

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Simarron Estates

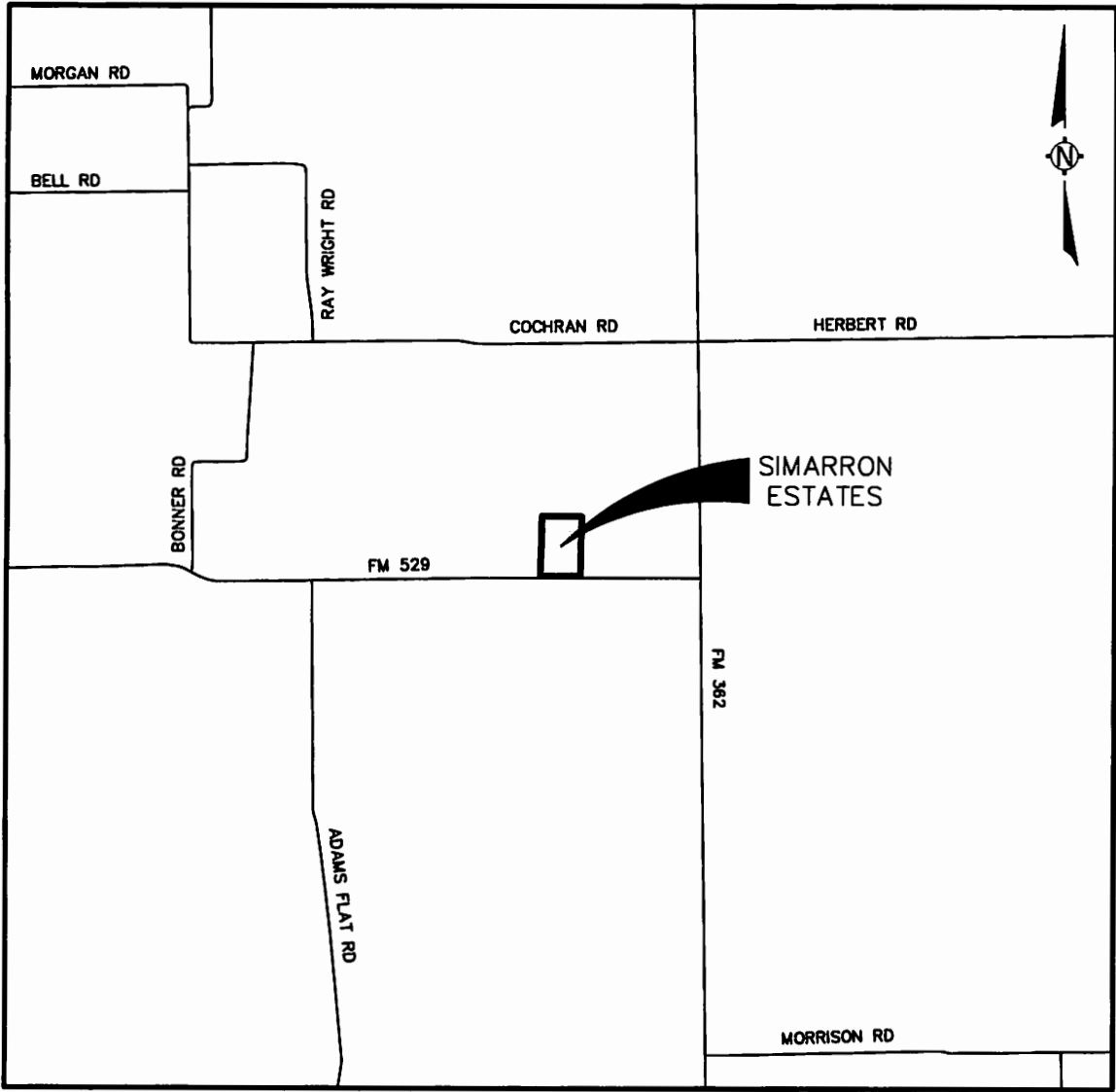
Date: March 5, 2025

Background

Final Plat of Simarron Estates which consists of 27.04 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP
NOT TO SCALE

FINAL PLAT OF
**SIMARRON
ESTATES**

A 27.04 ACRE SUBDIVISION
OUT OF A 40.05 ACRE TRACT (CALLED 40.0458 ACRES IN
DOC. NO. 2109273 O.P.R.W.C.T.)
BEING LOCATED IN THE
H.&T.C.R.R. Co. SURVEY No. 37, ABSTRACT 193,
WALLER COUNTY, TEXAS

13 LOTS 1 RESERVE 1 BLOCK

DECEMBER 2024

DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: NOT TO SCALE			
SHEET 1A OF 1			

METES AND BOUND DESCRIPTION
SIMARRON ESTATES
A 27.04 ACRE SUBDIVISION OUT OF A 40.05 ACRE TRACT
(CALLED 40.0458 ACRES IN DOC. NO. 2109273 O.P.R.W.C.T.)
BEING LOCATED IN THE
H.&T.C.R.R. Co. SURVEY No. 37, ABSTRACT 193,
WALLER COUNTY, TEXAS

Being a 27.04 acre (1,177,890 square feet) tract of land in the H. & T.C.R.R. Co. Survey No. 37, Abstract Number 193, Waller County, Texas and being out of that certain called 40.0458 acre tract of land conveyed to Simarron, LLC, by deed dated August 9, 2021 and recorded under document No. 2109273 of the Official Public Records of Waller County, Texas;

Bearings are based on the Texas Coordinate System, NAD 83, South Central Zone. All distances and acreages are surface and in US Survey feet and can be converted to grid by multiplying by a combined scale factor of 0.999908922255. Said 27.04 acre tract more particularly described by metes and bounds as follows:

BEGINNING at a found 1-1/2-inch iron pipe on the north line of F.M. Road 529 (width varies) (no deed of record found) (as monumented), a state-maintained road as shown on Texas Department of Transportation Map CSJ No. 3047-2-1, being the southwesterly corner of a called 78.8489 acre tract of land conveyed to Silvano Torres and Irma Torres by deed dated November 28, 2017 and recorded under document No. 1708873 of said Official Public Records, same being the southeasterly corner of said called 40.0458 acre tract and for the southeasterly corner of the herein described tract;

THENCE, South 88°45'37" West, 899.74 feet along the northerly line of F.M. Road 529, being the southerly line of said 40.0458 acre tract to a set 5/8-inch iron rod with "GeoSolutions" cap for the southwesterly corner of the herein described tract, from which a found 1/2-inch "smooth" iron rod (bent) for the southwesterly corner of said 40.0458 acre tract of land bears South 88°45'37" West, 434.06 feet;

THENCE, North 02°04'27" West, 1,304.93 feet leaving the northerly line of F.M. Road 529, over and across said called 40.0458 acre tract to a set 5/8-inch iron rod with "GeoSolutions" cap on the southerly line of a residue of a called 160 acre tract of land conveyed to Vern Guinn and Mary Helen Guinn by deed dated May 27, 2010 and recorded under Volume 1209, Page 713 of said Official Public Records, and for the northwesterly corner of the herein described tract;

THENCE, North 88°12'17" East, 899.65 feet along the southerly line of said residue of a called 160 acre tract, being the northerly line of said called 40.0458 acre tract to a point for the easterly southeasterly corner of said residue of a 160 acre tract, being the northwesterly corner of said called 78.8489 acre tract, same being the southwesterly corner of a called 29.84 acre tract of land conveyed to Kathy H. Mills, David Halbison, & Edwina Garrett by deed dated April 28, 2006 and recorded under document No. 603587 of said Official Public Records and for the northeasterly corner of the herein described tract, from which a found 1/2-inch iron rod (bent) bears North 19°48' West, 0.24 feet;

THENCE, South 02°04'28" East, 1,313.65 feet along the westerly line of said called 78.8489 acre tract, being the easterly line of said called 40.0458 acre tract to the POINT OF BEGINNING and containing 27.04 acres (1,177,890 square feet) of land.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD L
C1	70.00'	23.79'	19°28'13"	N52°20'21"W	23.67'
C2	70.00'	64.13'	52°29'38"	N16°21'25"W	61.91'
C3	70.00'	81.08'	66°21'43"	N43°04'15"E	76.62'
C4	70.00'	77.03'	63°03'02"	S72°13'22"E	73.20'
C5	70.00'	62.97'	51°32'23"	S14°55'39"E	60.87'
C6	70.00'	57.52'	47°05'00"	S34°23'02"W	55.92'

SYMBOL LEGEND

MONUMENT	●
FOUND AS DESCRIBED	
SET 5/8-INCH IRON ROD	○
W/ "GEOSOLUTIONS" CAP	
IRON ROD	I.R.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
BUILDING SETBACK LINES	B.L.
INDICATES BLOCK NUMBER	①
INDICATES RESERVE	⬡A⬢

BLOCK	LOT	SQUARE FEET	ACRES
1	1	75,138.38	1.72
1	2	67,009.85	1.54
1	3	67,009.82	1.54
1	4	67,009.79	1.54
1	5	67,09.75	1.54
1	6	66,982.83	1.54
1	7	68,960.14	1.58
1	8	72,341.20	1.66
1	9	72,491.36	1.66
1	10	71,829.57	1.65
1	11	67,412.25	1.55
1	12	67,143.71	1.54
1	13	67,143.78	1.54

RESERVE TABLE		
RESERVE A	DETENTION	199,702.85 SQ.FT. 4.58 ACRES

DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: NOT TO SCALE			
SHEET 1B OF 1			

GENERAL NOTES:

- 1. There is a fifteen-foot (15') San Bernard Electric Cooperative, Inc. easement along both sides of the private street.
- 2. There is a twenty-five-foot (25') front building line along the private street.
- 3. There is a fifteen-foot (15') building line on all side and rear lot lines unless otherwise noted.
- 4. The lot owners are responsible for the maintenance of the street and drainage facilities including the detention pond.

PIPELINES

No pipeline or pipeline easement exists within the boundaries of this plat.

FLOODPLAIN CERTIFICATION

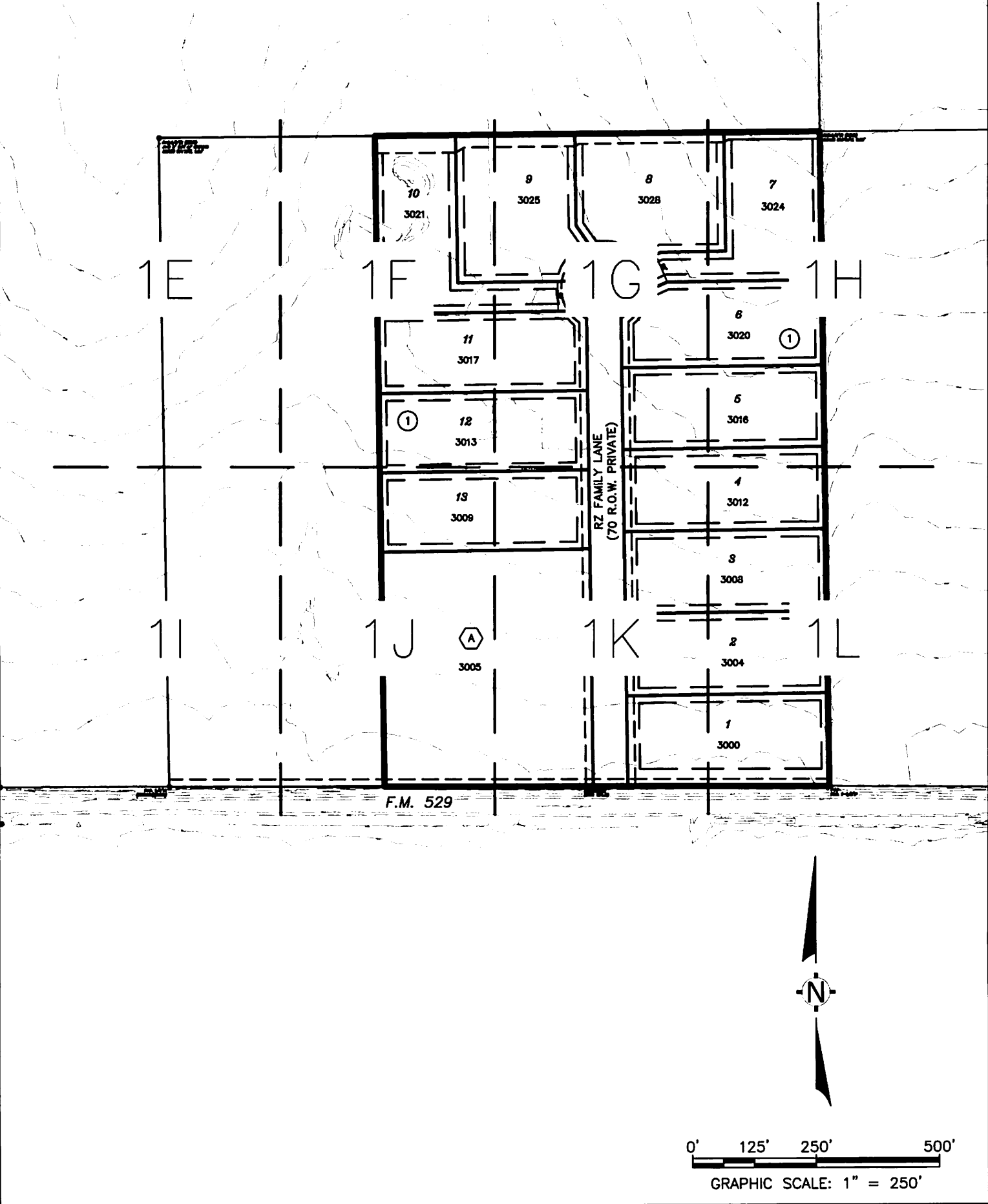
Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.

There is hereby granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above, and under lands within the boundaries of the subdivision as described below.

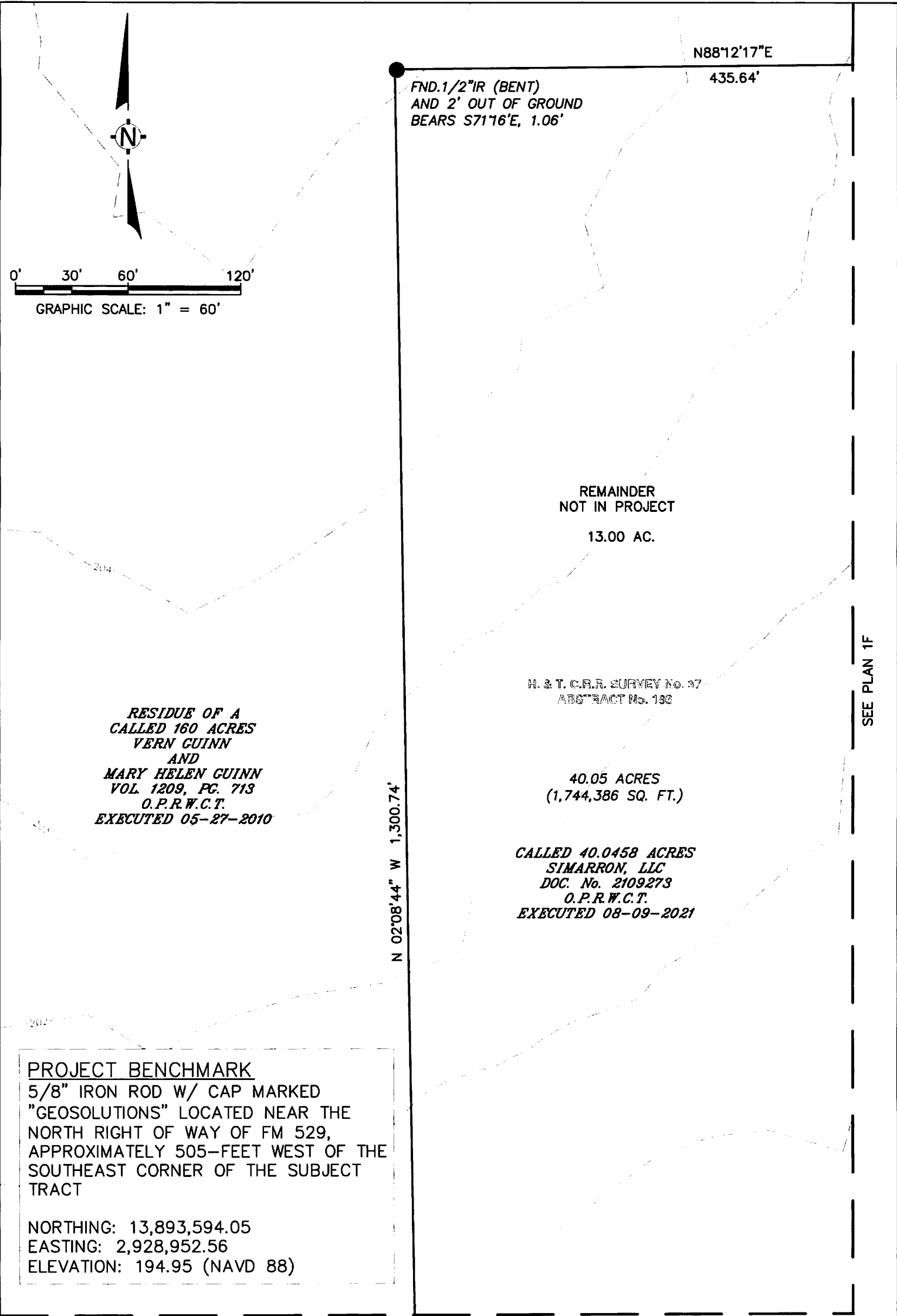
- 1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.
- 2. There is a twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
- 3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.
- 4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.
- 5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
- 6. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easement area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
- 7. All above descriptions are further described and locations indicated on plat drawing.

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SCALE: NOT TO SCALE			
SHEET 1C OF 1			

SIMARRON ESTATES



DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: 1"=250'			
SHEET 1D OF 1			



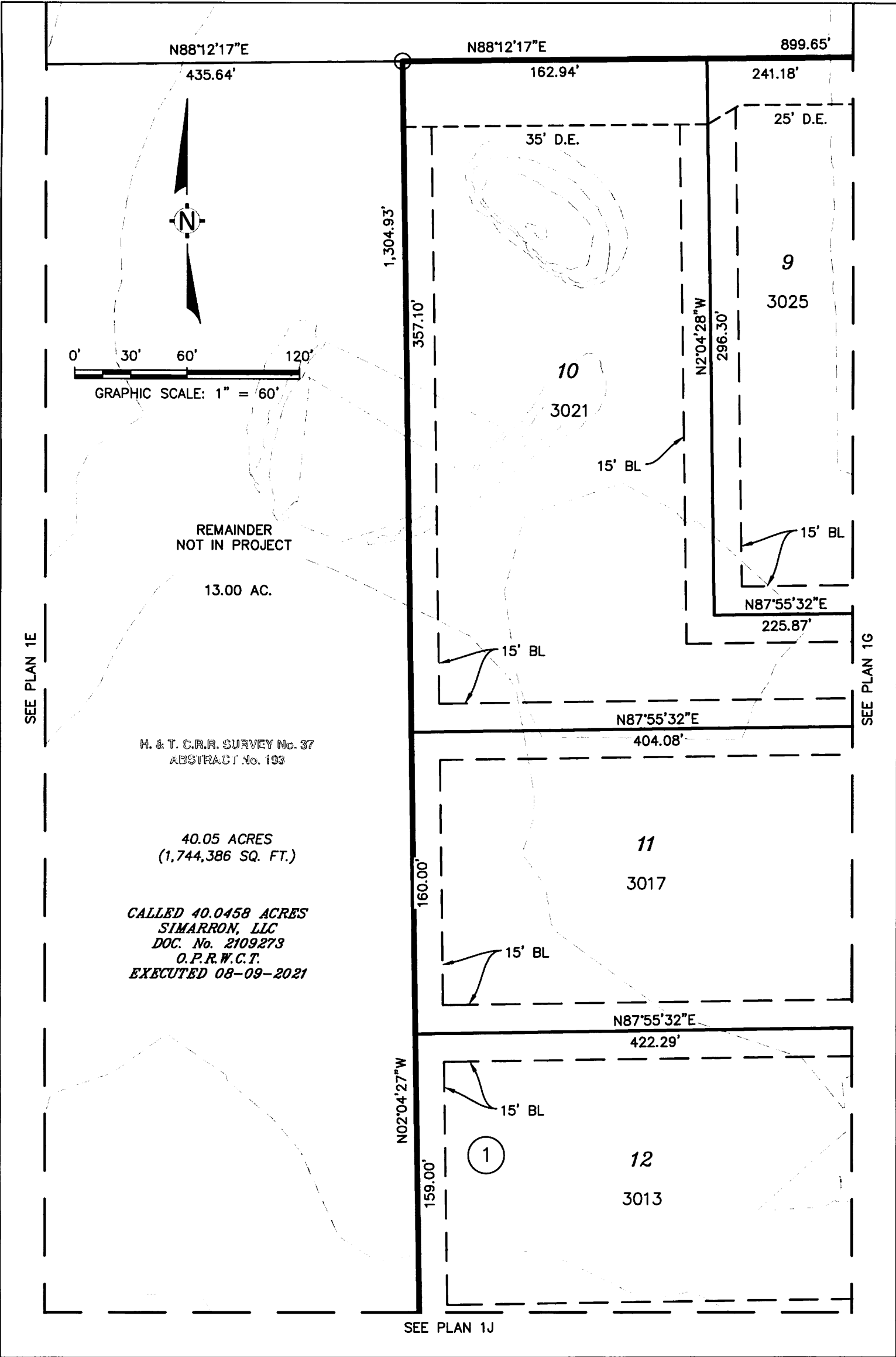
PROJECT BENCHMARK

5/8" IRON ROD W/ CAP MARKED
"GEOSOLUTIONS" LOCATED NEAR THE
NORTH RIGHT OF WAY OF FM 529,
APPROXIMATELY 505- FEET WEST OF THE
SOUTHEAST CORNER OF THE SUBJECT
TRACT

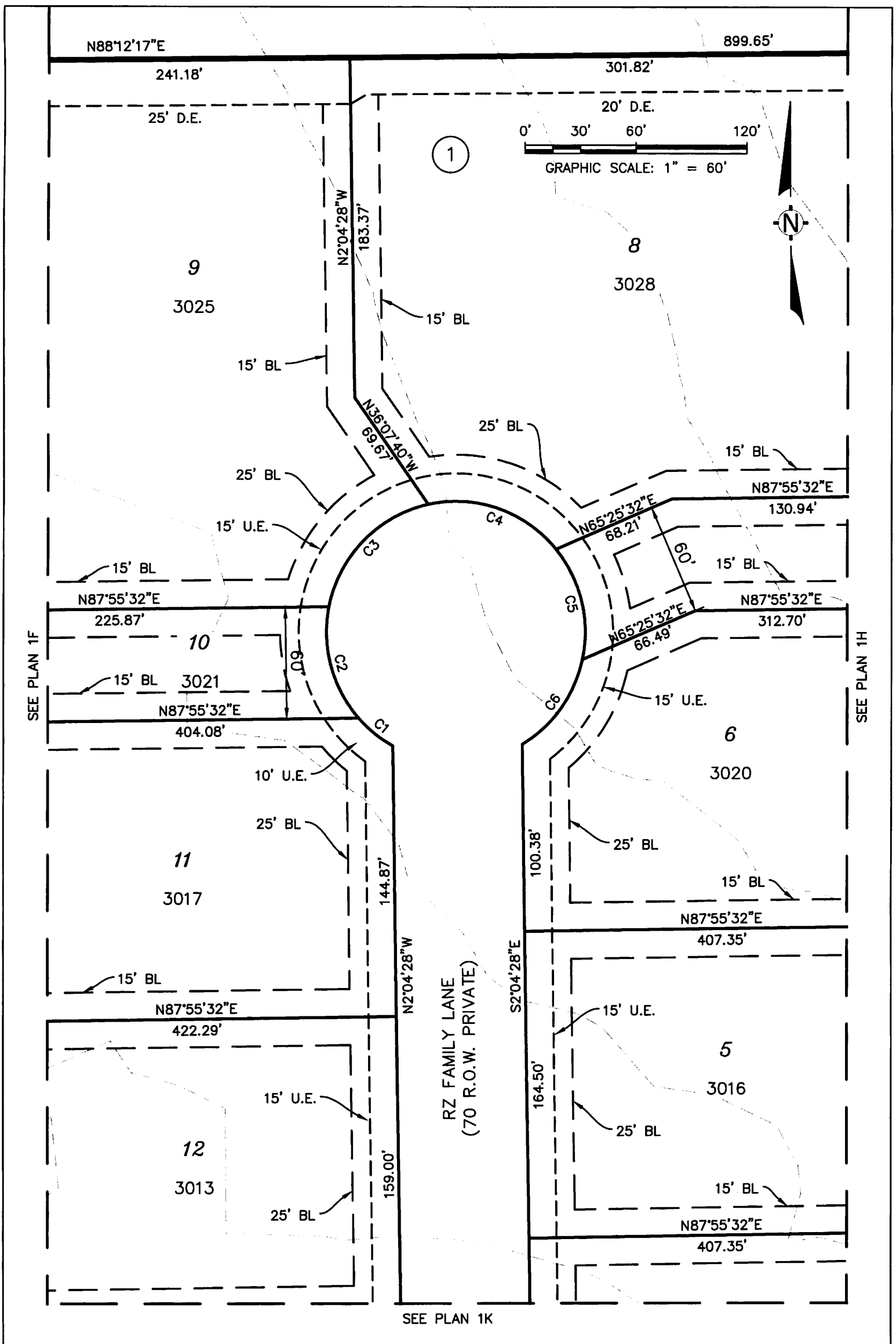
NORTHING: 13,893,594.05
EASTING: 2,928,952.56
ELEVATION: 194.95 (NAVD 88)

SEE PLAN 1I

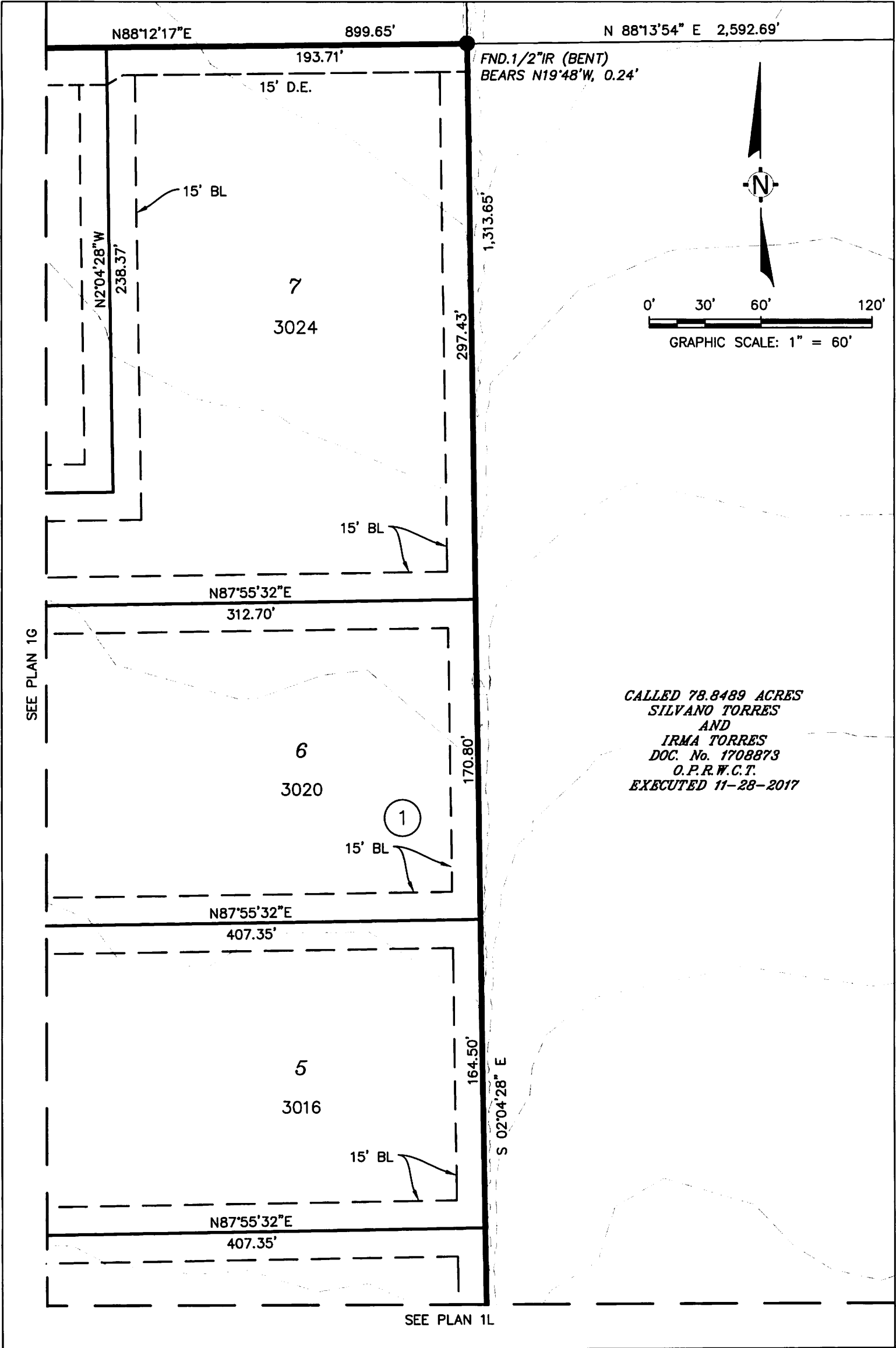
DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: 1"=60'			
SHEET 1E OF 1			



DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: 1"=60'			
SHEET 1F OF 1			



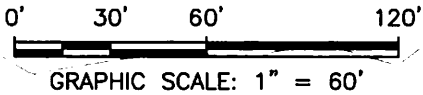
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SCALE: 1"=60'			
SHEET 1G OF 1			



CALLED 78.8489 ACRES
SILVANO TORRES
AND
IRMA TORRES
DOC. No. 1708873
O.P.R.W.C.T.
EXECUTED 11-28-2017

DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: 1"=60'			
SHEET 1H OF 1			

SEE PLAN 1E



RESIDUE OF A
CALLED 160 ACRES
VERN GUINN
AND
MARY HELEN GUINN
VOL. 1209, PG. 713
O.P.R.W.C.T.
EXECUTED 05-27-2010

N 02°08'44" W 1,300.74'

REMAINDER
NOT IN PROJECT
13.00 AC.

H. & T. C.R.R. SURVEY No. 37
ABSTRACT No. 193

40.05 ACRES
(1,744,386 SQ. FT.)

CALLED 40.0458 ACRES
SIMARRON, LLC
DOC. No. 2109273
O.P.R.W.C.T.
EXECUTED 08-09-2021

SEE PLAN 1J

15' WIDE SAN BERNARD ELEC.
COOP., INC. ESMT
VOL. 1171, PG. 117
W.C.O.R.

FND. 1/2"IR W/CAP
STAMPED "RPLS 2732"

S 88°38'25" W 341.54'

FND. 1/2"IR
(SMOOTH)(BENT)

S88°45'37"W 434.06'

F.M. 529

(NO DEED OF RECORD FOUND)
(AS MONUMENTED) (WIDTH VARIES)
A STATE MAINTAINED ROAD AS SHOWN ON TxDOT ROW MAP
CSJ No. 3047-2-1

DATE: DECEMBER, 2024

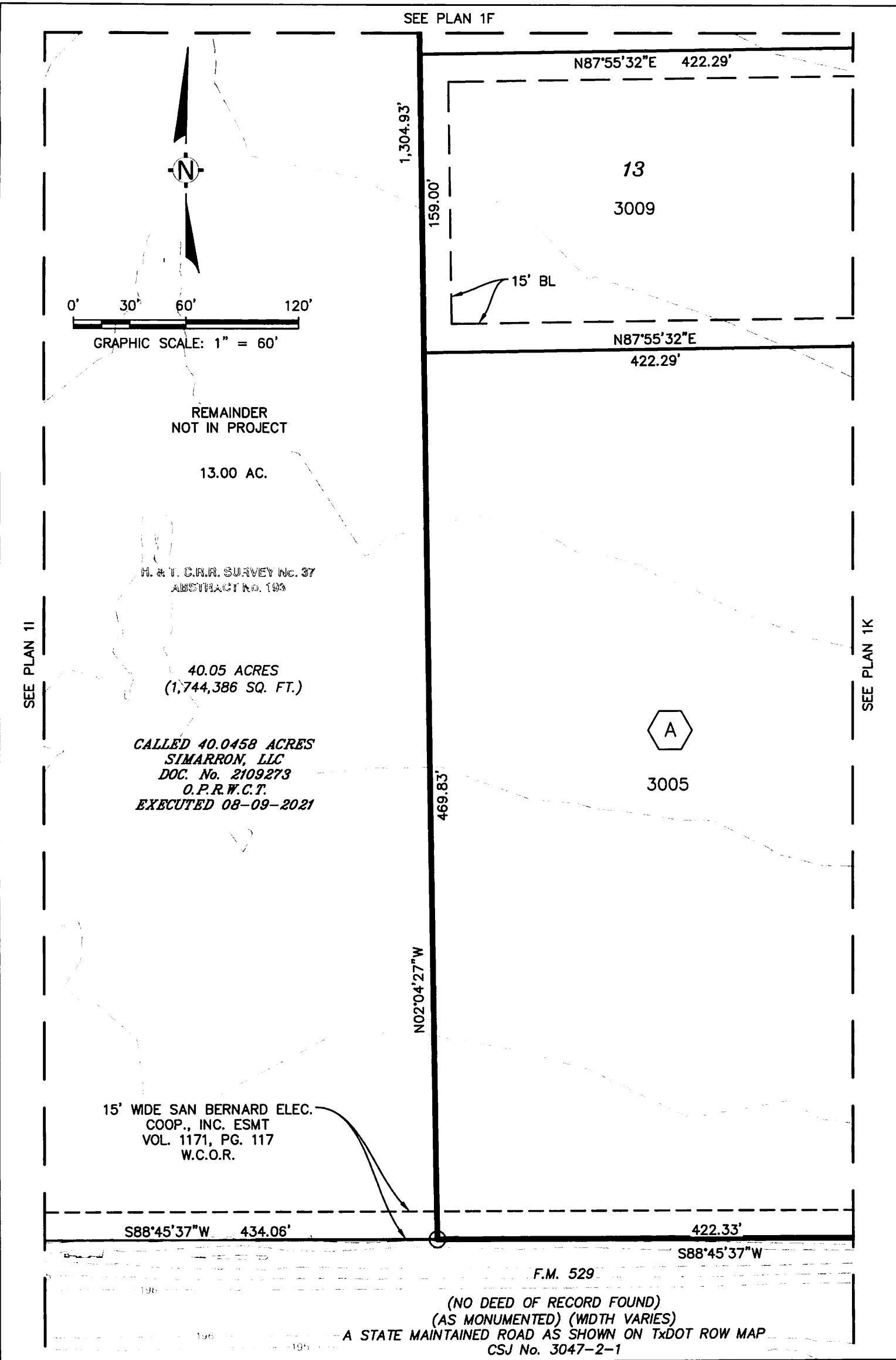
SCALE: 1"=60'

SHEET 1I OF 1

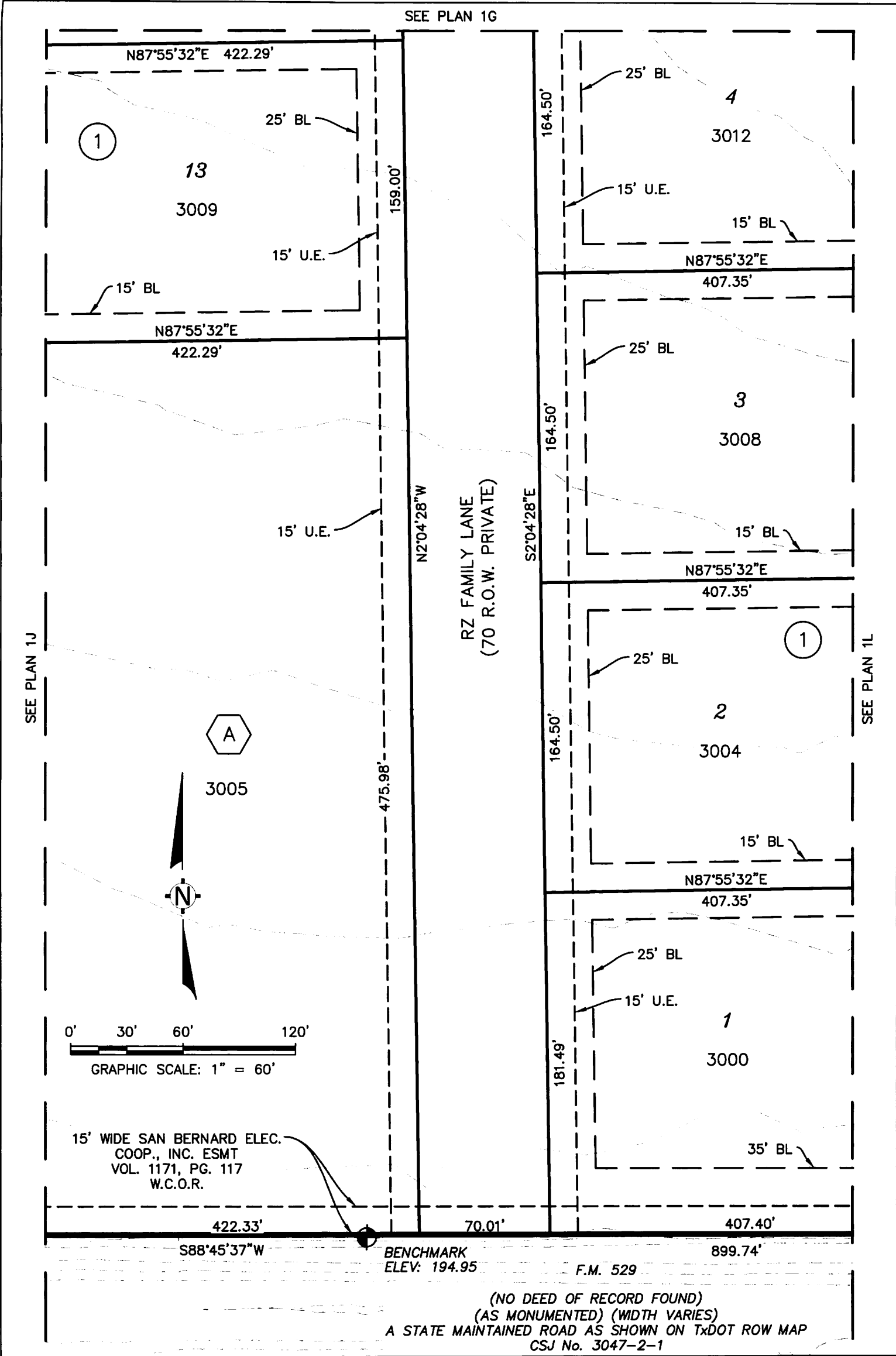
OWNER/DEVELOPER:
JUVENAL RODRIGUEZ
SIMARRON, LLC

SIMARRON ESTATES

SURVEYING AND MAPPING, LLC
25211 GROGANS MILL ROAD, SUITE 375
THE WOODLANDS, TEXAS 77380
TEXAS FIRM REGISTRATION NO. 10064300

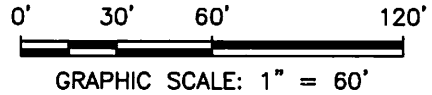
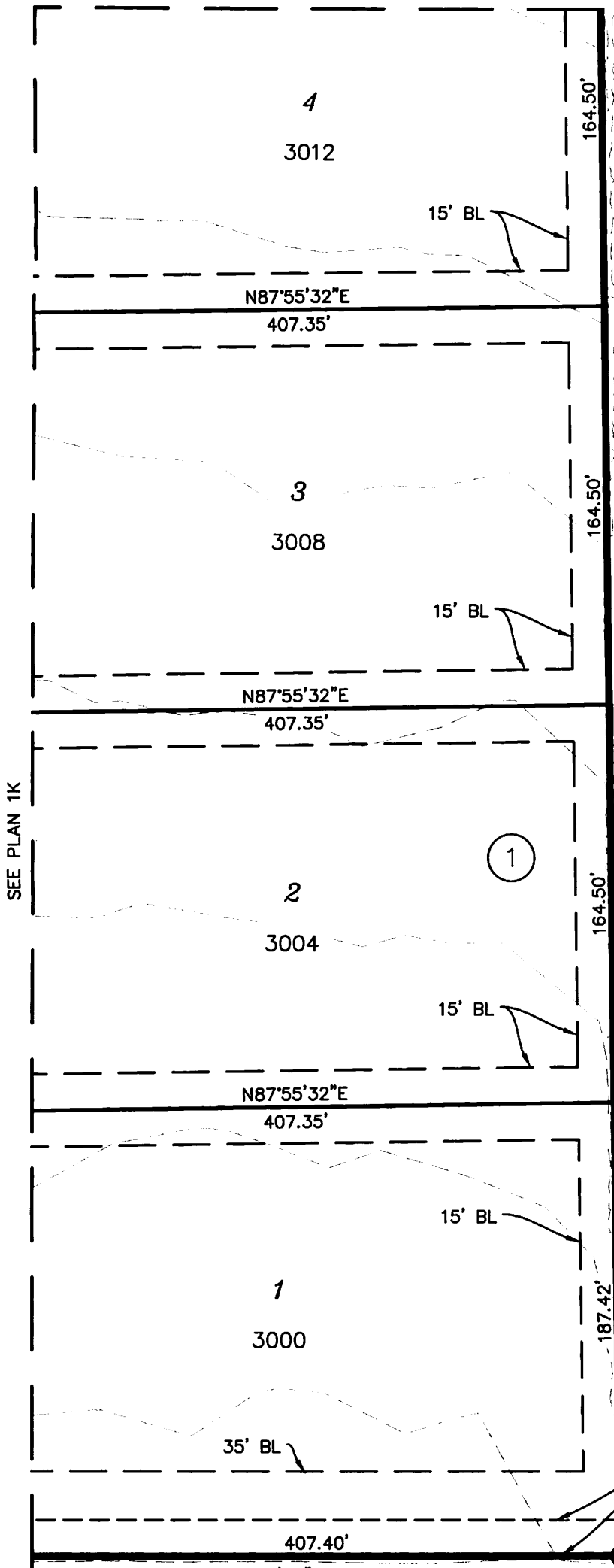


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SCALE: 1"=60'			
SHEET 1J OF 1			



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SCALE: 1"=60'			
SHEET 1K OF 1			

SEE PLAN 1H



*CALLED 78.8489 ACRES
SILVANO TORRES
AND
IRMA TORRES
DOC. No. 1708873
O.P.R.W.C.T.
EXECUTED 11-28-2017*

15' WIDE SAN BERNARD ELEC.
COOP., INC. ESMT
VOL. 1171, PG. 117
W.C.O.R.

S88°45'37\"W 899.74'
F.M. 529
(NO DEED OF RECORD FOUND)
(AS MONUMENTED) (WIDTH VARIES)
A STATE MAINTAINED ROAD AS SHOWN ON TxDOT ROW MAP
CSJ No. 3047-2-1

DATE: DECEMBER, 2024	OWNER/DEVELOPER: JUVENAL RODRIGUEZ SIMARRON, LLC	SIMARRON ESTATES	SURVEYING AND MAPPING, LLC 25211 GROGANS MILL ROAD, SUITE 375 THE WOODLANDS, TEXAS 77380 TEXAS FIRM REGISTRATION NO. 10064300
SCALE: 1"=60'			
SHEET 1L OF 1			

We, Simarron, LLC, a Texas Limited Liability Company, acting by and through its officers,

Juvenal Rodriguez, Antonio Rodriguez, and N/A

N/A hereinafter referred to as owners of the property subdivided, in this plat of Simarron Estates, make subdivision of the property according to the lines, lots, buildings lines, streets, alleys, parks and easements as shown, and except where private dedication is specifically indicated do dedicate to the public, the streets, 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 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, do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, 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 firemen, firefighting equipment, police and other 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.

There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located to all utility easements shown hereon.

Further, all parcels of land designated as lots in the above and foregoing plat are originally intended for the construction of residential dwelling units and accessory buildings 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 three quarters (1-3/4) square feet (18" diameter 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 Declaration of Covenants, Conditions, and Restrictions as filed separately for record in Instrument Number: 2415463 in the Official Public Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid (Simarron, LLC), 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.

In Testimony, hereto, the Simarron, LLC a Texas Limited Liability Company, authorized representative has caused these presents be signed

by: Juvenal Rodriguez, Antonio Rodriguez, thereunto authorized,

Attested by: Texas Driver's License, Texas Driver's License

this 19 day of Dec, 2024.

Simarron, LLC
A Texas Limited Liability Company

By: Juvenal Rodriguez

Attest: Antonio Rodriguez

owner
Name and Title

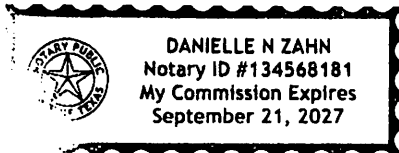
owner
Name and Title

STATE OF TEXAS }

COUNTY OF WALLER }

BEFORE ME, the undersigned authority, on N/A this N/A day N/A personally appeared Juvenal Rodriguez, Antonio Rodriguez, and N/A known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expresses, and in the capacity therein and herein stated, and as the act and deed of said company.

Given under my hand and seal of office, this 19th day of December 2024.



Danielle N. Zahn
Notary Public In and For Waller County, Texas

DATE: DECEMBER, 2024

SCALE: NOT TO SCALE

SHEET 1M OF 1

OWNER/DEVELOPER:

JUVENAL RODRIGUEZ
SIMARRON, LLC

SIMARRON ESTATES

SURVEYING AND MAPPING, LLC
25211 GROGANS MILL ROAD, SUITE 375
THE WOODLANDS, TEXAS 77380
TEXAS FIRM REGISTRATION NO. 10064300

This is to certify that I, Stephen M. Chruszczak, 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.

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel # 275 of 425, dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel # 275 of 425, dated 2/18/2009.



12/19/24

Steve Chruszczak, Registered Professional Land Surveyor
TX Registration No. 5937



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SCALE: NOT TO SCALE			
SHEET 1N OF 1			

I, 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.

J. Ross McCall, P.E.
County Engineer

APPROVED by Commissioners Court of Waller County, Texas, this day of , 2025 A.D.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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.

Privately maintained paved streets:

Simarron, LLC, by filing this 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 subdivision until and unless Simarron, LLC and/or the Simarron 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. Simarron, LLC and all future owners of property within this subdivision shall look solely to Simarron, LLC and/or the Simarron Estates Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

STATE OF TEXAS }

COUNTY OF WALLER }

BEFORE ME, the undersigned authority, on this day personally appeared

known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expresses, and in the capacity therein and herein stated, and as the act and deed of said company.

Given under my hand and seal of office, this day of , 2025.

Notary Public In and For Waller County, Texas

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 2025, 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 By: _____

Clerk of the County Court Deputy
Waller County, Texas

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SCALE: NOT TO SCALE			
SHEET 10 OF 1			