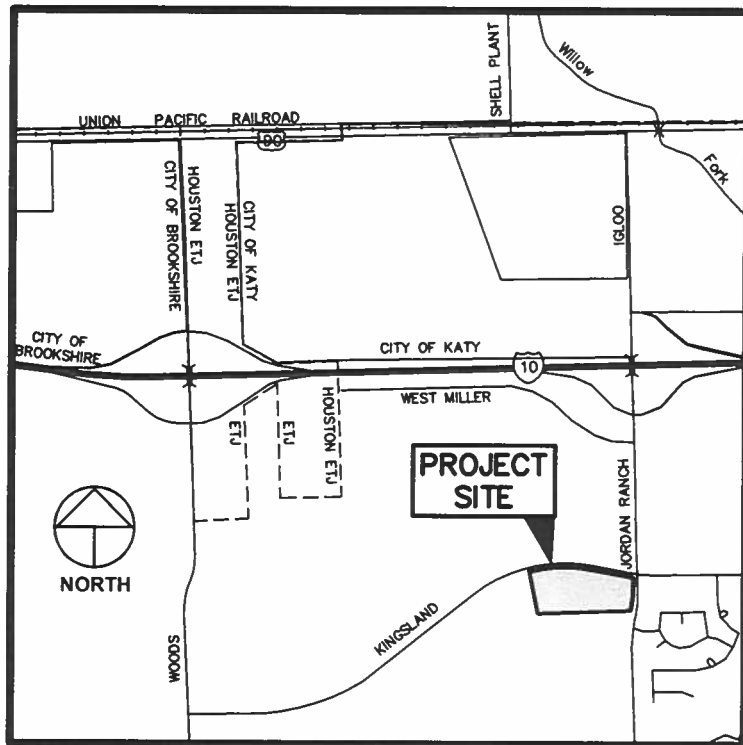
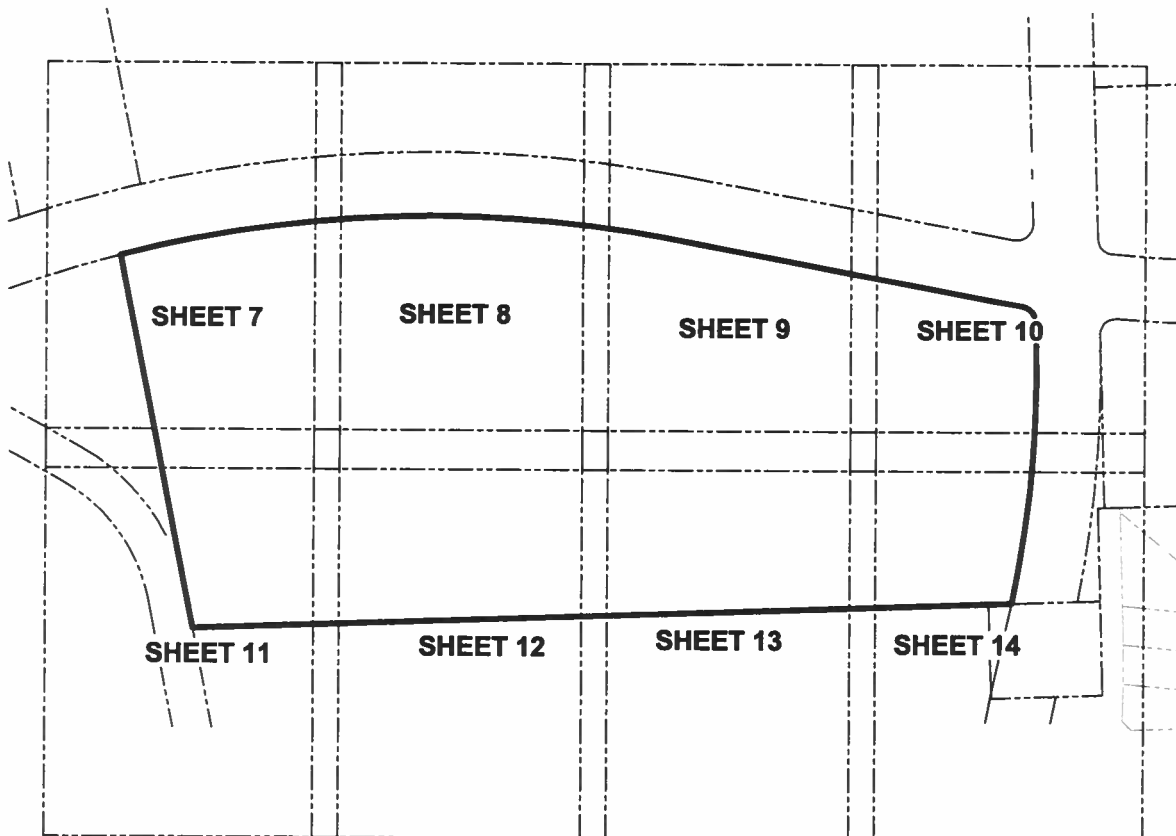


ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- W.C.C.F. - WALLER COUNTY CLERK'S FILE
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
-  - SET 5/8" CAPPED IR "WINDROSE"



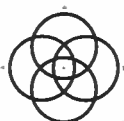
WALLER COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 1/2 MILE



SHEET LAYOUT
SCALE: 1" = 300'

Owner / Developer
Interstate Jordan Ranch LLC
26077 Nelson Way #201
Katy, TX 77494
(832) 820-2094
yhwang924@gmail.com

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

BROOKSHIRE-KATY DRAINAGE
DISTRICT PERMIT NO. 2023-46

PROPOSED SITE USE:
COMMERCIAL DEVELOPMENT

FINAL PLAT OF

**CORNER AT
KINGSLAND**

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
I BLOCK 3 RESERVES
DECEMBER 2023

We, Interstate Jordan Ranch LLC, acting by and through Stephen Bigelow and Youhong Wang, owner, hereinafter referred to as the Owners of the 18.204 acre tract described in the above and foregoing map of CORNER AT KINGSLAND, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30'0") in width.

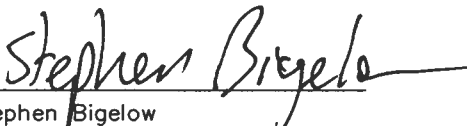
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree 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 the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

IN TESTIMONY WHEREOF, Interstate Jordan Ranch LLC, has caused these presents to be signed by Stephen Bigelow and Youhong Wang, thereunto authorized, this the 3 day of January, 2024.

Interstate Jordan Ranch LLC


Stephen Bigelow

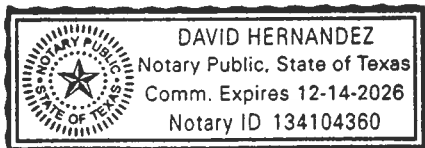
Youhong Wang

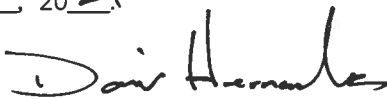
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Bigelow and Youhong Wang of Interstate Jordan Ranch LLC, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 3 day of January, 2024




Notary Public in and for the
State of Texas
12-14-2026
My Commission Expires:

FINAL PLAT OF
**CORNER AT
KINGSLAND**
A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
1 BLOCK 3 RESERVES
DECEMBER 2023

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, at such time this plat was approved. 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

BROOKSHIRE--KATY DRAINAGE DISTRICT PERMIT NO. 2023--46

Approved by the Board of Supervisor on

2/15/24
Date

[Signature]
Arnold England, President

[Signature]
David Welch, Secretary

[Signature]
Rod Pinheiro, P.E., PMP, CFM, District Engineer

The above has signed these plans and/or plat based on the recommendation of the district's engineer who has reviewed all sheet provided and found them to be in general compliance with the district's "rules, regulations, and guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all calculations provide in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

FINAL PLAT OF
**CORNER AT
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A SUBDIVISION OF
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Z:\54705-WOODS ROAD\PLAT\PLAT\122549\20231226-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 01/02/24

Z: \54705-WOODS ROAD\PLAT\122549\20231226-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 01/02/24

I, MATTHEW CARPENTER, 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 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.




MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

BENCHMARK PUBLISHED ELEVATION – 155.65'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGS MONUMENT AW5500, BEING A STAINLESS STEEL ROD W/O SLEEVE LOCATED 3.8 MILES WEST FROM KATY ALONG US HIGHWAY 90 FROM THE JUNCTION OF PIN OAK ROAD IN KATY, 64.0 FEET SOUTH OF THE CENTERLINE OF THE HIGHWAY, 36.0 FEET WEST OF THE CENTERLINE OF PETERSON ROAD, 26.0 FEET SOUTH-SOUTHWEST OF THE WEST END OF A 32-INCH PIPE CULVERT, 13.0 FEET SOUTH OF A GENCE CORNER AND A POWER POLE 2.0 FEET NORTH-NORTHEAST OF A GUY ANCHOR 2.0 FEET EAST OF A FENCE. HAVING A PUBLISHED ELEVATION OF 155.65 FEET. (NAVD88)

TEMPORARY BENCHMARK "J" ELEVATION – 153.79'

BEING A CUT "X" ON A CONCRETE INLET LOCATED ON THE SOUTH LINE OF KINGSLAND BOULEVARD, APPROXIMATELY 1,130 FEET WEST FROM THE INTERSECTION OF KINGSLAND BOULEVARD WITH JORDAN RANCH BOULEVARD. (SHOWN HEREON)

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 _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, at _____ o'clock____M., and under File No. _____ of the Official Public Records of Waller County, Texas.

Debbie Hollan
County Clerk

By: _____
Deputy

FINAL PLAT OF
**CORNER AT
KINGSLAND**
A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
I BLOCK 3 RESERVES
DECEMBER 2023

DESCRIPTION

A TRACT OR PARCEL CONTAINING 18.204 ACRES OR 792,962 SQUARE FEET OF LAND SITUATED IN THE H. & T.C. R.R. CO. SURVEY, BLOCK 1, SECTION 101, ABSTRACT NO. 168, WALLER COUNTY, TEXAS, BEING OUT OF THE RESIDUE A CALLED 158.437 ACRE TRACT CONVEYED TO A. TSAKIRIS FAMILY LIMITED PARTNERSHIP, 50% UNDIVIDED INTEREST, AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 1904068, WITH SAID 18.204 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "MSG" FOUND ON THE WESTERLY LINE OF A CALLED 50 FOOT WIDE PHILLIPS PETROLEUM CO. EASEMENT AS RECORDED IN VOL. 130, PG. 600, WALLER COUNTY DEED RECORDS (W.C.D.R.) FOR THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 138.87 ACRE TRACT CONVEYED TO CIV FCD JORDAN RANCH, LLC., AS RECORDED UNDER W.C.C.F. NO. 2111488, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.02 FEET, A CENTRAL ANGLE OF 25 DEG. 18 MIN. 43 SEC., AN ARC LENGTH OF 861.47 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 88 DEG. 02 MIN. 47 SEC. EAST, - 854.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 79 DEG. 17 MIN. 52 SEC. EAST, A DISTANCE OF 513.46 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHWEST CORNER OF KINGSLAND BOULEVARD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 1806479 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, AND THE SOUTH CURVED R.O.W. LINE OF SAID KINGSLAND BOULEVARD, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 01 DEG. 21 MIN. 37 SEC., AN ARC LENGTH OF 48.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 58 MIN. 41 SEC. EAST, - 48.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF REVERSE CURVATURE;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78 DEG. 56 MIN. 39 SEC., AN ARC LENGTH OF 34.45 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG. 11 MIN. 10 SEC. EAST, - 31.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF JORDAN RANCH BOULEVARD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NOS. 1600050 & 1600052, VOL. 1419, PG. 751 AND VOL. 1446, PG. 32, W.C.D.R., FOR A POINT OF TANGENCY;

THENCE, SOUTH 01 DEG. 42 MIN. 50 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID JORDAN RANCH BOULEVARD, A DISTANCE OF 33.72 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH THE CURVED R.O.W. LINE OF SAID JORDAN RANCH BOULEVARD TO THE RIGHT, HAVING A RADIUS OF 1,750.00 FEET, A CENTRAL ANGLE OF 13 DEG. 27 MIN. 58 SEC., AN ARC LENGTH OF 411.30 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 01 MIN. 09 SEC. WEST, - 410.35 FEET TO A TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF A CALLED 0.5846 ACRE TRACT CONVEYED TO WALLER COUNTY, TEXAS, AS RECORDED UNDER VOL. 1446, PG. 32, W.C.D.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 03 MIN. 07 SEC. WEST, WITH THE NORTH LINE OF SAID 0.5846 ACRE TRACT, PASSING AT A DISTANCE OF 36.08 FEET, A 1/2 IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 0.5846 ACRE TRACT, AND THE MOST EASTERLY NORTHEAST CORNER OF SAID 138.87 ACRE TRACT, AND CONTINUING WITH A NORTH LINE OF SAID 138.87 ACRE TRACT FOR A TOTAL DISTANCE OF 1,278.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "MSG" FOUND ON THE WESTERLY LINE OF SAID PHILLIPS PETROLEUM CO. EASEMENT FOR AN INTERIOR CORNER OF SAID 0.5846 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 11 DEG. 07 MIN. 30 SEC. WEST, WITH THE WESTERLY LINE OF SAID PHILLIPS PETROLEUM CO. EASEMENT, A DISTANCE OF 595.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.204 ACRES OR 792,962 SQUARE FEET OF LAND.

FINAL PLAT OF
CORNER AT
KINGSLAND

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
1 BLOCK 3 RESERVES
JANURY 2024

NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2791022-09791 OF CHARTER TITLE COMPANY, DATED NOVEMBER 2, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT CITY PLANNING LETTER.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0350E REVISED/DATED FEBRUARY 18, 2009, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-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.
5. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
6. THIS PROPERTY LOCATED IN THE CITY OF FULSHEAR EXTRATERRITORIAL JURISDICTION AND WCRID #1.
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. 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.
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
9. ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.

FINAL PLAT OF
**CORNER AT
KINGSLAND**

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
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SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
I BLOCK 3 RESERVES
JANURY 2024

Z:\54705-WOODS ROAD\PLAT\122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

UNRESTRICTED RESERVE "A"
JORDAN RANCH DISTRIBUTION CENTER
W.C.C.F. NO. 2104124

KINGSLAND BOULEVARD
100' R.O.W.
(TO BE RECORDED)

$R=1,950.02'$
 $D=25^{\circ}18'43''$
 $L=861.47'$
 $CB=N\ 88^{\circ}02'47''\ E$
 $C=854.48'$

268.51'

P.O.B.
FND 5/8" IRC "MSG"

146.84'

N $32^{\circ}04'54''\ E$ 97.48'

LIFT STATION EASEMENT
W.C.C.F. NO. 2011847

③
RESTRICTED
RESERVE "E"

KINGSLAND RANCH
LOGISTICS PARK
W.C.C.F. NO. 231498

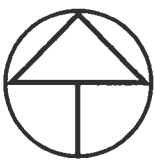
50' PHILLIPS PETROLEUM CO. ESMT.
VOL. 130, PG. 600, W.C.D.R.
30' SANITARY SEWER EASEMENT
W.C.C.F. NO. 2011849
N $11^{\circ}07'35''\ W$ 424.85'

①
RESTRICTED
RESERVE "C"
3.4017 AC. / 148,176 SQ. FT.
(RESTRICTED TO DETENTION USE)

911 ADDRESSING:
30265 KINGSLAND BLVD
BROOKSHIRE TX 77423

SEE SHEET 11

SEE SHEET 8



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
CORNER AT
KINGSLAND

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS

1 BLOCK 3 RESERVES

JANUARY 2024

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UNRESTRICTED RESERVE "A"
JORDAN RANCH DISTRIBUTION CENTER
W.C.C.F. NO. 2104124

KINGSLAND BOULEVARD

100' R.O.W.
(TO BE RECORDED)

R=1,950.02'

D=25°18'43"

L=861.47'

TBM J

CB=N 88°02'47" E

C=854.48'

446.12'

35' BUILDING LINE

15' S.S.E.

W.C.C.F. NO. 2305794

①

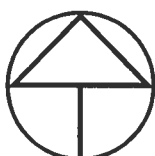
UNRESTRICTED RESERVE "A"

11.3931 AC. / 496,282 SQ. FT.

S 01°56'53" E 501.78'

STORM SEWER EASEMENT 15'
W.C.C.F. NO. 2401620

SEE SHEET 12



NORTH

0 60 120 Feet



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
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H.T.&C. R.R. CO. SURVEY,
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1 BLOCK 3 RESERVES

JANURY 2024

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UNRESTRICTED RESERVE "A"
JORDAN RANCH DISTRIBUTION CENTER
W.C.C.F. NO. 2104124

KINGSLAND BOULEVARD
100' R.O.W.
(TO BE RECORDED)

FND 5/8" IRC "WINDROSE"

261.49'

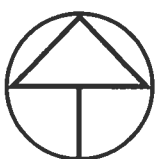
S 79°17'52" E 513.46'

WATER LINE EASEMENT 30'
W.C.C.F. NO. 2401622 N 01°56'53" W 530.94'

①
UNRESTRICTED RESERVE "A"
11.3931 AC. / 496,282 SQ. FT.

STORM SEWER EASEMENT 15'
W.C.C.F. NO. 2401620

SEE SHEET 13



NORTH

0 60 120 Feet



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
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WALLER COUNTY, TEXAS

1 BLOCK 3 RESERVES

JANUARY 2024

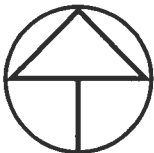
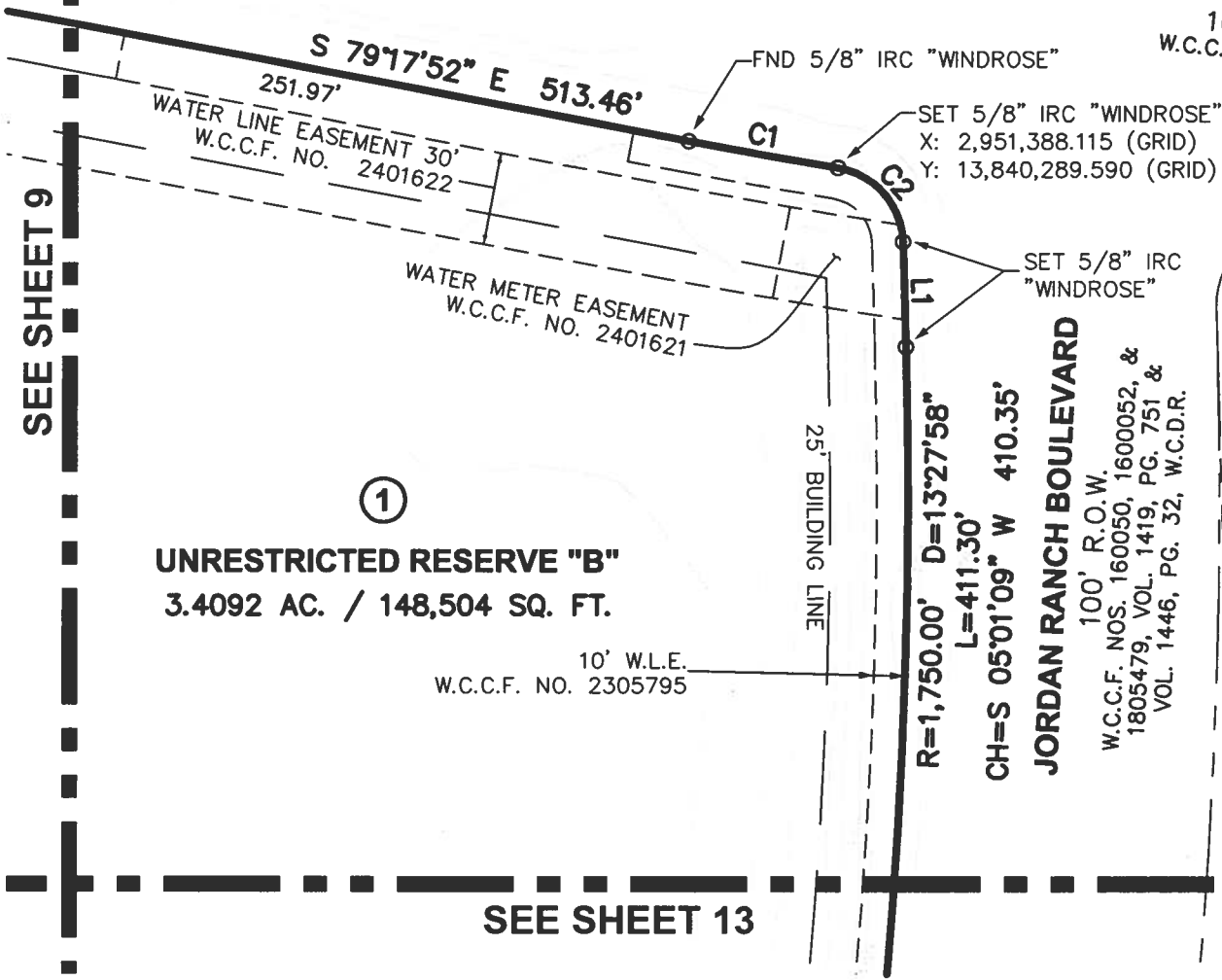
UNRESTRICTED RESERVE "A"
JORDAN RANCH DISTRIBUTION CENTER
W.C.C.F. NO. 2104124

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°42'50" E	33.72'

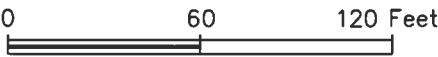
CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,050.00'	1°21'37"	48.67'	S 79°58'41" E	48.67'
C2	25.00'	78°56'39"	34.45'	S 41°11'10" E	31.79'

KINGSLAND BOULEVARD
100' R.O.W.
(TO BE RECORDED)

KINGSLAND BOULEVARD
100' R.O.W.
W.C.C.F. NO. 1806479



NORTH



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
CORNER AT
KINGSLAND

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
1 BLOCK 3 RESERVES
JANUARY 2024

Z:\54705-WOODS ROAD\PLAT\P122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

SEE SHEET 7

**RESTRICTED
RESERVE "C"**

**3.4017 AC.
148,176 SQ. FT.**

(RESTRICTED TO
DETENTION USE)

S 88°03'07" W 235.28'

**UNRESTRICTED
RESERVE "A"**

**11.3931 AC.
496,282 SQ. FT.**

S 88°03'07" W 1,278.27'

KINGSLAND RANCH DRIVE
60' R.O.W.
W.C.C.F. NO. 251498

N 11°07'30" W 595.74'

50' PHILLIPS PETROLEUM CO. ESMT.
VOL. 130, PG. 600, W.C.D.R.

30' SANITARY SEWER EASEMENT
W.C.C.F. NO. 2011849

N 11°07'35" W 424.85'

2

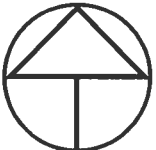
UNRESTRICTED
RESERVE "B"

FND 5/8" IRC "MSG"
X: 2,950,096.790 (GRID)
Y: 13,839,779.799 (GRID)

4

UNRESTRICTED
RESERVE "D"

SEE SHEET 12



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
**CORNER AT
KINGSLAND**

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
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H.T.&C. R.R. CO. SURVEY,
SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS

I BLOCK 3 RESERVES

JANUARY 2024

Z:\54705-WOODS ROAD\PLAT\PI122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-PI122549.DWG - DHERNANDEZ - 02/08/24

SEE SHEET 11

SEE SHEET 13

SEE SHEET 8

①

UNRESTRICTED RESERVE "A"
11.3931 AC. / 496,282 SQ. FT.

235.28'

R=19.00'
D=90°00'00"
L=29.85'
CB=S 43°03'07" W
C=26.87'

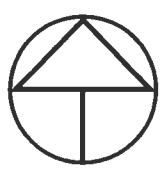
7' UTILITY EASEMENT
W.C.C.F. NO. 2012187

1014.61'

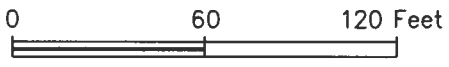
S 88°03'07" W 1,278.27'

④

UNRESTRICTED
RESERVE "D"
KINGSLAND RANCH LOGISTICS PARK
W.C.C.F. NO. 231498



NORTH



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
**CORNER AT
KINGSLAND**

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
H.T.&C. R.R. CO. SURVEY,
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WALLER COUNTY, TEXAS
1 BLOCK 3 RESERVES
JANURY 2024

SEE SHEET 9

911 ADDRESSING:

401-407 OLYMPIC LANE
410-453 BRANCHWOOD LANE
404-439 RIVIERA LANE
401-412 ALPINE LANE
400-408 SUMMERSET LANE
403-425 VINTAGE LANE

①

UNRESTRICTED RESERVE "A"
11.3931 AC. / 496,282 SQ. FT.

N 01°56'53" W 530.94'

8' AERIAL EASEMENT
W.C.C.F. NO. 2012187

10' AERIAL EASEMENT
W.C.C.F. NO. 2303130

10' EASEMENT
W.C.C.F. NO. 2303130

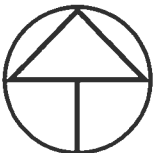
S 88°03'07" W 1,278.27'

④

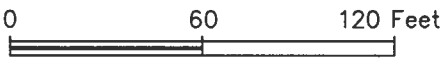
UNRESTRICTED
RESERVE "D"
KINGSLAND RANCH LOGISTICS PARK
W.C.C.F. NO. 231498

SEE SHEET 14

SEE SHEET 12



NORTH



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF
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KINGSLAND

A SUBDIVISION OF
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WALLER COUNTY, TEXAS

I BLOCK 3 RESERVES

JANURY 2024

Z:\54705--WOODS ROAD\PLAT\P122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

SEE SHEET 9

911 ADDRESSING:

400-417 N. TURNBERRY LANE
402-410 S. TURNBERRY LANE

①

UNRESTRICTED RESERVE "B"
3.4092 AC. / 148,504 SQ. FT.

25' BUILDING LINE

$R=1,750.00'$ $D=13^{\circ}27'58"$
 $L=411.30'$
 $CH=S\ 05^{\circ}01'09" W\ 410.35'$
JORDAN RANCH BOULEVARD
100' R.O.W.
W.C.C.F. NOS. 160050, 1600052, &
1805479, VOL. 1419, PG. 751 &
VOL. 1446, PG. 32, W.C.D.R.

263.66'
S 88°03'07" W 1,278.27'

SET 5/8" IRC "WINDROSE"
X: 2,951,374.154 (GRID)
Y: 13,839,823.246 (GRID)

CALLED 0.5846 ACRES
WALLER COUNTY, TEXAS
VOL. 1446, PG. 32, W.C.D.R.

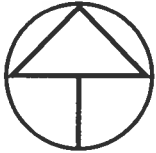
40' R.O.W. EASEMENT
VOL. 331, PG. 210, W.C.D.R.

WILLOW CREEK FARMS
PHASE II, SEC 2
VOL. 1419, PG. 751, W.C.D.R.

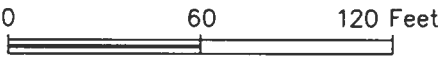
④

UNRESTRICTED
RESERVE "D"

SEE SHEET 13



NORTH



GRAPHIC SCALE: 1" = 60 '

FINAL PLAT OF
**CORNER AT
KINGSLAND**

A SUBDIVISION OF
18.204 ACRES / 792,962 SQ. FT.
SITUATED IN THE
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SECTION 101, ABSTRACT NO. 168
WALLER COUNTY, TEXAS
1 BLOCK 3 RESERVES
JANURY 2024

APPROVED by Commissioners Court of Waller County, Texas, this
the _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RLPS
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 Regulation, in this regard.

Privately maintained paved streets: Interstate Jordan Ranch 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 Interstate Jordan Ranch LLC and/or the Property Owners 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. Interstate Jordan Ranch LLC and all future owners of property within this subdivision shall look solely to Interstate Jordan Ranch LLC and/or the Property Owners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

FINAL PLAT OF
**CORNER AT
KINGSLAND**

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WALLER COUNTY, TEXAS
1 BLOCK 3 RESERVES
JANURY 2024