

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Rio Acres Subdivision

Date: October 29, 2025

Background

Final RePlat of Rio Acres Subdivision (Lots 4 and 5), to be named Bosque Estates, which consist of 10.1107 acres in Precinct 1.

Staff Recommendation

Approve Plat

REPLAT OF RIO ACRES SUBDIVISION
AS

BOSQUE ESTATES

10.1107 ACRE TRACT OF LAND
LOCATED IN THE JARED E GROCE
SURVEY, ABSTRACT 30, WALLER
COUNTY, TEXAS, BEING ALL OF
LOTS 4 AND 5 OF RIO ACRES
SUBDIVISION, AS RECORDED IN
VOLUME 484, PAGE 358 OF THE
DEED RECORD OF WALLER
COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

A 10.1107 ACRE TRACT OF LAND LOCATED IN THE JARED E GROCE SURVEY, ABSTRACT 30, WALLER COUNTY, TEXAS, BEING ALL OF LOTS 4 AND 5 OF RIO ACRES, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 484, PAGE 358 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 10.1107 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the intersection of the East right-of-way line of F.M. 1887 and the South right-of-way line of Bosque Road, said point being the Northwest corner of Lot 1 of said Rio Acres subdivision;

THENCE North 85°58'54" East, along the said South right-of-way line of Bosque Road, a distance of 5,087.31 feet to a 5/8" iron rod with cap (DART) set for the Northwest corner of said Lot 4 and the POINT OF BEGINNING of the herein described tract of land;

THENCE North 85°58'54" East, continuing along the said South right-of-way line of Bosque Road, a distance of 543.74 feet to a 5/8" iron rod with cap (DART) set for the Northeast corner of said Lot 4 and the Northwest corner of Lot 5, said point being the beginning of a curve to the left having a radius of 50.00 feet;

THENCE in an Easterly direction along said curve to the left having a Radius of 50.00 feet, an Arc Length of 124.91 feet, and a Chord which bears North 67°32'48" East, a distance of 94.87 feet to a 5/8" iron rod with cap (DART) set for the intersection of the North limit of said Lot 5 and the East limit of Bosque Road;

THENCE North 85°58'54" East, along the North limit of said Lot 5, a distance of 403.14 feet to a 5/8" iron rod with cap (DART) set for the Northeast corner of said Lot 5 and the herein described tract of land;

THENCE South 12°37'10" East, along the East limit of said Lot 5, a distance of 435.46 feet to a 5/8" iron rod with cap (DART) set for the South east corner of said Lot 5 and the herein described tract of land;

THENCE South 85°58'54" West, along the South limit of said Lot 4 and 5, a distance of 1,102.00 feet to a 5/8" iron rod with cap (DART) set for the Southwest corner of said Lot 4 and the herein described tract of land;

THENCE North 04°01'06" West, along the West limit of said Lot 4, a distance of 400.56 feet to the POINT OF BEGINNING of the herein described tract of land, and containing within these calls 10.1107 Acres of land.

STATE OF TEXAS
COUNTY OF WALLER

I, JUSTIN CAPISTRAN, owner of the property subdivided, in this BOSQUE ESTATES, make subdivision of 10.1107 acres of land, according to all lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, all alleys, parks and easements 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 grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Witness my hand, this 15 day of October, 2025 AD.

JUSTINO CAPISTRAN

STATE OF TEXAS
COUNTY OF WALLER

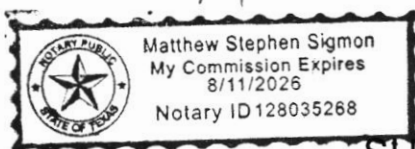
BEFORE ME, the undersigned authority, on this day personally appeared JUSTIN CAPISTRAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of October, 2025 AD

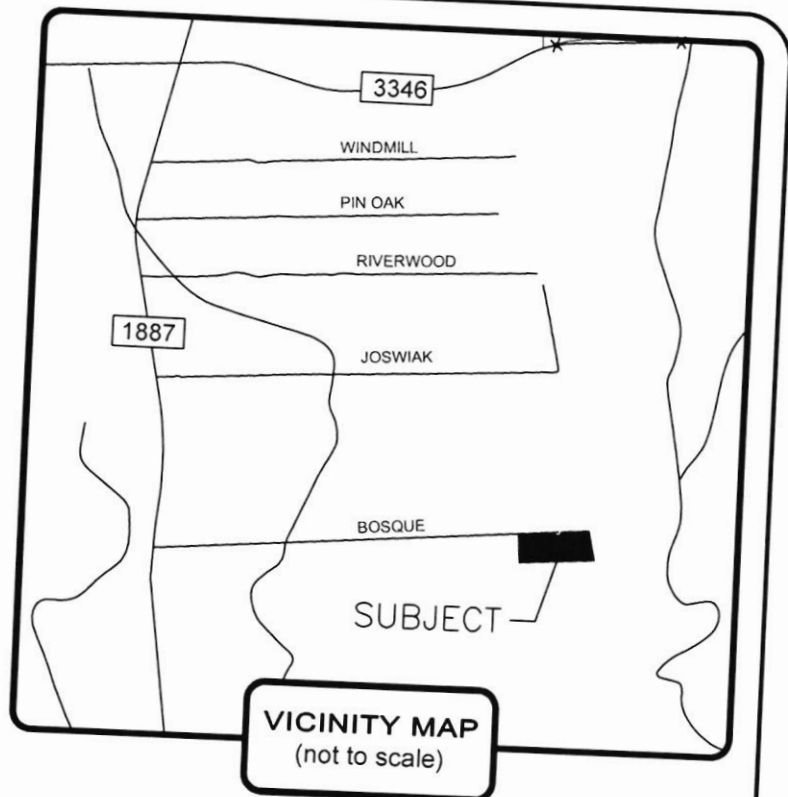
Notary Public in and for the State of Texas

Matthew Sigmon

My Commission expires: 08/11/2026



SHEET 1 OF 3



STATE OF TEXAS
COUNTY OF WALLER

We, Verco Lending, LLC, owner and holder of a lien against the property described in the plat known as BOSQUE ESTATES, said liens being evidenced by instrument of record in W.C.C.F. NO. 2512451, of the Real Property Records of Waller County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By:

Vernon Henry

STATE OF TEXAS
COUNTY OF WALLER

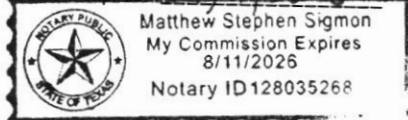
BEFORE ME, the undersigned authority, on this day personally appeared Vernon Henry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of October, 2025 AD

Notary Public in and for the State of Texas

Matthew Sigmon

My Commission expires: 08/11/2026



I, BENJAMIN JAUMA, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



BENJAMIN JAUMA
Texas Registration No. 6417

OWNER:
JUSTIN CAPISTRAN
205 CHIMNEY HILL CIRCLE
COLLEGE STATION, TX 77840

SURVEYOR:
DART LAND SERVICES
14701 SAINT MARY'S LANE #150
HOUSTON, TEXAS 77079
(281) 584-6688
FIRM NO. 10194710



TEXAS LAND MAPS
2205 San Felipe Street
Houston, Texas 77019
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www.TexasLandMaps.com

PLAT NOTES:

1. RIGHT-OF-WAY EASEMENTS AND TRACTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
2. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONERS COURT. COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THE PLAT OR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS. UPON COMPLETION OF ALL OBLIGATIONS BY THE DEVELOPER AND WRITTEN APPROVAL FROM THE COMMISSIONERS COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
- THE OWNERS OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

GENERAL 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.
2. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE (4204) SURFACE AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR 0.999936749664.
3. BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48473C0150F REVISION DATE: 05-15-2019.
4. EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER TITLE REPORT PREPARED BY PATTEN TITLE COMPANY, UNDER FILE NO. CPL-9990-24-776, WITH AN EFFECTIVE DATE OF DECEMBER 11, 2024. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED.
5. THE PROPOSED USE OF THE LOTS WITHIN THIS DEVELOPMENT IS TO BE RESIDENTIAL.
7. NO PIPE LINE OR PIPE LINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.

WALLER COUNTY COMMISSIONERS COURT APPROVAL:

APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS____DAY OF _____, 20__ AD.

NOTE: 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.

CARBETT "TREY" J. DUHON, III
COUNTY JUDGE

JOHN A AMSLER
COMMISSIONER PRECINCT ONE

KENDRIC D. JONES
COMMISSIONER PRECINCT THREE

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

JUSTIN BECKENDORFF
COMMISSIONER PRECINCT FOUR

CERTIFICATE OF WALLER COUNTY ENGINEER:

I, J. ROSS MCCALL, P.E. 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

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 AUTHORIZATION, WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ DAY OF _____, 20__ AD, 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.

BY: _____
DEBBIE HOLLAN
CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

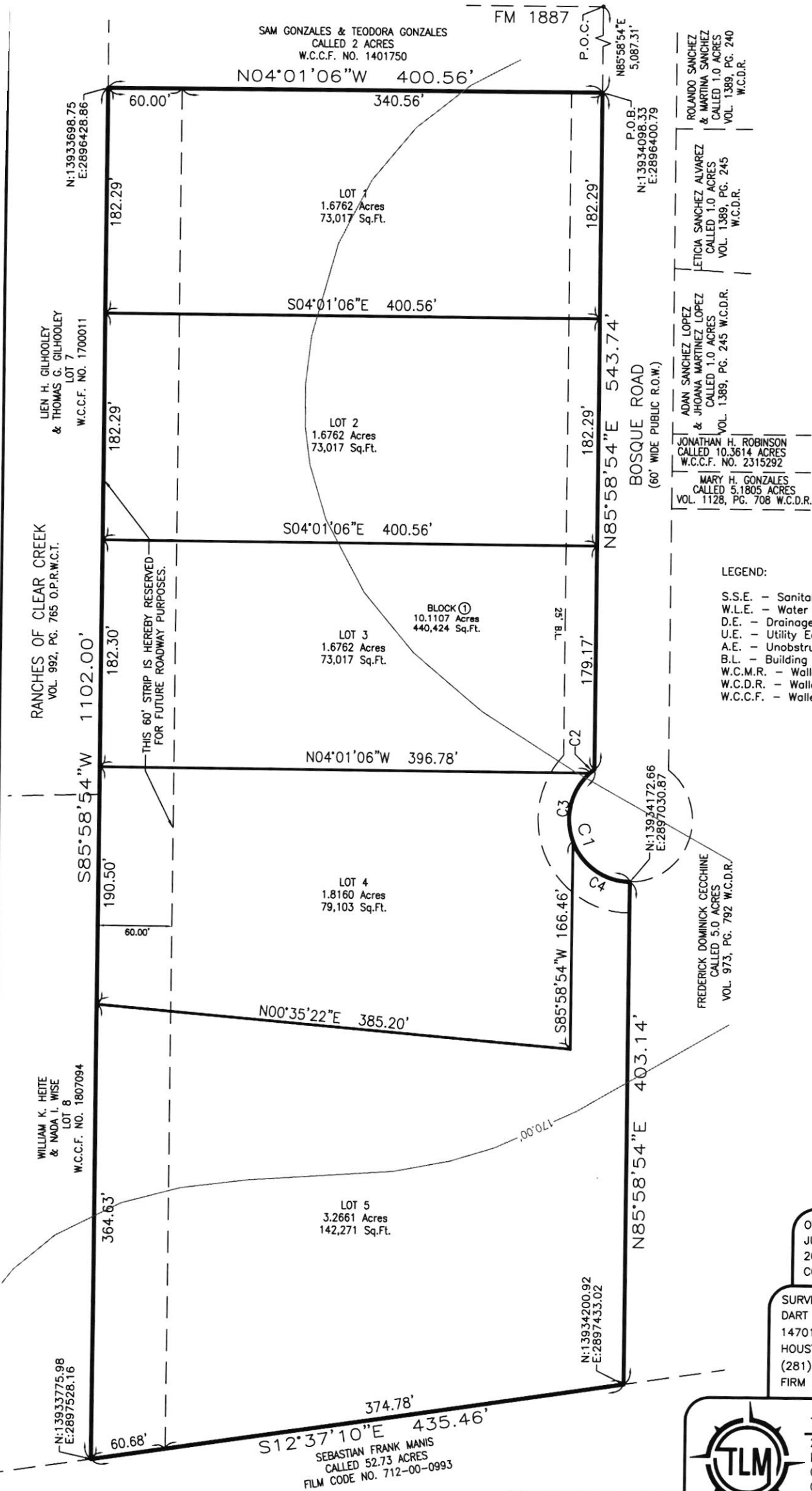
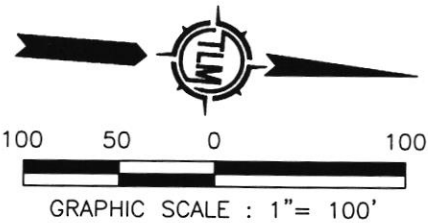
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	124.91'	94.87'	N67°32'48"E	143°08'10"
C2	50.00'	4.91'	4.91'	S43°41'55"E	5°37'35"
C3	50.00'	60.00'	56.46'	S80°53'21"E	68°45'18"
C4	50.00'	60.00'	56.46'	N30°21'21"E	68°45'18"



- LEGEND:
- S.S.E. - Sanitary Sewer Easement
 - W.L.E. - Water Line Easement
 - D.E. - Drainage Easement
 - U.E. - Utility Easement
 - A.E. - Unobstructed Aerial Easement
 - B.L. - Building Line
 - W.C.M.R. - Waller County Map Records
 - W.C.D.R. - Waller County Deed Records
 - W.C.C.F. - Waller County Clerk's File

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