

NOTICE OF RECEIPT OF APPLICATION TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK

APPLICATION: JUSTIN CAPISTRAN is requesting to be allowed to amend *Lots 4 and 5 of Rio Acres Subdivision*. The amendment will *create 5 lots from the original Lots 4 and 5 of the Rio Acres Subdivision*.

This Replat request, if approved, will only revise the applicant's property.

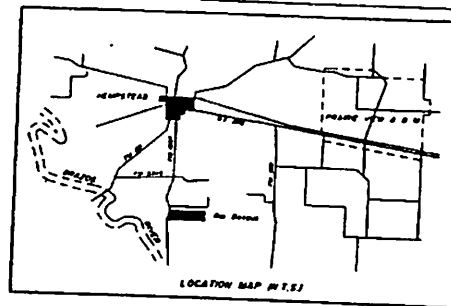
PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on July 23, 2025 at 9:00 AM at the Joe Kuciemba Annex, 425 FM 1488, Hempstead, Texas, 77445.

DEED RECORDS
VOL 484 PAGE 358

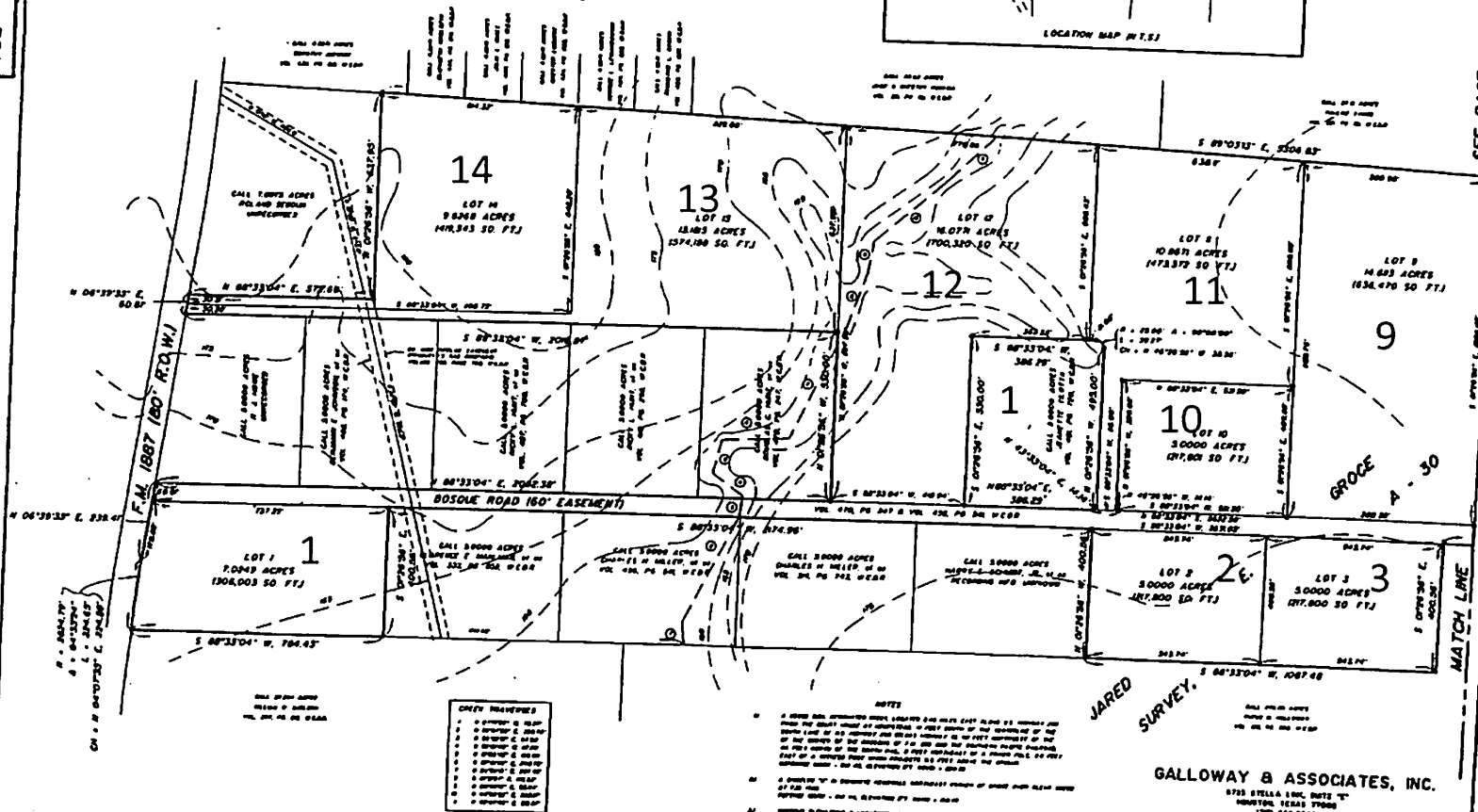
185605

RIO ACRES SUBDIVISION

(A PRIVATE SUBDIVISION)
141.2498 ACRES



SEE PAGE 2 OF 2



- NOTES:**
1. A 160' wide easement for utility purposes is shown across the center of the subdivision.
 2. A 160' wide easement for utility purposes is shown across the center of the subdivision.
 3. A 160' wide easement for utility purposes is shown across the center of the subdivision.
 4. A 160' wide easement for utility purposes is shown across the center of the subdivision.
 5. A 160' wide easement for utility purposes is shown across the center of the subdivision.
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 12. A 160' wide easement for utility purposes is shown across the center of the subdivision.
 13. A 160' wide easement for utility purposes is shown across the center of the subdivision.
 14. A 160' wide easement for utility purposes is shown across the center of the subdivision.

JARED SURVEY

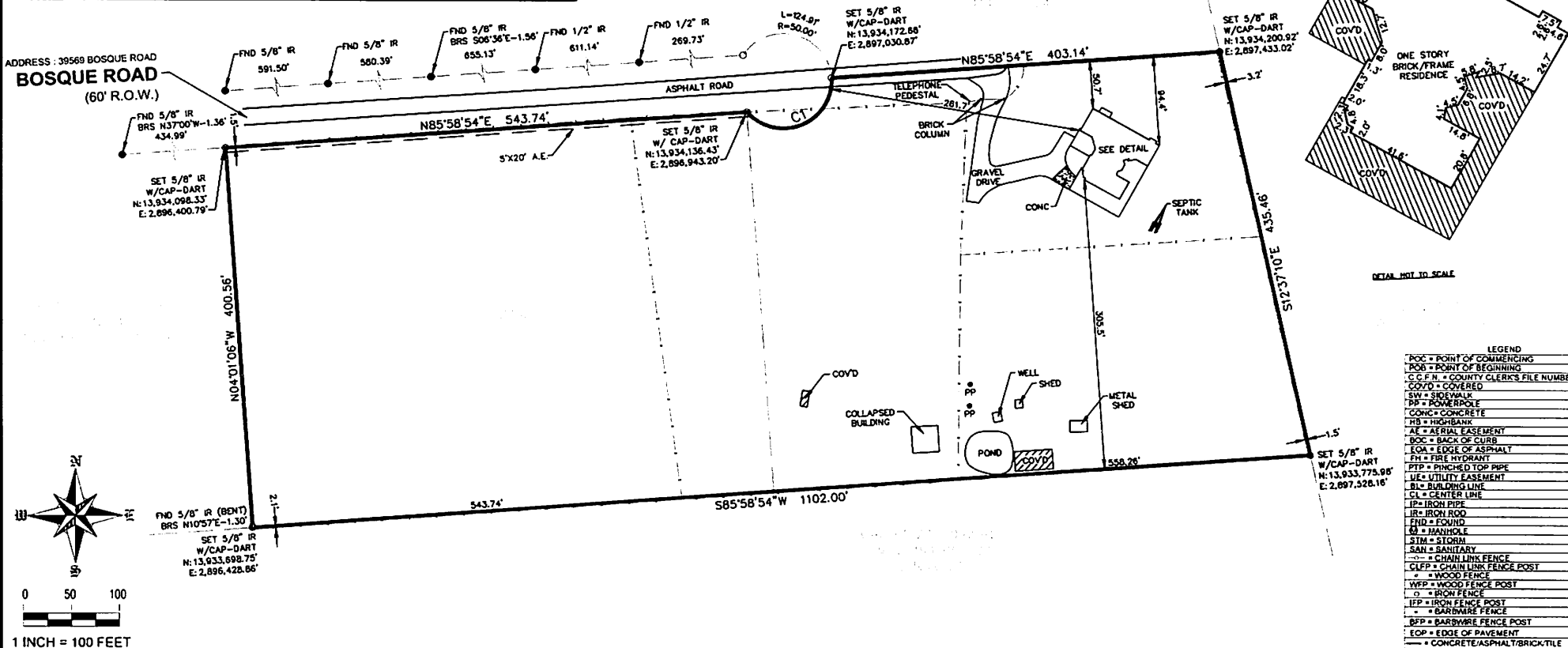
GALLOWAY & ASSOCIATES, INC.

6725 STELLA LANE, SUITE "C"
HOUSTON, TEXAS 77060
713/845-1000
FAX 713/845-1000

NOTES:
 1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IN VOLUME 484, PAGE 358 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 4.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
 5.) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
 6.) ALL BEARINGS AND COORDINATES ARE BASED ON NAD 83, SOUTH CENTRAL ZONE. COORDINATES CAN BE CONVERTED TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.9999327201.
 7.) FENCES OVERLAP PROPERTY LINES AS SHOWN.
 8.) ASPHALT OVERLAPS BOUNDARY LINE AS SHOWN.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	124.91'	50.00'	143°08'10"	N67°32'48"E	94.87'

ADDRESS: 39569 BOSQUE ROAD
 (60' R.O.W.)



LEGEND	
POB	POINT OF BEGINNING
CCFN	COUNTY CLERK'S FILE NUMBER
COVD	COVERED
SW	SIDEWALK
PP	POWERPOLE
CONC	CONCRETE
HS	HIGHWAY
AE	AERIAL EASEMENT
BOC	BACK OF CURB
LOA	EDGE OF ASPHALT
FH	FIRE HYDRANT
PTP	PINCHED TOP PIPE
UE	UTILITY EASEMENT
BL	BUILDING LINE
CL	CENTER LINE
IP	IRON PIPE
IR	IRON ROD
END	END
Q	MANHOLE
STM	STORM
SAN	SANITARY
CLFP	CHAIN LINK FENCE POST
WFP	WOOD FENCE POST
IFP	IRON FENCE POST
BWP	BARBWIRE FENCE POST
EOP	EDGE OF PAVEMENT
---	CONCRETE/ASPHALT/BRICK-TILE
---	BOUNDARY LINE
---	ADJOINING PROPERTY LINE

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 FIRM NO. 10194710



14701 Saint Mary's Lane #150
 Houston, Texas 77079
 281-584-6688
<http://www.dartlandservices.com>

I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND. IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Benjamin Jauma

BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417



PROPERTY DESCRIPTION: SURVEY OF LOTS 4 AND 5 OF RIO ACRES SUBDIVISION, A SUBDIVISION LOCATED IN THE JARED E. GROCE SURVEY, ABSTRACT 30, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 484, PAGE 358 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

ADDRESS: 39569 BOSQUE ROAD, HEMPSTEAD, TEXAS, 77445
 OWNER / PURCHASER: -
 LENDER: -
 TITLE COMPANY: -

DRAFTER 10-013-24/TR CHECKER 10-03-24/BJ CREW 05-19-23/AP KEY MAP NO. -

*SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 *SURVEY IS BASED ON TITLE COMMITMENT LISTED.
 *ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT LINES OTHERWISE SHOWN.
 *THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 *THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED.

FLOOD NOTE
 *THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 33042 MAP No. 48173C PANEL No. 2192C DATED 05/16/12

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

2023-04-037
 JOB