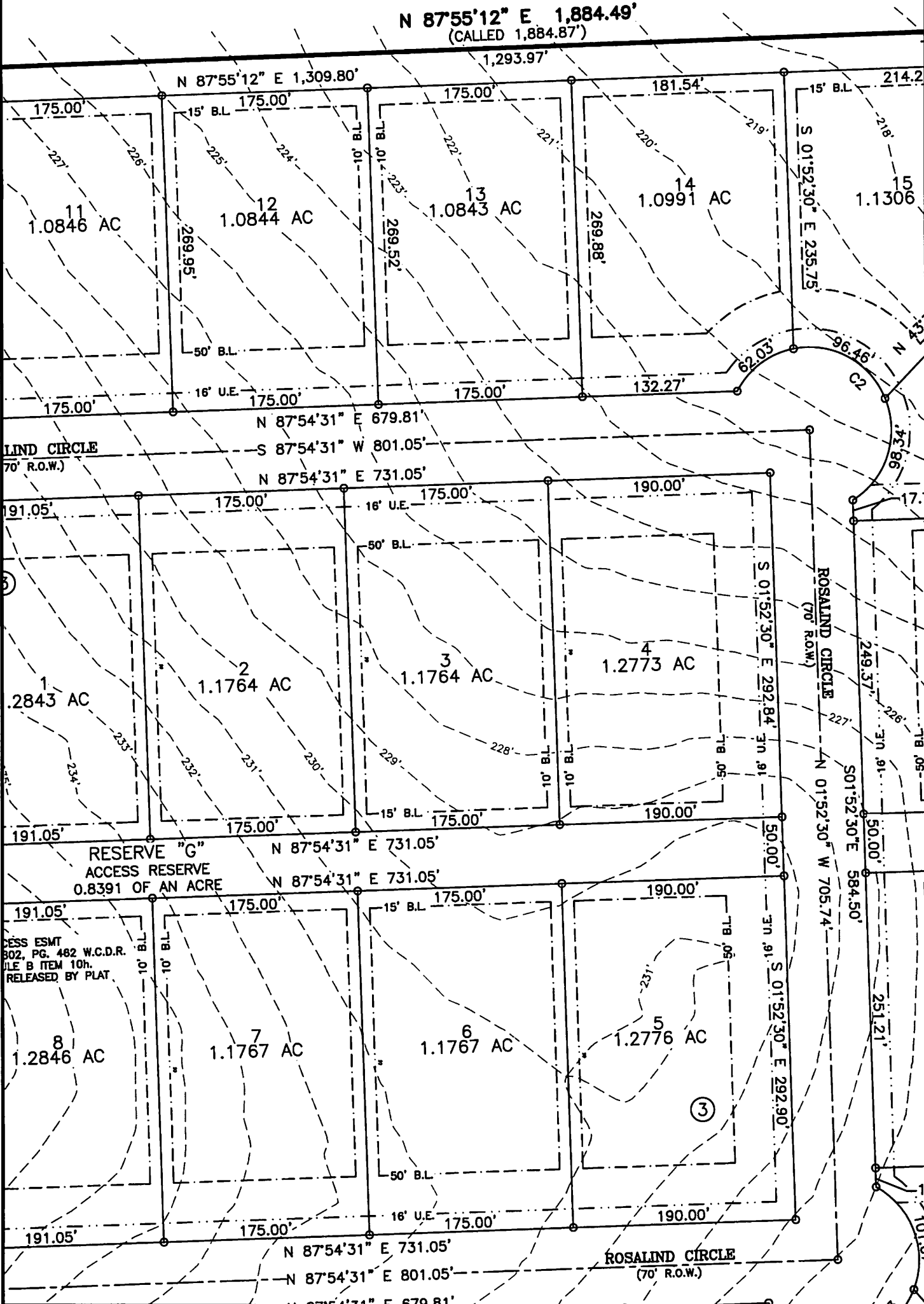
SURVEYOR: KDM - KM SURVEYING, LLC

PROJECT NO: 2310-2220

COMPS: MRW

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ALL 50.063 ACRES
WILLIAM J. WALKER
F. NO. 1301245 O.P.R.



ARBORWOOD ESTATES		
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ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 11 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

RESERVE LIST

RESERVE "A"	LANDSCAPE	0.0626 OF AN ACRE
RESERVE "B"	LANDSCAPE	0.0626 OF AN ACRE
RESERVE "C"	COMMON AREA	0.9271 OF AN ACRE
RESERVE "D"	DETENTION	3.6019 ACRES
RESERVE "E"	DRAINAGE & ACCESS	1.4447 ACRES
RESERVE "F"	DRAINAGE & ACCESS	1.4528 ACRES
RESERVE "G"	ACCESS	0.8391 OF AN ACRE
RESERVE "H"	PARK	3.0301 ACRES
RESERVE "I"	DETENTION	11.5504 ACRES
TOTAL RESERVE AREA		22.9713 ACRES

BUILDING LINES

FRONT = 50' B.L.
SIDE = 10' B.L.
REAR = 15' B.L.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°05'29" W	21.21'
L2	S 42°54'31" W	21.22'
L3	S 63°50'53" E	63.42'
L4	S 08°11'06" E	126.90'
L5	S 41°54'05" W	34.71'
L6	S 01°52'30" E	30.00'

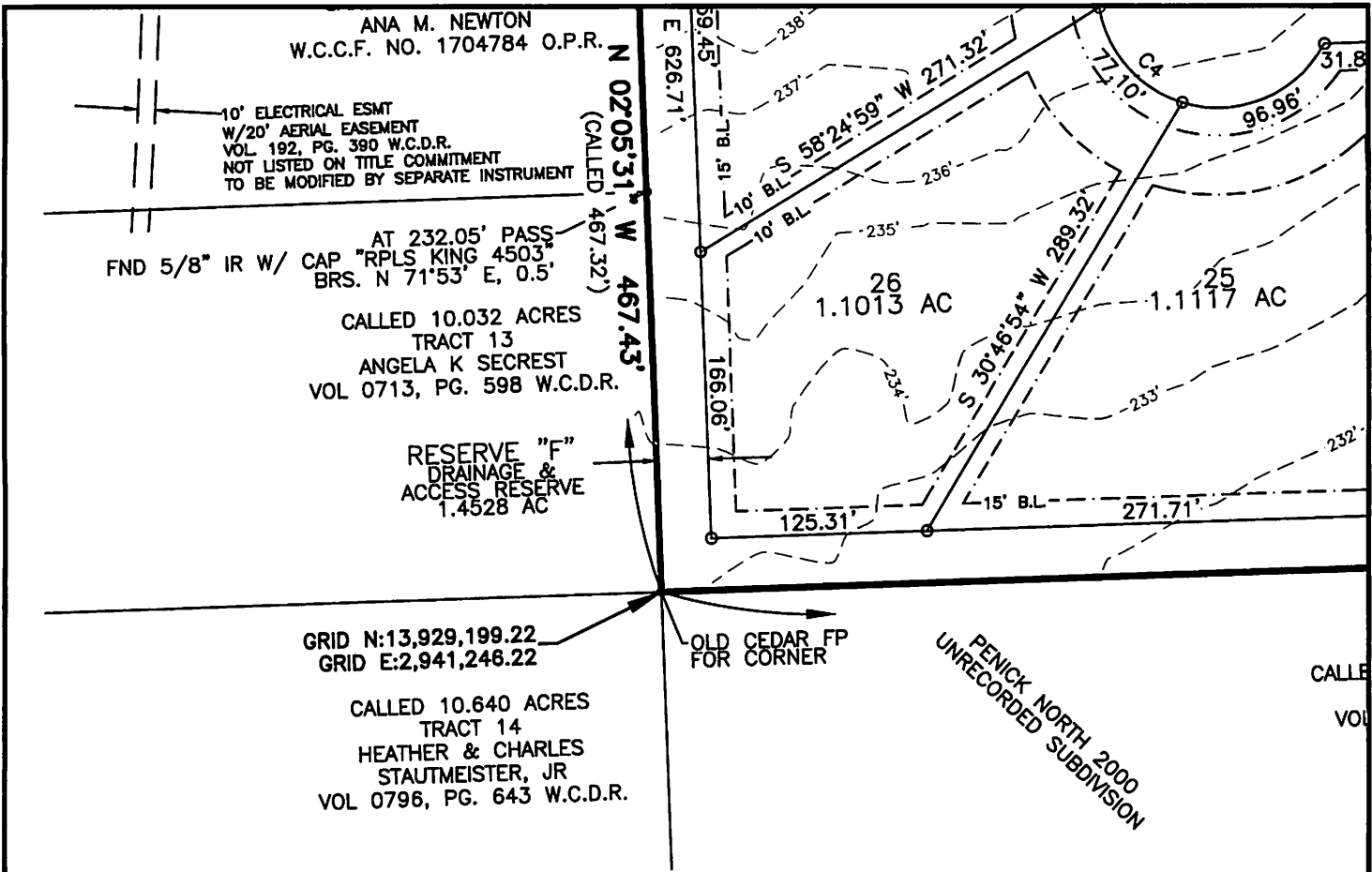
ACRES
K, TRUSTEE
6205 O.P.R.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	256.30'	70.00'	209°47'01"	S 43°01'00" W	135.30'
C2	256.83'	70.00'	210°12'59"	N 46°59'00" W	135.16'
C3	256.30'	70.00'	209°47'01"	N 43°01'00" E	135.30'
C4	256.83'	70.00'	210°12'59"	S 46°59'00" E	135.16'
C5	572.12'	230.00'	142°31'20"	N 01°52'30" W	435.62'

SS
W, 1.2'

ARBORWOOD ESTATES

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ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 13 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW



NOTES:

1. THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (TXSC 4204) BASED ON NATIONAL GEODETIC SURVEY MONUMENTATION: BASED ON GPS MEASUREMENTS AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0170F DATED MAY 16, 2019 THE SUBJECT TRACT APPEARS TO BE WITHIN: UNSHADED ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; SHADED ZONE "AE", AN AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "AE", AN AREA WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN.

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. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, LLC ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF KM SURVEYING, LLC.

3. EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER COMMITMENT FOR TITLE INSURANCE PREPARED BY UNIVERSITY TITLE COMPANY, G.F. NO. 2404326CS, WITH AN EFFECTIVE DATE OF JUNE 13, 2024. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC.

THE SAID COMMITMENT FOR TITLE INSURANCE MENTIONS THE FOLLOWING EASEMENTS AND EXCEPTIONS:

FROM: A.S. FLETCHER, JR.
TO: SOUTHWESTERN BELL TELEPHONE COMPANY
DATED: OCTOBER 20, 1941
RECORDED: VOLUME 82, PAGE 398, DEED RECORDS, WALLER COUNTY, TEXAS

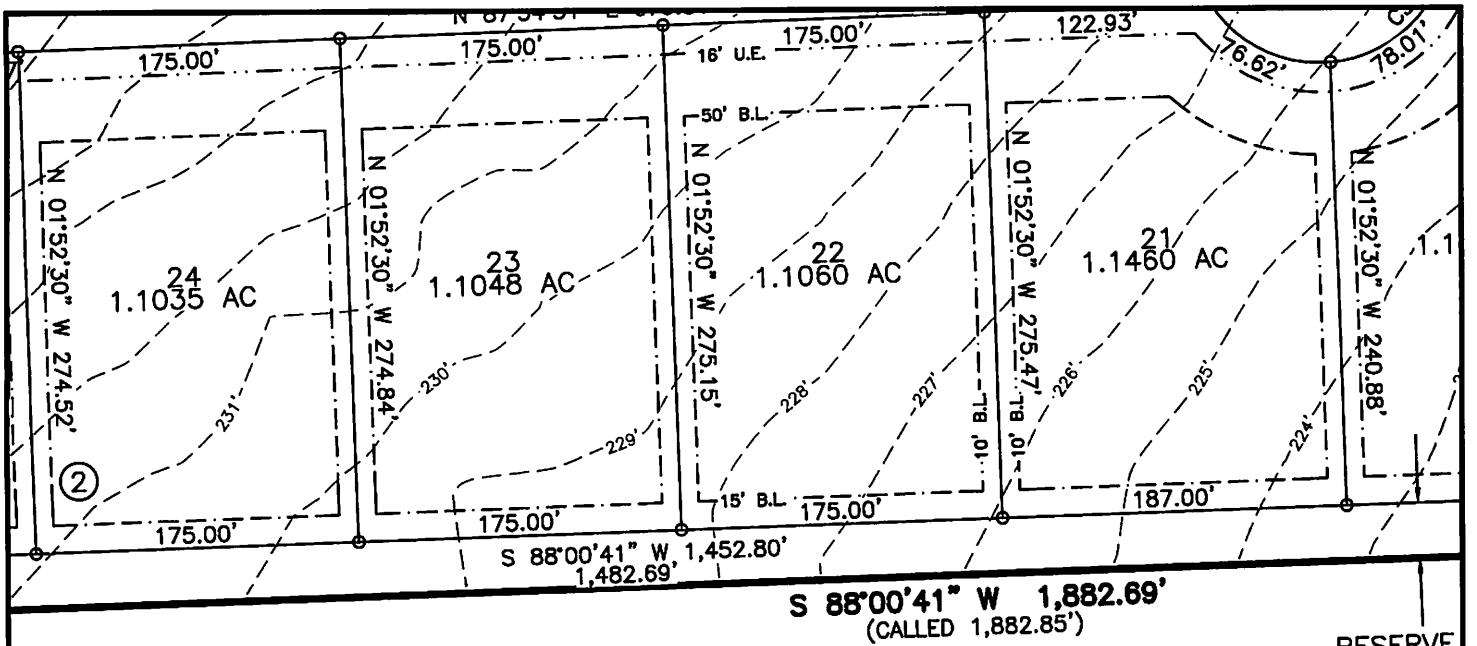
FROM: M.A. MACANLISS
TO: HOUSTON LIGHTING & POWER COMPANY
DATED: OCTOBER 8, 1965
RECORDED: VOLUME 192, PAGE 390, DEED RECORDS, WALLER COUNTY, TEXAS

TERMS, CONDITIONS, EASEMENT AND STIPULATIONS CONTAINED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN VOLUME 802, PAGE 462 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

FROM: DANIEL WAYNE WINDLE
TO: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
DATED: SEPTEMBER 8, 2003
RECORDED: VOLUME 805, PAGE 108, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

ARBORWOOD ESTATES

SCALE: 1" = 100'	DRAWN BY: MRW	08-06-2024
ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 14 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW



D 50.211 ACRES TRACT 17
JAIME HINCAPIE
0770, PG. 341 W.C.D.R.

RESERVE
DRAINAGE
ACCESS RE
1.4528

COVENANTS, RIGHTS, TERMS AND CONDITIONS AS SET FORTH IN THE AFFIDAVIT TO THE PUBLIC CONCERNING CERTIFICATION OF ON-SITE SEWAGE FACILITIES:

BY: DANIAL WINDEL

DATED: SEPTEMBER 16, 2003

RECORDED: VOLUME 803, PAGE 410, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:

PARTIES: DAVID D. HOEPPNER AND DANITA JO HOEPPNER AND DANIEL WAYNE WINDLE

DATED: OCTOBER 29, 2007

RECORDED: VOLUME 1075, PAGE 818, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

AGREEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES BY AND BETWEEN BSR PROPERTIES VI, LLC AND CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC FILED FEBRUARY 23, 2024, RECORDED IN CC# 2403457, REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

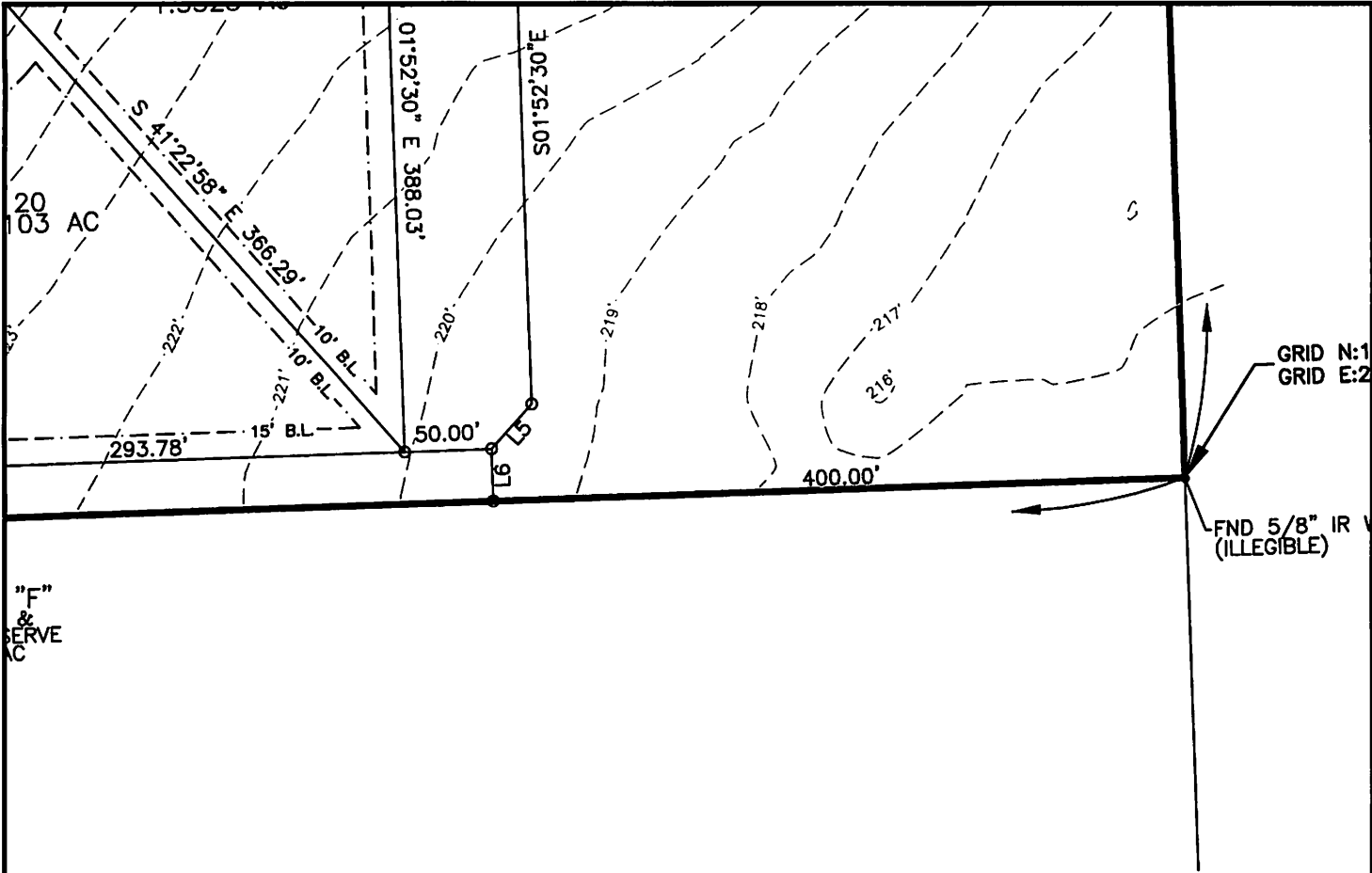
MINERAL AND/OR ROYALTY INTEREST AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 91, PAGE 60, VOLUME 689, PAGE 421 AND VOLUME 775, PAGE 810, OF THE OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.

OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN, RECORDED IN VOLUME 311, PAGE 792, OF THE DEED RECORDS, WALLER COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.

1. RESEARCH FOR ADJOINER TRACTS WAS PERFORMED BY KM SURVEYING, LLC.
2. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
3. THE PROPOSED USE OF THESE LOTS WILL BE RESIDENTIAL.
4. THE ROAD WITHIN THE SUBDIVISION WILL BE CONSIDERED PRIVATE WITH A SECURITY GATE CONTROLLING ACCESS LOCATED AT THE ENTRANCE OF THE SUBDIVISION.
5. THE RIGHT-OF-WAY, ROAD AND OTHER SUBDIVISION STANDARDS SHALL MEET AT LEAST THE MINIMUM STANDARDS OF WALLER COUNTY DESIGN REQUIREMENTS.
6. THE MAINTENANCE AND REPAIR OF ALL STREETS, DITCHES AND CULVERTS SHALL BE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS' ASSOCIATION, OR EQUIVALENT.
7. THE LOTS ARE A MINIMUM OF 1.0 ACRE NET EXCLUSIVE OF ALL EASEMENTS.
8. ALL LOTS WILL HAVE A 50' FRONT STREET BUILDING LINE (B.L.), 10' SIDE BUILDING LINE AND 15' REAR BUILDING LINE UNLESS SHOWN OTHERWISE.

ARBORWOOD ESTATES

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ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 15 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW



12. EACH LOT WILL HAVE PRIVATE ON-SITE SEPTIC SYSTEMS. EACH PRIVATE SEPTIC SYSTEM WILL NEED TO BE SIZED FOR EACH RESIDENCE INDIVIDUALLY.
13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
14. EACH LOT WILL HAVE PUBLIC WATER SERVICE PROVIDED BY UTILITY INVESTMENT COMPANY, INC.
15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
16. 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.
17. THERE IS NO VISIBLE EVIDENCE OF EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
18. THIS TRACT LIES IN WALLER COUNTY AND WITHIN THE CITY OF HOUSTON E.T.J.
19. OPERATION AND MAINTENANCE OF DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS' ASSOCIATION, OR EQUIVALENT, WITH THE AUTHORITY TO LEVEE FEES FOR SUCH MAINTENANCE AND OPERATION.
20. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
21. ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATTED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

ARBORWOOD ESTATES

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ENGINEER: SAW - WILSON ENGINEERINGG CO. PLLC	PROJECT NO: 22030	SHEET 16 OF 17
SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW

3,929,234.38
943,127.66

/CAP

ABBREVIATION LEGEND:

- A.E. = AERIAL EASEMENT
- ASPH = ASPHALT
- B.L. = BUILDING LINE
- BLDG = BUILDING
- BW = BARBED WIRE
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- FIRM = FLOOD INSURANCE RATE MAP
- FNC LN = FENCE LINE
- FP = FENCE POST
- FND = FOUND
- GUY = GUY WIRE
- IP = IRON PIPE
- IR = IRON ROD
- MH = MANHOLE
- NO. = NUMBER
- O.P.R. = OFFICIAL PUBLIC RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- PG. = PAGE
- PP = POWER POLE
- R.O.W. = RIGHT OF WAY
- R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
- S.F. = SQUARE FEET
- TEL PD = TELEPHONE PEDESTAL
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- WW = WATER WELL
- W.C.C.F. NO. = WALLER COUNTY CLERKS FILE NUMBER
- W.C.D.R. = WALLER COUNTY DEED RECORDS
- W.C.M.R. = WALLER COUNTY MAP RECORDS

9-1-1 ADDRESSES:

LOT	BLK	ADDRESS
1	1	201 ARBORWOOD DR.
2	1	205 ARBORWOOD DR.
3	1	209 ARBORWOOD DR.
4	1	213 ARBORWOOD DR.
5	2	217 ARBORWOOD DR.
6	2	221 ARBORWOOD DR.
7	2	225 ARBORWOOD DR.
28	2	224 ARBORWOOD DR.
29	2	220 ARBORWOOD DR.
30	2	216 ARBORWOOD DR.

8	2	301 ROSALIND CIR.
9	2	305 ROSALIND CIR.
10	2	309 ROSALIND CIR.
11	2	313 ROSALIND CIR.
12	2	317 ROSALIND CIR.
13	2	321 ROSALIND CIR.
14	2	325 ROSALIND CIR.
15	2	329 ROSALIND CIR.
16	2	333 ROSALIND CIR.
17	2	337 ROSALIND CIR.
18	2	345 ROSALIND CIR.
19	2	349 ROSALIND CIR.
20	2	353 ROSALIND CIR.
21	2	357 ROSALIND CIR.
22	2	361 ROSALIND CIR.
23	2	365 ROSALIND CIR.
24	2	369 ROSALIND CIR.
25	2	373 ROSALIND CIR.
26	2	377 ROSALIND CIR.
27	2	381 ROSALIND CIR.
1	3	312 ROSALIND CIR.
2	3	316 ROSALIND CIR.
3	3	320 ROSALIND CIR.
4	3	324 ROSALIND CIR.
5	3	356 ROSALIND CIR.
6	3	360 ROSALIND CIR.
7	3	364 ROSALIND CIR.
8	3	368 ROSALIND CIR.

RESERVE	ADDRESS
C	200 ARBORWOOD DR.
D	208 ARBORWOOD DR.
H	341 ROSALIND CIR.

ARBORWOOD ESTATES

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SURVEYOR: KDM - KM SURVEYING, LLC	PROJECT NO: 2310-2220	COMPS: MRW