

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Trails at Cochran Ranch Section One

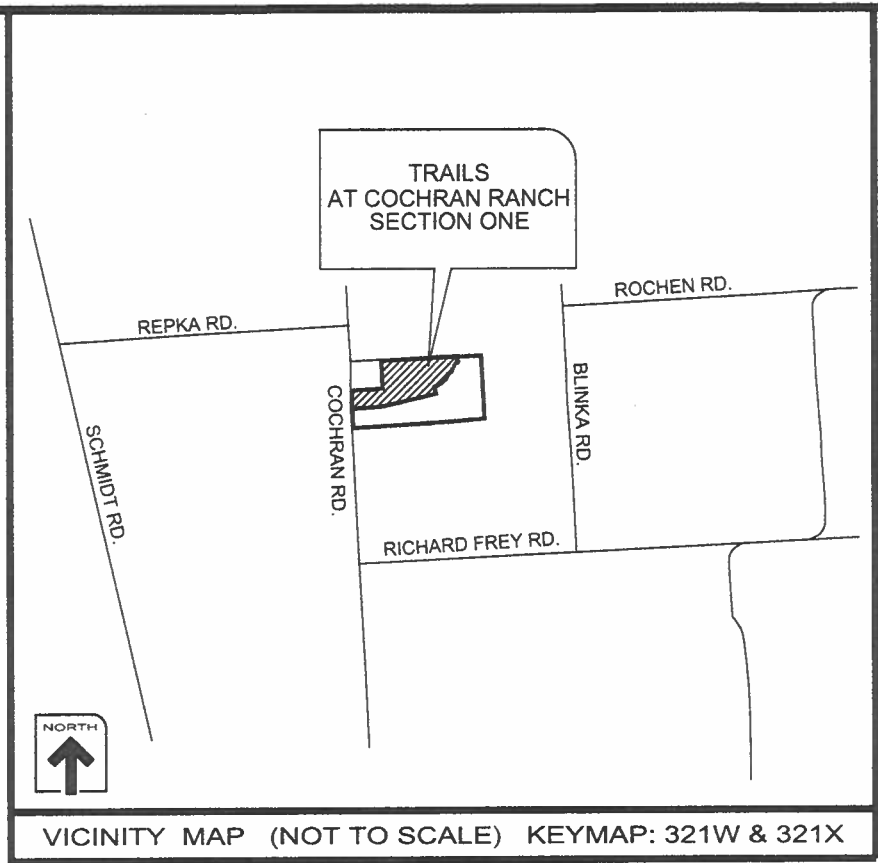
Date: February 20, 2024

Background

Final Plat of Trails at Cochran Ranch Section One Subdivision which consists of 57.6694 acres will include 171 Lots, 6 Blocks and 8 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF

TRAILS AT COCHRAN RANCH SECTION ONE

BEING 57.6694 ACRES OF LAND

OUT OF THE
JOHN STEFKA SURVEY, A-335
H & T.C. RAILROAD SURVEY, A-190
WALLER COUNTY, TEXAS

**PROPOSED LAND USE IS FOR SINGLE FAMILY LOTS
CONTAINING 171 LOTS (50' X 120' TYP.) AND
EIGHT RESERVES IN SIX BLOCKS.**

OWNER:
FASTBOY COCHRAN ROAD, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1230 LUM ROAD
BEASLEY, TEXAS 77417
PHONE: (832) 968-6668
vuongpham@fastboy.net

ENGINEER:
A&S ENGINEERS, INC.
10377 STELLA LINK ROAD
HOUSTON, TEXAS 77025
PHONE: (713) 942-2700
naw@as-engineers.com

SURVEYOR:

CORE

LAND SURVEYING TBPELS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
clemente.turrubiarres@corelandsurveying.com
corelandsurveying.com

PLANNER:

META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

GENERAL NOTES

1. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E Revised/Dated 2/18/2009, the subject tract appears to lie partially within Zone A. This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood note does not imply that the property or structures thereon will be free from flooding or flood damage, on occasion floods can and will occur and flood heights may be increased by man-made or natural causes. This flood note shall not create liability on the part of CORE SURVEYING INC.
2. 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) foot 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.
3. No pipelines or pipeline easements exist within the boundaries of this plat.
4. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
5. Single-family residential lots shall not have direct access or front an urban arterial or an urban collector street.
6. 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 requires a developer to construct:
 - A. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - B. For a subdivision of 50 or more house, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
7. Right-of-way easements 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.
8. Owner's Responsibilities:
 - A. 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.
 - B. The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
 - C. 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.
 - D. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Fastboy Cochran Road, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
 - E. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to the surface by applying the following combined scale of .99992666.
9. "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded 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 re-vest in the dedicator, his heirs assigns, or successors.
10. This plat is subject to a Development Agreement, as approved by Waller County Commissioners Court on 10/12/2022.
11. Subject to terms, conditions, and restrictions set forth in Vol. 374 Pg. 31 and Vol. 630 Pg. 269 of the Deed Records of Waller County, Texas.
12. 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 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.
13. A large size copy (24"x36") of this plat can be found at the Waller County Road and Bridge Department.

STATE OF TEXAS
COUNTY OF WALLER

We, TruTex Development LLC, a Texas limited liability company, Manager of Fastboy Cochran Road, LLC, a Texas limited liability company, owner of the property subdivided, in this plat of Trails at Cochran Ranch Sec 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, 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, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easements and streets shown 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 one quarters (1-1/4) square feet (15" diameter pipe) 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 subdivision restrictions as filed separately for record at Page __, Volume ____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid Owner, 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 TruTex Development LLC, a Texas limited liability company, has caused to be signed by William Baird, its President, this 19th day of January, 2024

Fastboy Cochran Road, LLC,
a Texas limited liability company

By: TruTex Development LLC,
A Texas limited liability company, its manager

By: [Signature]
William Baird
President

STATE OF TEXAS
COUNTY OF Harris

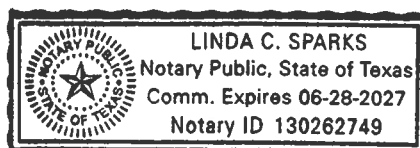
BEFORE ME, the undersigned authority, on this day personally appeared William Baird, President, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration set forth.

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

[Signature: Linda C. Sparks]

Notary Public in and for
Harris County, Texas

My commission expires: 6-28-2027



Phil White



This is to certify that I, Clemente Turrubiarres Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

- 
Clemente Turrubiarres Jr.

STATE OF TEXAS
REGISTERED
★
CLEMENTE TURRUBIARTES JR.
6657
PROFESSIONAL
LAND SURVEYOR

CARBETT "TREY" J. DUHON III
County Judge

WALTER E. SMITH
Commissioner, Precinct 2

JUSTIN BECKENDORFF
Commissioner, Precinct 4

MTA-59011

I, Ross McCall, P.E., County Engineer of Waller County, hereby certify that the plot of this subdivision complies with all the existing rules and regulations of Waller County, at such time this plot was approved.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

Ross McCall
Waller County Engineer

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., File No. _____ of the Official Public Records of Waller County, Texas.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

DEBBIE HOLLAN
County Clerk

By: _____

Deputy

There is here by 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.

LEGAL DESCRIPTION:

Being 57.6694 acres (2,512,079 square feet) of land, out of a called 141.041 acres, less 2.599 acres portion of a called 3.401 acres (60' Ingress-egress & public utility easement), conveyed to Fastboy Cochran Road, LLC, by deed recorded under County Clerk's File Number (C.F.N.) 2114963 Official Public of Waller County, Texas (O.P.R. W.C.T.), said 57.6694 acre tract lying in the John Stefka Survey, Abstract 335 and H.&T.C. Railroad Survey, Abstract 190 and being more particularly described by metes and bounds as follows:

COMMECNING at a found 5/8 inch iron rod in the east right-of-way (R.O.W.) line of Cochran Road, 80' R.O.W., marking the northwest corner of said 3.401 acres, also being the southwest corner of said 141.041 acres, less 2.599 acres;

THENCE North 02°58'22" West, along said east R.O.W. line, a distance of 548.82 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the southwest corner of Proposed Section 1 and the herein described tract;

THENCE North 02°58'22" West, along said east R.O.W. line, a distance of 35.63 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE North 04°04'18" West, continuing along said east R.O.W. line, a distance of 77.44 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE North 00°01'24" West, continuing along said east R.O.W. line, a distance of 407.66 feet to a point for corner, marking the southwest corner of a called 15.537 acres, conveyed to David B. Weinstein and Candace P. Weinstein, by deed recorded under C.F.N. 1704670 O.P.R. W.C.T., also being an external corner of said 141.041 acres and the herein described tract, from which a found 1 inch iron pipe, bears North 68°12'49" East, a distance of 0.82 feet;

THENCE North 87°08'55" East, along the south line of said 15.537 acres, a distance of 736.00 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE North 83°48'41" East, continuing along said south line, a distance of 140.82 feet to a found 5/8 inch iron rod with cap, marking the southeast corner of said 15.537 acres, also being an internal corner of said 141.041 acres and the herein described tract;

THENCE North 02°48'16" West, along the east line of said 15.537 acres, a distance of 777.37 feet to a point for corner in the south line of a called 2.012 acres, conveyed to Cheryl Calloway Sheppard, by deed recorded under Volume 993, Page 504 O.P.R. W.C.T., marking the northeast corner of said 15.537 acres, also being the northwest corner of said 141.041 acres and the herein described tract, from which a found 1/2 inch iron rod with cap, bears North 02°48'15" West, a distance of 3.63 acres;

THENCE North 87°03'37" East, along the north line of said 141.041 acres, a distance of 2084.38 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the common corner of said 2.012 acres and the Remainder of a called 20.00 acres, conveyed to said Cheryl Calloway Sheppard, by said deed recorded under Volume 993, Page 504 O.P.R. W.C.T., also being an angle point of said 141.041 acres and the herein described tract;

THENCE North 87°25'24" East, continuing along said north line, a distance of 35.56 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the northeast corner of the herein described tract;

THENCE South 02°29'18" East, over and across said 141.041 acres, a distance of 19.42 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 31°23'04" East, continuing over and across said 141.041 acres, a distance of 135.94 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 11°38'08" West, continuing over and across said 141.041 acres, a distance of 23.02 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 70°24'16" West, continuing over and across said 141.041 acres, a distance of 114.38 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE continuing along over and across said 141.041 acres and a curve to the RIGHT, having a radius of 70.00 feet, a delta angle of 90° 39' 05", and whose long chord bears South 29°49'35" West, a distance of 99.56 feet, an arc length of 110.75 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 14°50'53" East, continuing over and across said 141.041 acres, a distance of 25.00 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 16°00'08" West, continuing over and across said 141.041 acres, a distance of 113.84 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 58°16'24" West, continuing over and across said 141.041 acres, a distance of 162.61 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE continuing along over and across said 141.041 acres and a curve to the RIGHT, having a radius of 68.00 feet, a delta angle of 114° 54' 58", and whose long chord bears South 23°53'18" West, a distance of 114.65 feet, an arc distance of 136.39 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 08°39'13" East, continuing over and across said 141.041 acres, a distance of 35.16 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 52°32'04" West, continuing over and across said 141.041 acres, a distance of 174.72 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 06°38'09" West, continuing over and across said 141.041 acres, a distance of 15.68 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 69°06'55" West, continuing over and across said 141.041 acres, a distance of 111.21 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 20°53'05" East, continuing over and across said 141.041 acres, a distance of 13.09 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 69°06'55" West, continuing over and across said 141.041 acres, a distance of 81.57 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 13°05'55" East, continuing over and across said 141.041 acres, a distance of 199.90 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the southeast corner of the herein described tract;

THENCE South 76°54'05" West, continuing over and across said 141.041 acres, a distance of 1420.61 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the northeast corner of the herein described tract;

THENCE continuing along over and across said 141.041 acres and a curve to the RIGHT, having a radius of 2151.76 feet, a delta angle of 06° 50' 02", and whose long chord bears South 80°19'06" West, a distance of 256.50 feet, an arc length of 256.65 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 85°54'52" West, continuing over and across said 141.041 acres, a distance of 746.77 feet to the POINT OF BEGINNING and containing a computed 57.6694 acres (2,512,079 square feet) of land.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00'	90°39'05"	110.75'	S 29°49'35" W	99.56'
C2	68.00'	114°54'58"	136.39'	S 23°53'18" W	114.65'
C3	450.00'	45°10'00"	354.74'	S 64°33'55" W	345.62'
C4	300.00'	90°02'49"	471.48'	N 47°49'40" W	424.44'
C5	55.00'	89°57'11"	86.35'	S 42°10'20" W	77.75'
C6	650.00'	33°23'44"	378.86'	S 22°26'57" E	373.52'
C7	900.00'	17°00'47"	267.24'	S 12°22'42" E	266.26'
C8	1000.00'	18°02'01"	314.74'	S 78°07'55" W	313.45'
C9	55.00'	70°57'37"	68.12'	N 57°22'16" W	63.85'
C10	55.00'	90°00'00"	86.39'	S 47°51'05" E	77.78'
C11	25.00'	53°07'49"	23.18'	N 66°17'10" W	22.36'
C12	410.00'	37°34'30"	268.88'	S 68°21'40" W	264.09'
C13	25.00'	88°33'30"	38.64'	S 05°17'41" W	34.91'
C14	330.00'	36°10'49"	208.38'	S 20°53'40" E	204.94'
C15	25.00'	18°40'18"	8.15'	S 12°08'25" E	8.11'
C16	70.00'	127°17'47"	155.52'	N 42°10'20" E	125.45'
C17	25.00'	18°40'18"	8.15'	N 83°30'56" W	8.11'
C18	25.00'	18°40'18"	8.15'	N 77°48'46" E	8.11'
C19	70.00'	96°01'25"	117.31'	N 63°30'40" W	104.06'
C20	70.00'	89°50'36"	109.76'	N 59°55'34" W	98.86'
C21	25.00'	77°50'48"	33.97'	N 53°55'41" W	31.41'
C22	25.00'	98°29'39"	42.98'	S 37°54'06" W	37.88'
C23	620.00'	20°32'39"	222.31'	S 21°37'03" E	221.12'
C24	25.00'	61°10'45"	26.69'	S 62°28'45" E	25.44'
C25	68.00'	59°29'55"	70.61'	S 63°19'10" E	67.48'
C26	68.00'	112°24'56"	133.42'	N 42°26'43" W	113.02'
C27	25.00'	46°52'09"	20.45'	N 09°40'20" W	19.89'
C28	680.00'	23°05'39"	274.09'	N 21°33'35" W	272.24'
C29	25.00'	82°50'20"	36.15'	N 51°25'55" W	33.08'
C30	25.00'	94°49'18"	41.37'	N 39°44'16" E	36.81'
C31	870.00'	13°12'42"	200.61'	S 14°16'44" E	200.17'
C32	25.00'	90°00'00"	39.27'	N 65°53'05" W	35.36'
C33	1030.00'	18°02'01"	324.19'	S 78°07'55" W	322.85'
C34	330.00'	32°33'31"	187.52'	N 76°34'19" W	185.01'
C35	25.00'	72°28'20"	31.62'	N 83°28'16" E	29.56'
C36	490.00'	39°54'49"	341.34'	S 67°11'31" W	334.48'
C37	25.00'	87°10'19"	38.04'	S 43°33'46" W	34.47'
C38	25.00'	96°06'41"	41.94'	N 26°09'52" E	37.19'
C39	970.00'	12°55'43"	218.88'	S 80°41'04" W	218.41'
C40	270.00'	90°02'49"	424.34'	N 47°49'40" W	381.99'
C41	25.00'	89°57'11"	39.25'	S 42°10'20" W	35.34'
C42	25.00'	90°00'00"	39.27'	S 47°51'05" E	35.36'
C43	25.00'	18°40'18"	8.15'	N 06°29'04" E	8.11'
C44	70.00'	141°18'31"	172.64'	S 54°50'02" E	132.10'
C45	25.00'	32°38'13"	14.24'	N 70°49'49" E	14.05'
C46	25.00'	70°57'37"	30.96'	S 57°22'16" E	29.02'
C47	25.00'	88°59'37"	38.83'	N 66°23'17" W	35.04'
C48	25.00'	24°01'04"	10.48'	N 09°52'56" W	10.40'
C49	70.00'	113°38'59"	138.85'	N 54°41'54" W	117.18'
C50	25.00'	18°40'18"	8.15'	N 77°48'46" E	8.11'
C51	25.00'	90°00'00"	39.27'	S 47°51'05" E	35.36'
C52	25.00'	90°00'00"	39.27'	N 42°08'55" E	35.36'
C53	25.00'	85°44'05"	37.41'	N 49°59'02" W	34.02'
C54	930.00'	13°46'05"	223.48'	S 14°00'03" E	222.94'
C55	25.00'	90°00'00"	39.27'	S 24°06'55" W	35.36'
C56	2350.00'	09°06'39"	373.68'	S 81°27'51" W	373.28'
C57	2151.76'	06°50'02"	256.65'	S 80°19'06" W	256.50'

LINE TABLE

LINE	DISTANCE	BEARING
L1	35.63'	N 02°58'22" W
L2	77.44'	N 04°04'18" W
L3	35.56'	N 87°25'24" E
L4	19.42'	S 02°29'18" E
L5	23.02'	S 11°38'08" W
L6	25.00'	S 14°50'53" E
L7	35.16'	S 08°39'13" E
L8	15.68'	S 06°38'09" W
L9	13.09'	S 20°53'05" E
L10	81.57'	S 69°06'55" W
L11	26.73'	S 47°49'40" E
L12	35.00'	S 02°51'05" E
L13	5.00'	S 50°51'11" W
L14	28.31'	S 38°36'17" W
L15	18.94'	N 30°50'19" E
L16	12.26'	N 74°04'35" W
L17	7.07'	S 47°51'05" E
L18	7.07'	S 42°08'55" W
L19	7.07'	N 47°51'05" W
L20	7.07'	N 42°08'55" E
L21	128.05'	N 58°48'47" W
L22	49.09'	S 36°53'34" E
L23	48.54'	S 19°29'41" E
L24	57.54'	N 09°08'15" W
L25	24.62'	S 33°18'43" W
L26	63.16'	N 19°16'20" W
L27	122.96'	N 20°59'39" W
L28	50.26'	N 15°03'38" W
L29	100.11'	N 23°37'13" W
L30	49.32'	N 20°21'45" W
L31	49.02'	S 16°25'02" E
L32	49.02'	N 12°40'18" W
L33	57.82'	N 07°04'36" W
L34	35.00'	S 02°10'04" E
L35	49.42'	S 78°49'14" W
L36	49.44'	S 86°17'29" W
L37	349.92'	S 87°08'55" W
L38	99.40'	S 84°15'55" W
L39	48.20'	N 89°57'52" W
L40	46.87'	N 73°32'24" W
L41	39.06'	S 57°04'07" E
L42	46.88'	N 40°35'51" W
L43	46.88'	S 22°37'08" E
L44	48.12'	N 05°59'03" W
L45	260.00'	S 02°48'16" E
L46	233.88'	N 20°53'05" W
L47	106.46'	S 15°21'19" E
L48	120.00'	S 77°07'50" W
L49	107.17'	N 83°55'31" W
L50	50.00'	S 87°08'55" W
L51	561.00'	S 87°08'55" W
L52	15.58'	N 02°48'16" W

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	1	301	TEJAS TRAIL
2	1	305	TEJAS TRAIL
3	1	309	TEJAS TRAIL
4	1	313	TEJAS TRAIL
5	1	317	TEJAS TRAIL
6	1	321	TEJAS TRAIL
7	1	325	TEJAS TRAIL
8	1	329	TEJAS TRAIL
9	1	333	TEJAS TRAIL
10	1	337	TEJAS TRAIL
11	1	341	TEJAS TRAIL
12	1	345	TEJAS TRAIL
13	1	349	TEJAS TRAIL
14	1	353	TEJAS TRAIL
15	1	357	TEJAS TRAIL
16	1	361	TEJAS TRAIL
17	1	365	TEJAS TRAIL
18	1	369	TEJAS TRAIL
19	1	373	TEJAS TRAIL
20	1	377	TEJAS TRAIL
21	1	381	TEJAS TRAIL
22	1	385	TEJAS TRAIL
23	1	389	TEJAS TRAIL
24	1	393	TEJAS TRAIL
25	1	397	TEJAS TRAIL

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
26	1	401	TEJAS TRAIL
27	1	405	TEJAS TRAIL
28	1	409	TEJAS TRAIL
29	1	413	TEJAS TRAIL
30	1	417	TEJAS TRAIL
31	1	421	TEJAS TRAIL
32	1	425	TEJAS TRAIL
33	1	429	TEJAS TRAIL
34	1	433	TEJAS TRAIL
35	1	437	TEJAS TRAIL
36	1	441	TEJAS TRAIL
37	1	445	TEJAS TRAIL
38	1	449	TEJAS TRAIL
39	1	453	TEJAS TRAIL
40	1	457	TEJAS TRAIL
41	1	461	TEJAS TRAIL
42	1	465	TEJAS TRAIL
43	1	469	TEJAS TRAIL
44	1	473	TEJAS TRAIL
45	1	477	TEJAS TRAIL
46	1	481	TEJAS TRAIL
47	1	485	TEJAS TRAIL
48	1	489	TEJAS TRAIL
49	1	493	TEJAS TRAIL
50	1	497	TEJAS TRAIL

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	2	488	TEJAS TRAIL
2	2	484	TEJAS TRAIL
3	2	480	TEJAS TRAIL
4	2	301	KIM LANE
5	2	305	KIM LANE
6	2	309	KIM LANE
7	2	313	KIM LANE
8	2	317	KIM LANE
LOT	BLOCK	STREET No.	STREET NAME
1	3	332	KIM LANE
2	3	328	KIM LANE
3	3	324	KIM LANE
4	3	320	KIM LANE
5	3	316	KIM LANE
6	3	312	KIM LANE
7	3	308	KIM LANE
8	3	304	KIM LANE
9	3	300	KIM LANE
10	3	301	GRAYSON BAW LANE
11	3	305	GRAYSON BAW LANE
12	3	309	GRAYSON BAW LANE
13	3	313	GRAYSON BAW LANE
14	3	317	GRAYSON BAW LANE
15	3	321	GRAYSON BAW LANE
16	3	325	GRAYSON BAW LANE
17	3	329	GRAYSON BAW LANE
18	3	333	GRAYSON BAW LANE
19	3	337	GRAYSON BAW LANE
20	3	341	GRAYSON BAW LANE
LOT	BLOCK	STREET No.	STREET NAME
1	4	376	FASTBOY LANE
2	4	372	FASTBOY LANE
3	4	368	FASTBOY LANE
4	4	364	FASTBOY LANE
5	4	360	FASTBOY LANE
6	4	356	FASTBOY LANE
7	4	352	FASTBOY LANE
8	4	348	FASTBOY LANE
9	4	344	FASTBOY LANE
10	4	340	FASTBOY LANE
11	4	336	FASTBOY LANE
12	4	332	FASTBOY LANE
13	4	328	FASTBOY LANE
14	4	324	FASTBOY LANE

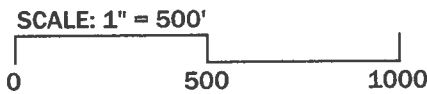
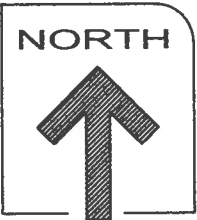
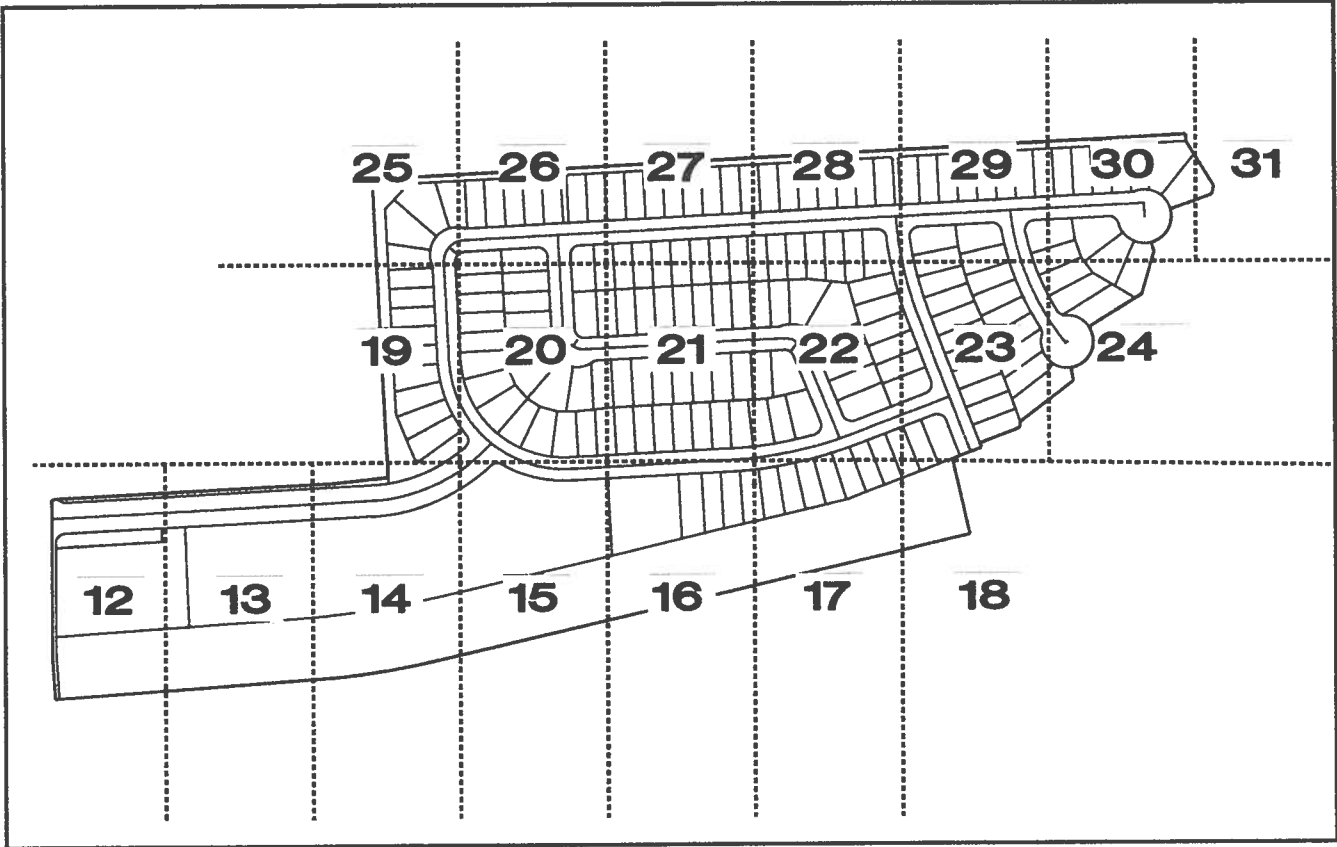
ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	5	357	FASTBOY LANE
2	5	353	FASTBOY LANE
3	5	349	FASTBOY LANE
4	5	345	FASTBOY LANE
5	5	341	FASTBOY LANE
6	5	337	FASTBOY LANE
7	5	333	FASTBOY LANE
8	5	329	FASTBOY LANE
9	5	325	FASTBOY LANE
10	5	321	FASTBOY LANE
11	5	317	FASTBOY LANE
12	5	313	FASTBOY LANE
13	5	309	FASTBOY LANE
14	5	305	FASTBOY LANE
15	5	300	TEJAS TRAIL
16	5	304	TEJAS TRAIL
17	5	308	TEJAS TRAIL
18	5	312	TEJAS TRAIL
19	5	316	TEJAS TRAIL
20	5	320	TEJAS TRAIL
21	5	324	TEJAS TRAIL
22	5	328	TEJAS TRAIL
23	5	391	KINGSTON WAY
24	5	387	KINGSTON WAY
25	5	383	KINGSTON WAY
26	5	379	KINGSTON WAY
27	5	375	KINGSTON WAY
28	5	371	KINGSTON WAY
29	5	367	KINGSTON WAY
30	5	363	KINGSTON WAY
31	5	359	KINGSTON WAY
32	5	355	KINGSTON WAY
33	5	351	KINGSTON WAY
34	5	347	KINGSTON WAY
35	5	343	KINGSTON WAY
36	5	339	KINGSTON WAY
37	5	335	KINGSTON WAY
38	5	331	KINGSTON WAY
39	5	327	KINGSTON WAY
40	5	323	KINGSTON WAY

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	6	300	KINGSTON WAY
2	6	304	KINGSTON WAY
3	6	308	KINGSTON WAY
4	6	312	KINGSTON WAY
5	6	316	KINGSTON WAY
6	6	320	KINGSTON WAY
7	6	324	KINGSTON WAY
8	6	328	KINGSTON WAY
9	6	332	KINGSTON WAY
10	6	336	KINGSTON WAY
11	6	340	KINGSTON WAY
12	6	344	KINGSTON WAY
13	6	348	KINGSTON WAY
14	6	352	KINGSTON WAY
15	6	356	KINGSTON WAY
16	6	360	KINGSTON WAY
17	6	364	KINGSTON WAY
18	6	372	TEJAS TRAIL
19	6	376	TEJAS TRAIL
20	6	380	TEJAS TRAIL
21	6	384	TEJAS TRAIL
22	6	388	TEJAS TRAIL
23	6	392	TEJAS TRAIL
24	6	396	TEJAS TRAIL
25	6	400	TEJAS TRAIL
26	6	404	TEJAS TRAIL
27	6	408	TEJAS TRAIL
28	6	412	TEJAS TRAIL
29	6	416	TEJAS TRAIL
30	6	420	TEJAS TRAIL
31	6	424	TEJAS TRAIL
32	6	428	TEJAS TRAIL
33	6	432	TEJAS TRAIL
34	6	304	GRAYSON BAW LANE
35	6	308	GRAYSON BAW LANE
36	6	312	GRAYSON BAW LANE
37	6	316	GRAYSON BAW LANE
38	6	320	GRAYSON BAW LANE
39	6	324	GRAYSON BAW LANE

ADDRESS TABLE			
RES.	BLOCK	STREET No.	STREET NAME
B	4	320	FASTBOY LANE
C	4	304	SAIGON STREET
E	4	308	SAIGON STREET
G	6	312	FASTBOY LANE

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.21	9,084	LANDSCAPE/ OPEN SPACE
B	0.78	33,897	WATER PLANT
C	6.38	277,880	DETENTION
D	9.03	393,317	DRAINAGE
E	1.84	80,277	WASTE WATER TREATMENT PLANT
F	0.22	9,553	LANDSCAPE/ OPEN SPACE
G	0.15	6,615	LANDSCAPE/ OPEN SPACE
H	1.79	78,027	LANDSCAPE/ OPEN SPACE

SHEET MATCHLINE DIAGRAM



COCHRAN ROAD
(80' PUBLIC R.O.W.)

X:3670624.14
Y:9983585.32

A

SAIC

251.91'

15' U.E.

25' B.L.

N 87°08'55" E 277.02'

N 00°01'24" W 407.66'

RESTRICTED RESERVE "E"
WASTE WATER TREATMENT
1.84 ACRES

MATCHLINE - SEE PAGE 13

This 0.1195 acres / 5,206.16 sq.ft. is hereby
dedicated to the public for right-of-way purposes.

25' B.L.
15' U.E.

345.88'

ULTIMATE WIDTH
(100' R.O.W.)

202.06
SITE TBM BRASS DISC

9983069.504
3670626.470
29°58'45.97" NORTH
95°59'33.68" WEST
29.979437 NORTH
95.992689 WEST

P.O.B.
X:3670631.65
Y:9983064.82

NORTH



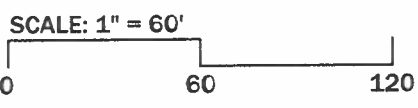
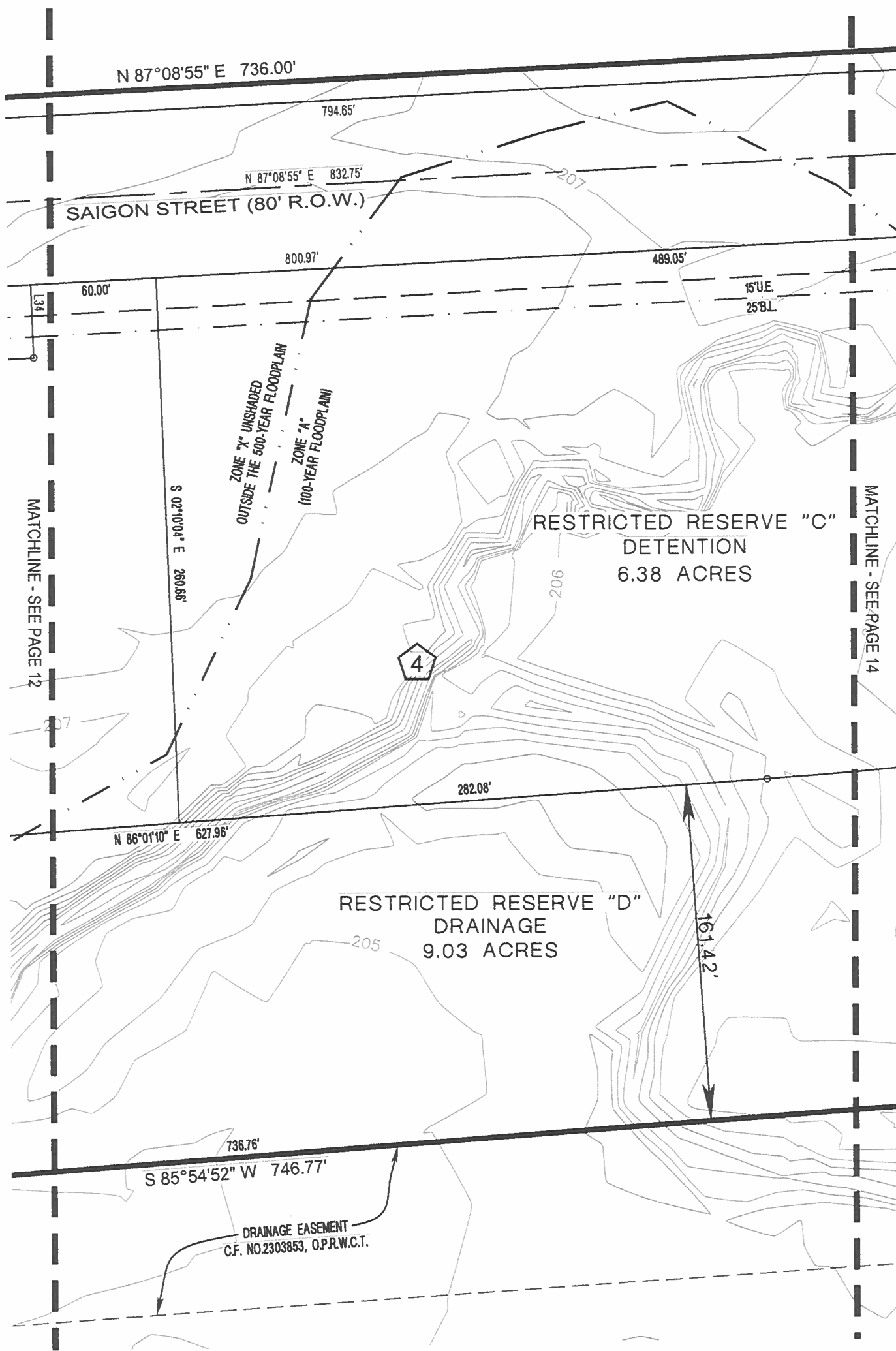
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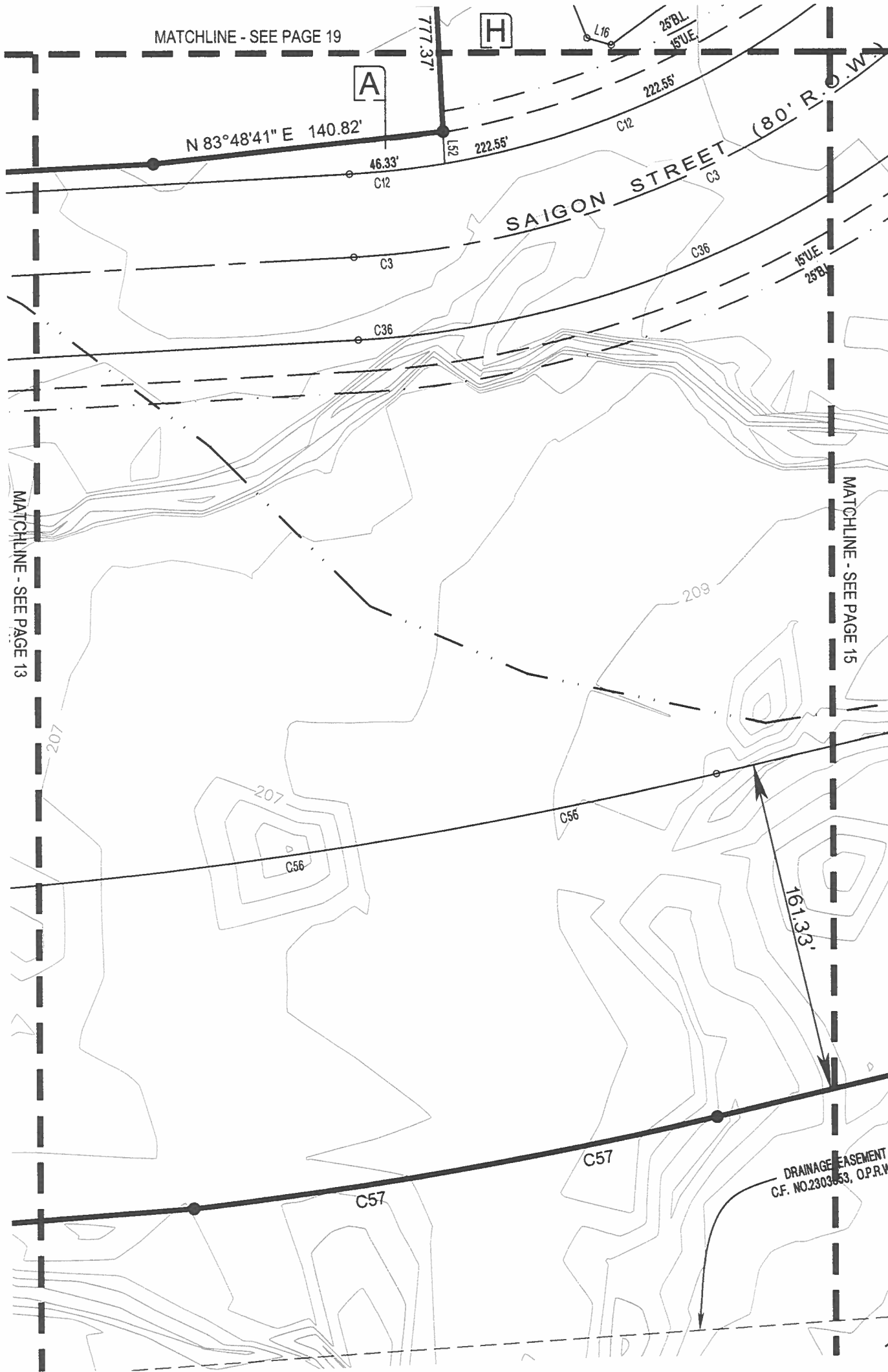
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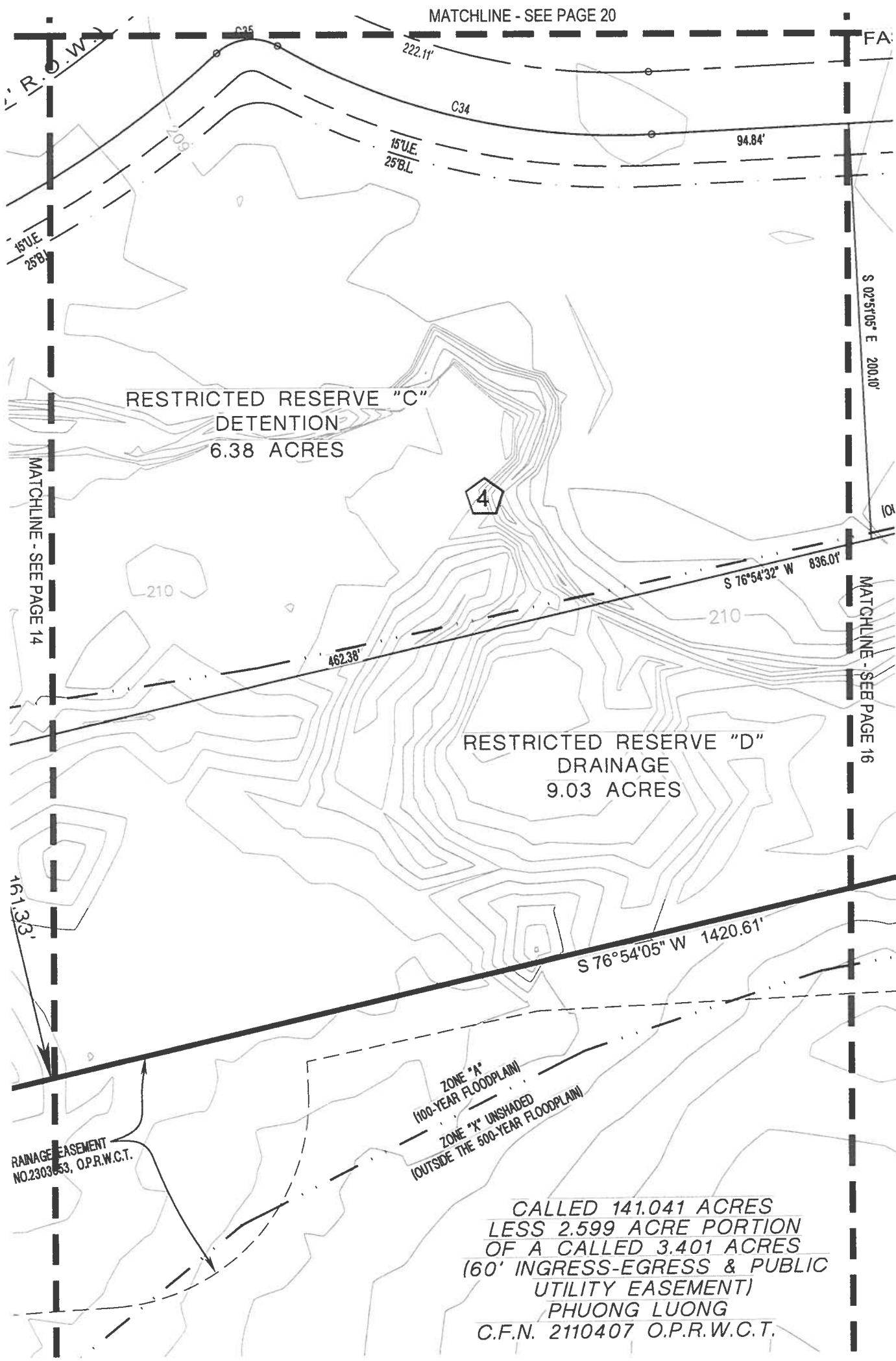
- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.

- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.



- LEGEND:
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| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. | |

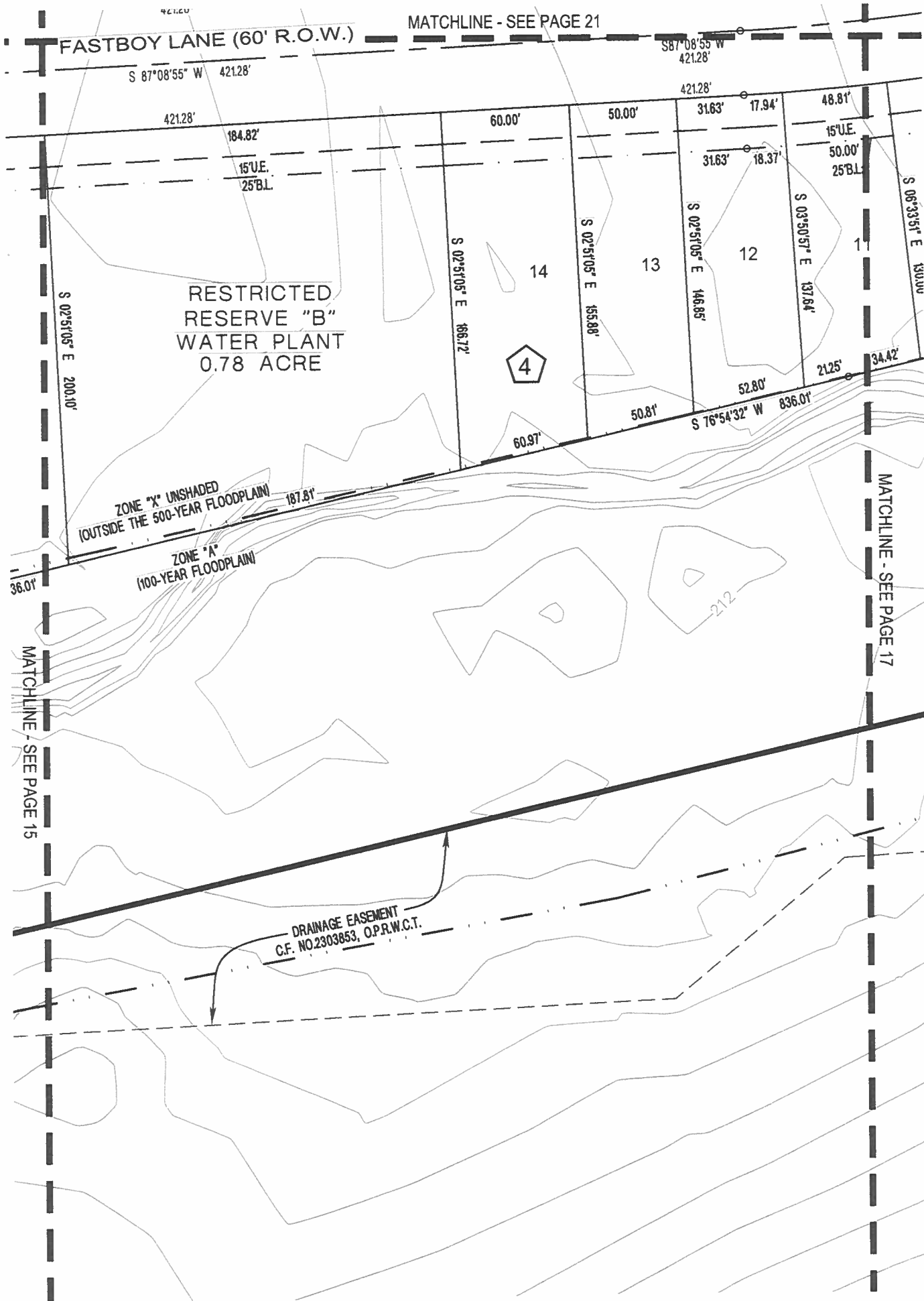




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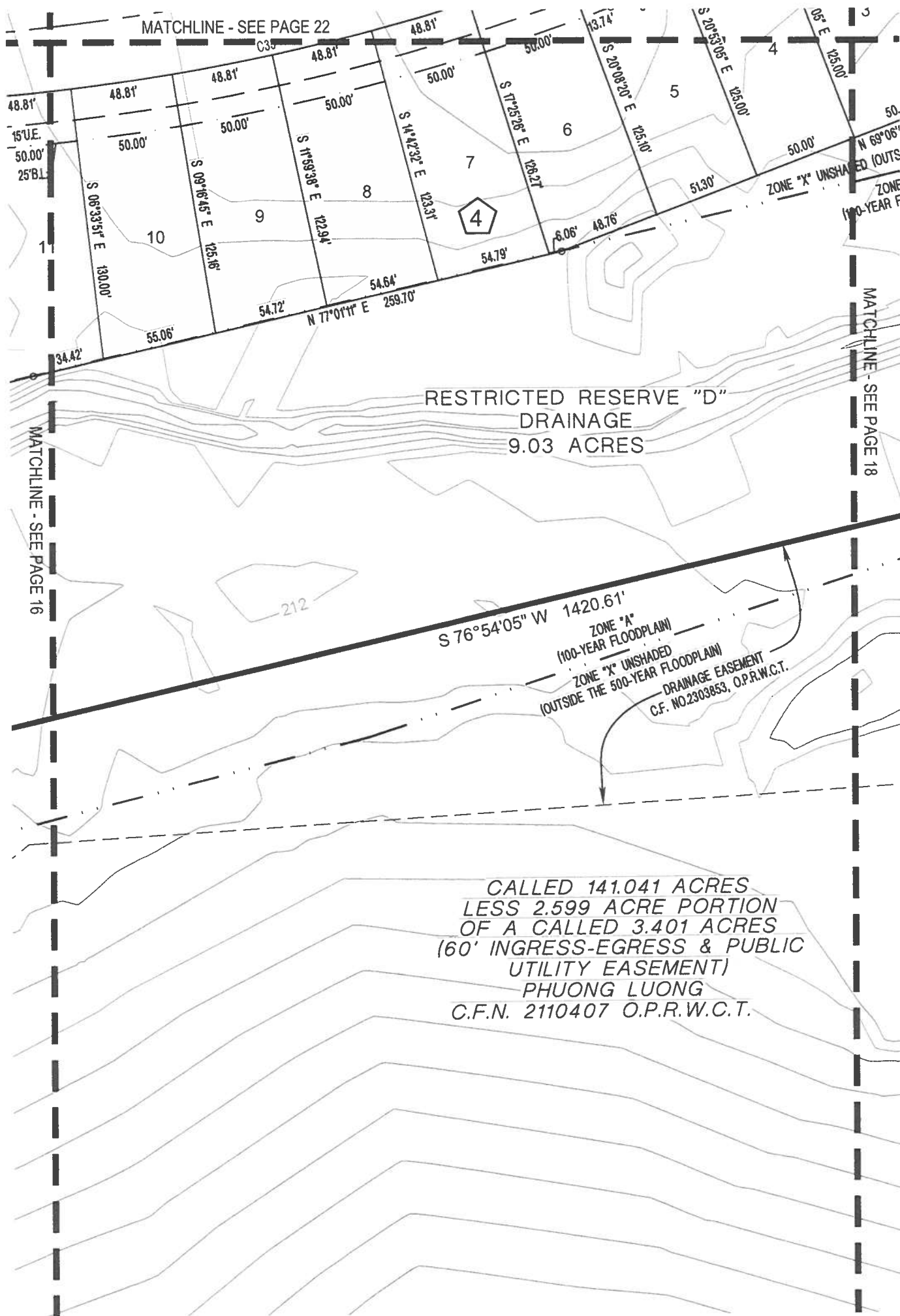


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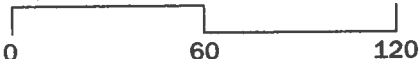
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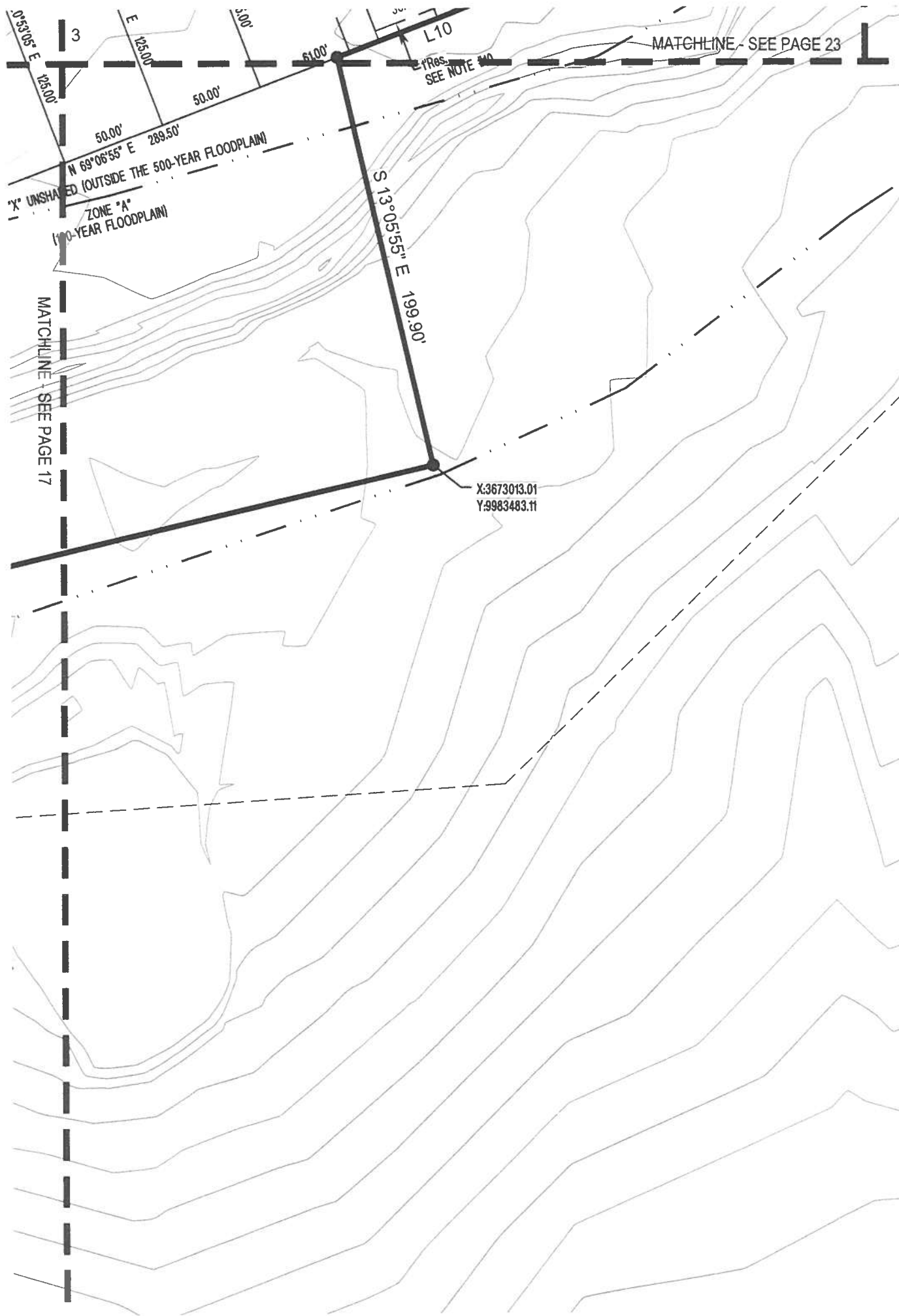
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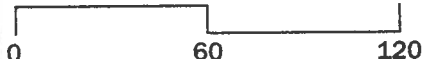
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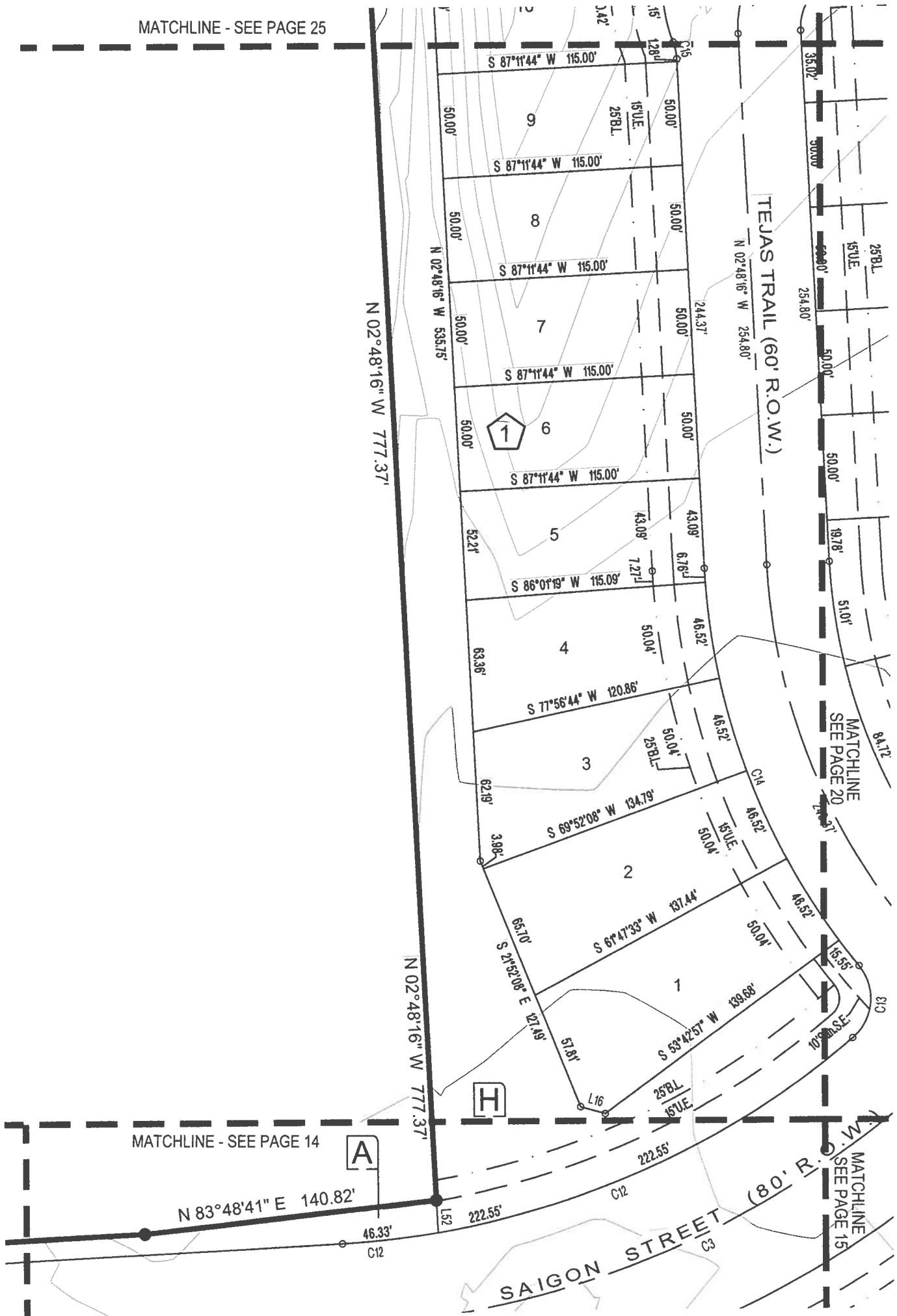
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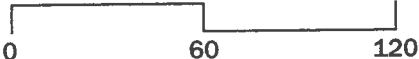
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- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
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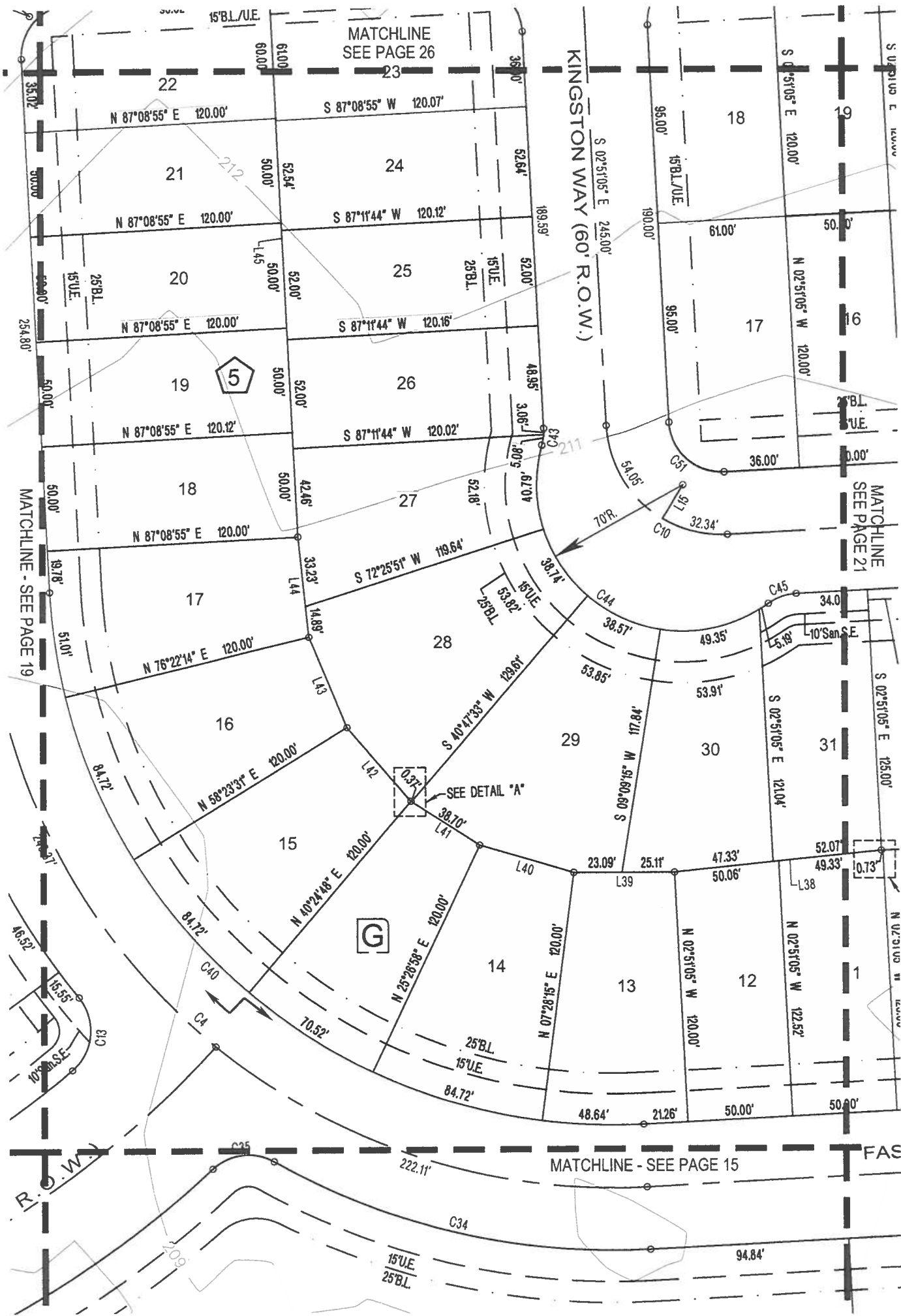
MATCHLINE - SEE PAGE 25



SCALE: 1" = 60'



- LEGEND:
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|--|--|
| 1.) "B.L." INDICATES BUILDING LINE. | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT. |
| 2.) "U.E." INDICATES UTILITY EASEMENT. | 14.) "D.E." INDICATES DRAINAGE EASEMENT. |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY. | 15.) "ESMT." INDICATES EASEMENT. |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING. | 16.) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER. |
| 5.) "FND" INDICATES FOUND. | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT. |
| 6.) "IP" INDICATES IRON PIPE. | 18.) "R." INDICATES RADIUS. |
| 7.) "IR" INDICATES IRON ROD. | 19.) "NO." INDICATES NUMBER. |
| 8.) "VOL." INDICATES VOLUME. | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE. | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS. |
| 10.) "SQ. FT." INDICATES SQUARE FEET. | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER. |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT. | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS. |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. | |

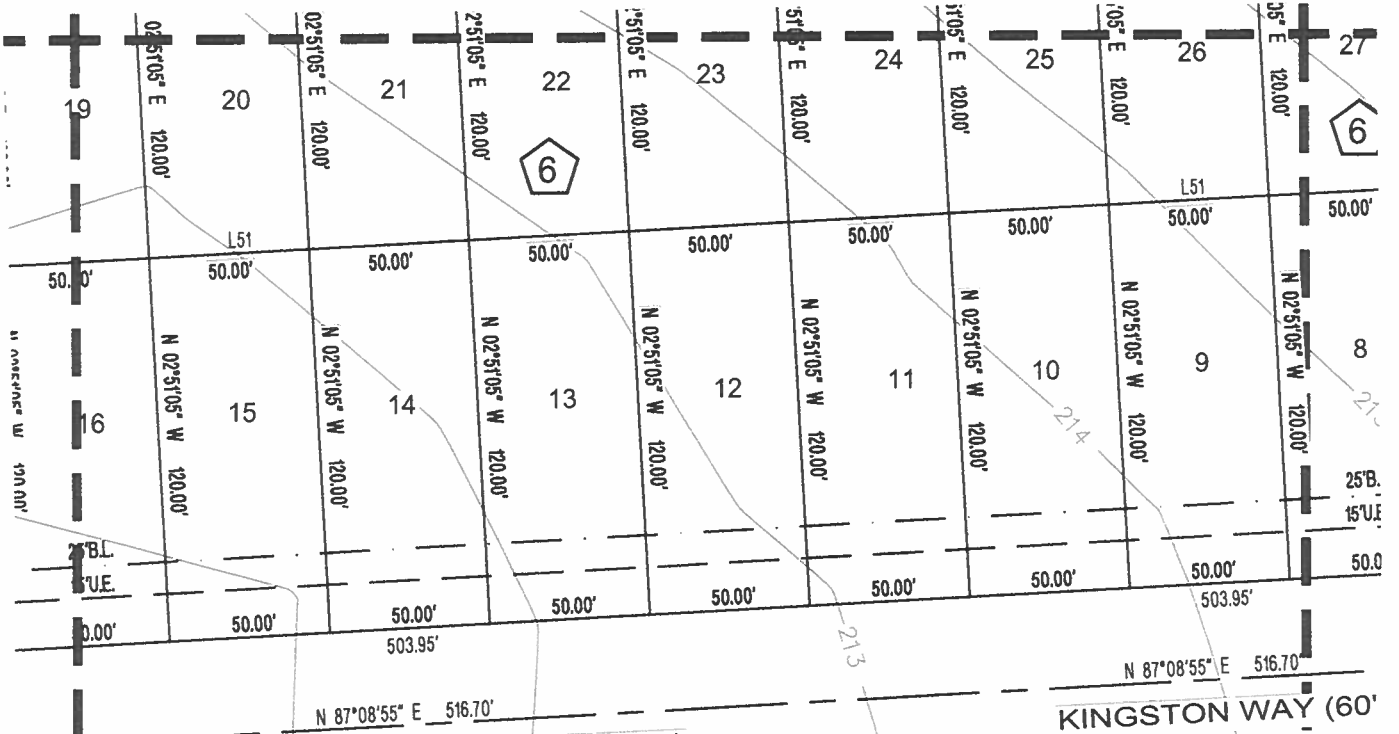


SCALE: 1" = 60'

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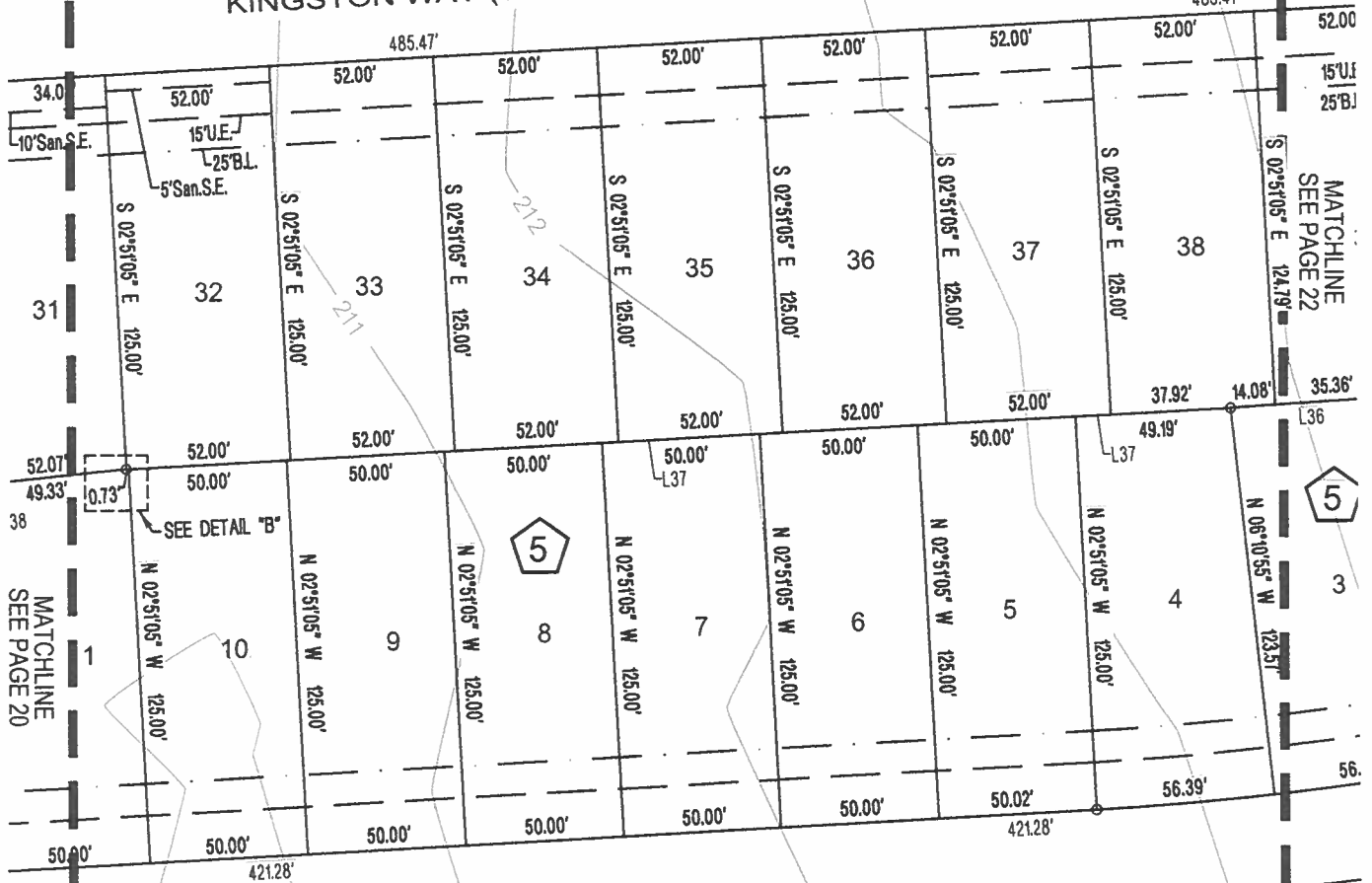
- LEGEND:
- | | |
|--|--|
| 1.) "BL." INDICATES BUILDING LINE. | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT. |
| 2.) "U.E." INDICATES UTILITY EASEMENT. | 14.) "D.E." INDICATES DRAINAGE EASEMENT. |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY. | 15.) "ESMT." INDICATES EASEMENT. |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING. | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER. |
| 5.) "FND" INDICATES FOUND. | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT. |
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| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. | |

MATCHLINE - SEE PAGE 27



KINGSTON WAY (60' R.O.W.)

KINGSTON WAY (60' R.O.W.)



FASTBOY LANE (60' R.O.W.)

MATCHLINE - SEE PAGE 16



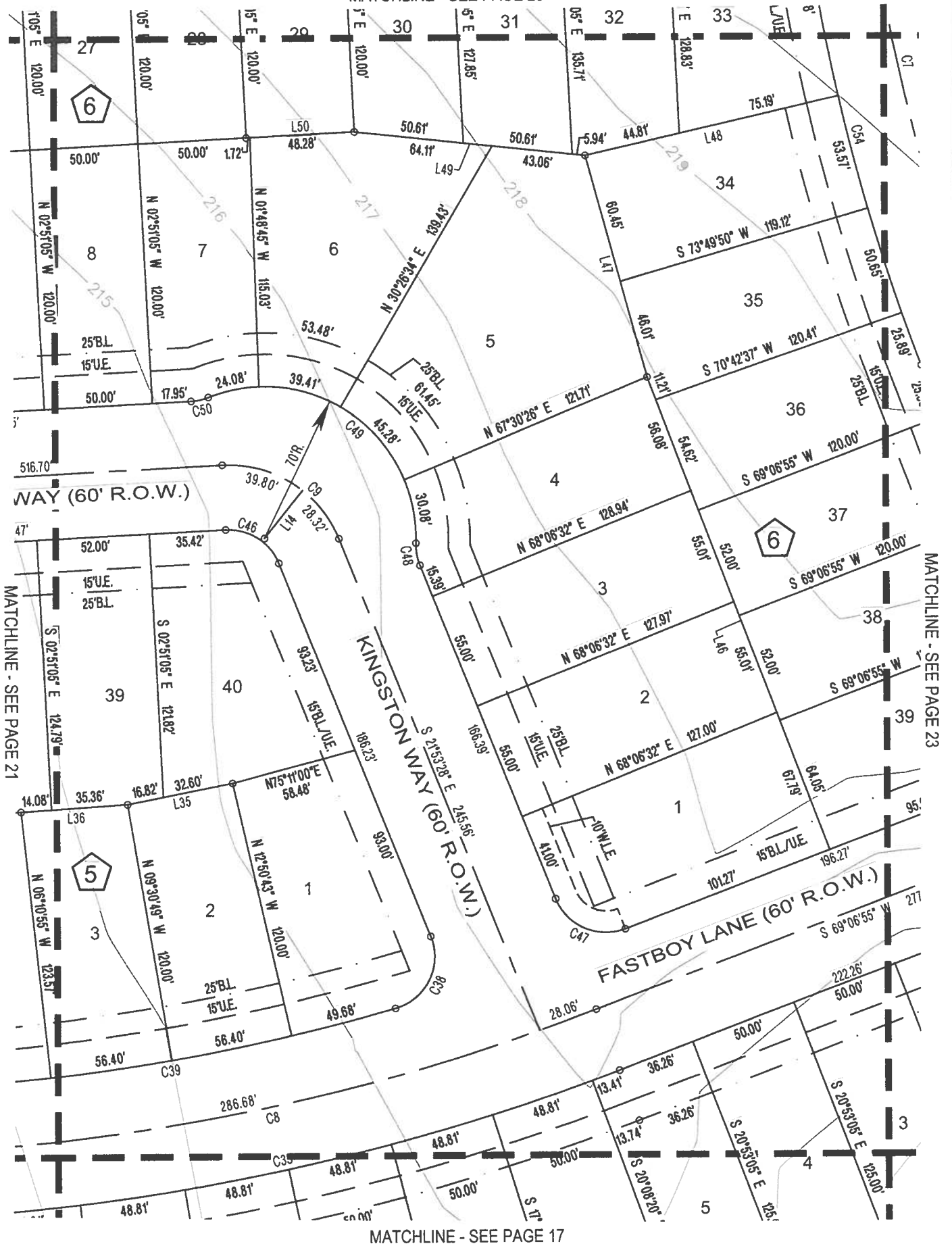
SCALE: 1" = 60'

0 60 120

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND." INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.
- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

MATCHLINE - SEE PAGE 28

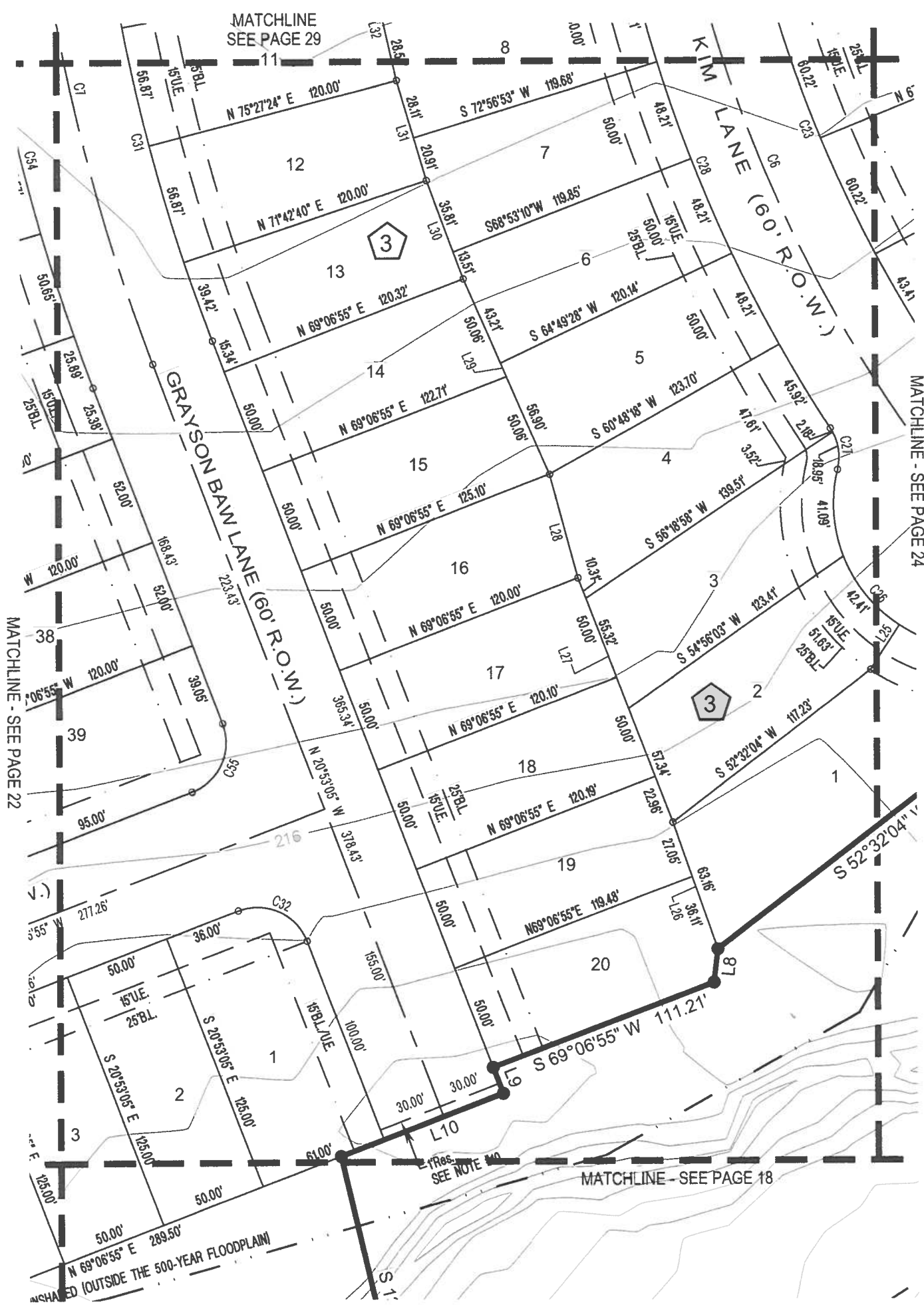


SCALE: 1" = 60'

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LEGEND:

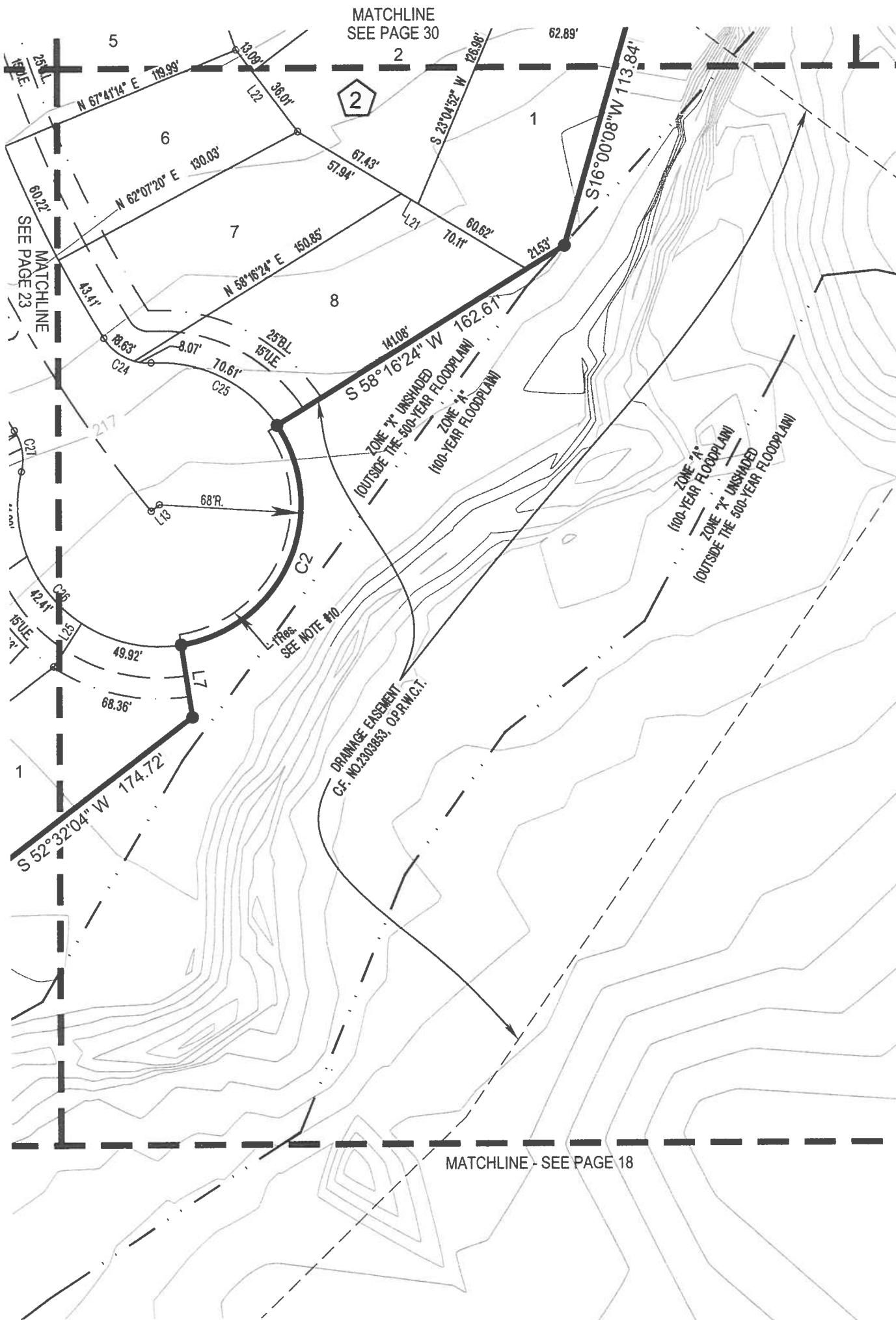
- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SANSE." INDICATES SANITARY SEWER EASEMENT.
- 13.) "STMSE." INDICATES STORM SEWER EASEMENT.
- 14.) "DE." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "HL&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.



SCALE: 1" = 60'

0 60 120

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
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 - 8.) "VOL." INDICATES VOLUME.
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 - 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
 - 14.) "D.E." INDICATES DRAINAGE EASEMENT.
 - 15.) "ESMT." INDICATES EASEMENT.
 - 16.) "H.L.A.P." INDICATES HOUSTON LIGHTING AND POWER.
 - 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
 - 18.) "R." INDICATES RADIUS.
 - 19.) "NO." INDICATES NUMBER.
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 - 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
 - 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

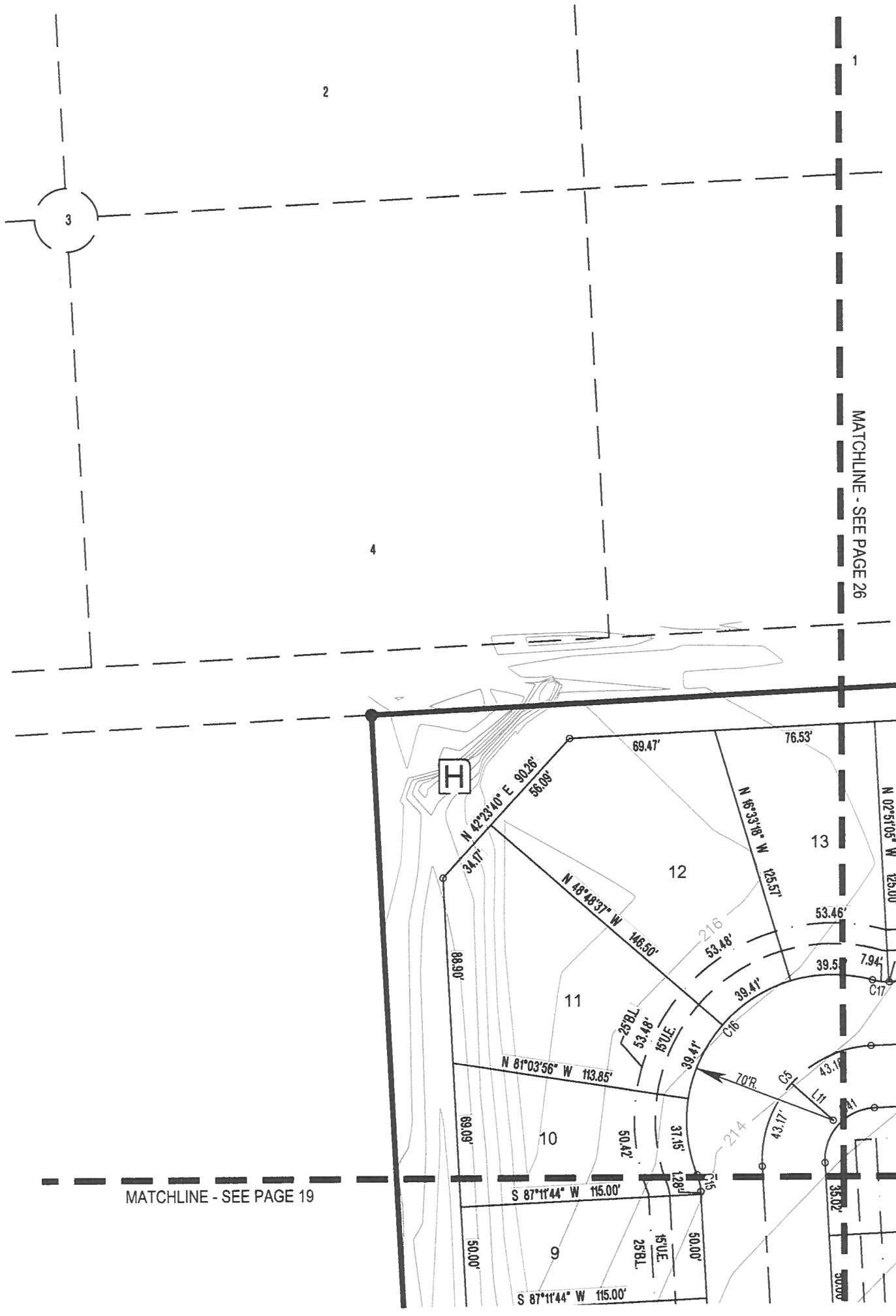


SCALE: 1" = 60'

0 60 120

DECEMBER 2023

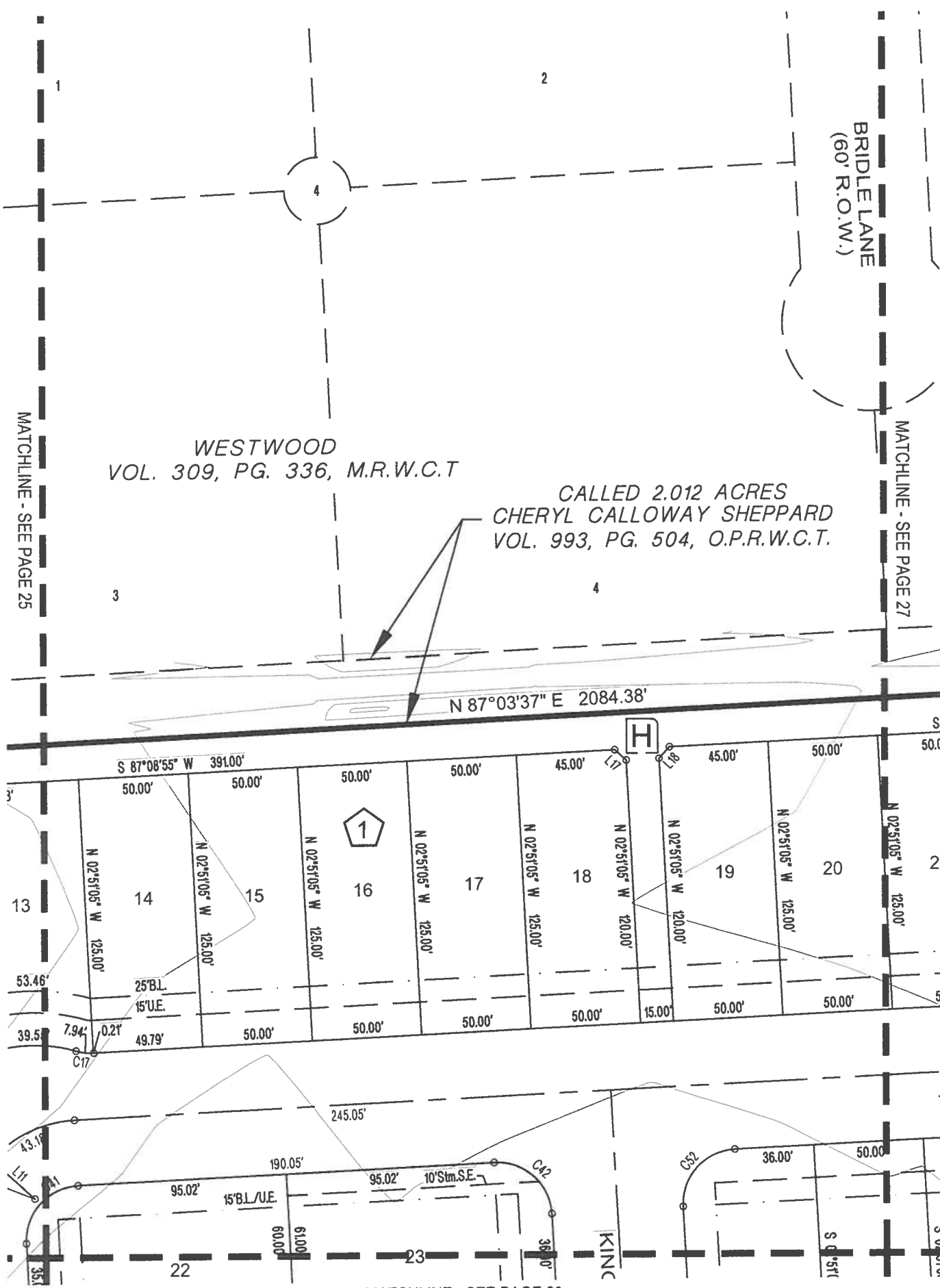
- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
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 - 14.) "D.E." INDICATES DRAINAGE EASEMENT.
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 - 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
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 - 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.



SCALE: 1" = 60'

0 60 120

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
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 - 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
 - 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
 - 18.) "R." INDICATES RADIUS.
 - 19.) "NO." INDICATES NUMBER.
 - 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
 - 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
 - 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
 - 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.



SCALE: 1" = 60'

0 60 120

LEGEND:

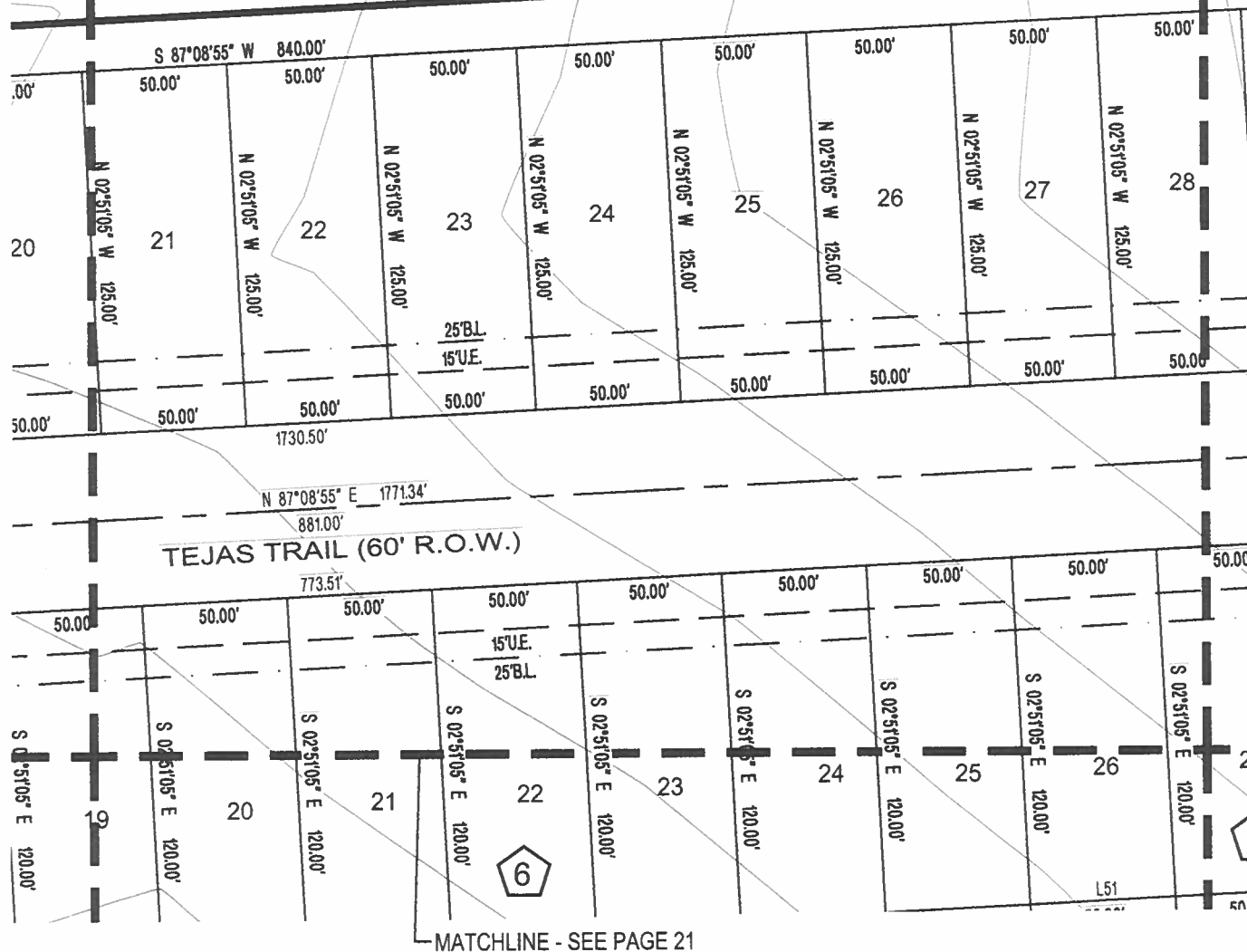
- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
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- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

2

BRIDLE LANE
(60' R.O.W.)

MATCHLINE - SEE PAGE 26

1



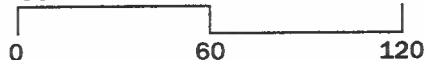
LEGEND:

- LEGEND:
- 1) "B.L." INDICATES BUILDING LINE.
 - 2) "U.E." INDICATES UTILITY EASEMENT.
 - 3) "R.O.W." INDICATES RIGHT-OF-WAY.
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 - 6) "IP" INDICATES IRON PIPE.
 - 7) "IR" INDICATES IRON ROD.
 - 8) "VOL." INDICATES VOLUME.
 - 9) "PG." INDICATES PAGE.
 - 10) "SQ. FT." INDICATES SQUARE FEET.
 - 11) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 12) "S.N.S.E." INDICATES SANITARY SEWER EASEMENT.

- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
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- 19.) "NO." INDICATES NUMBER.
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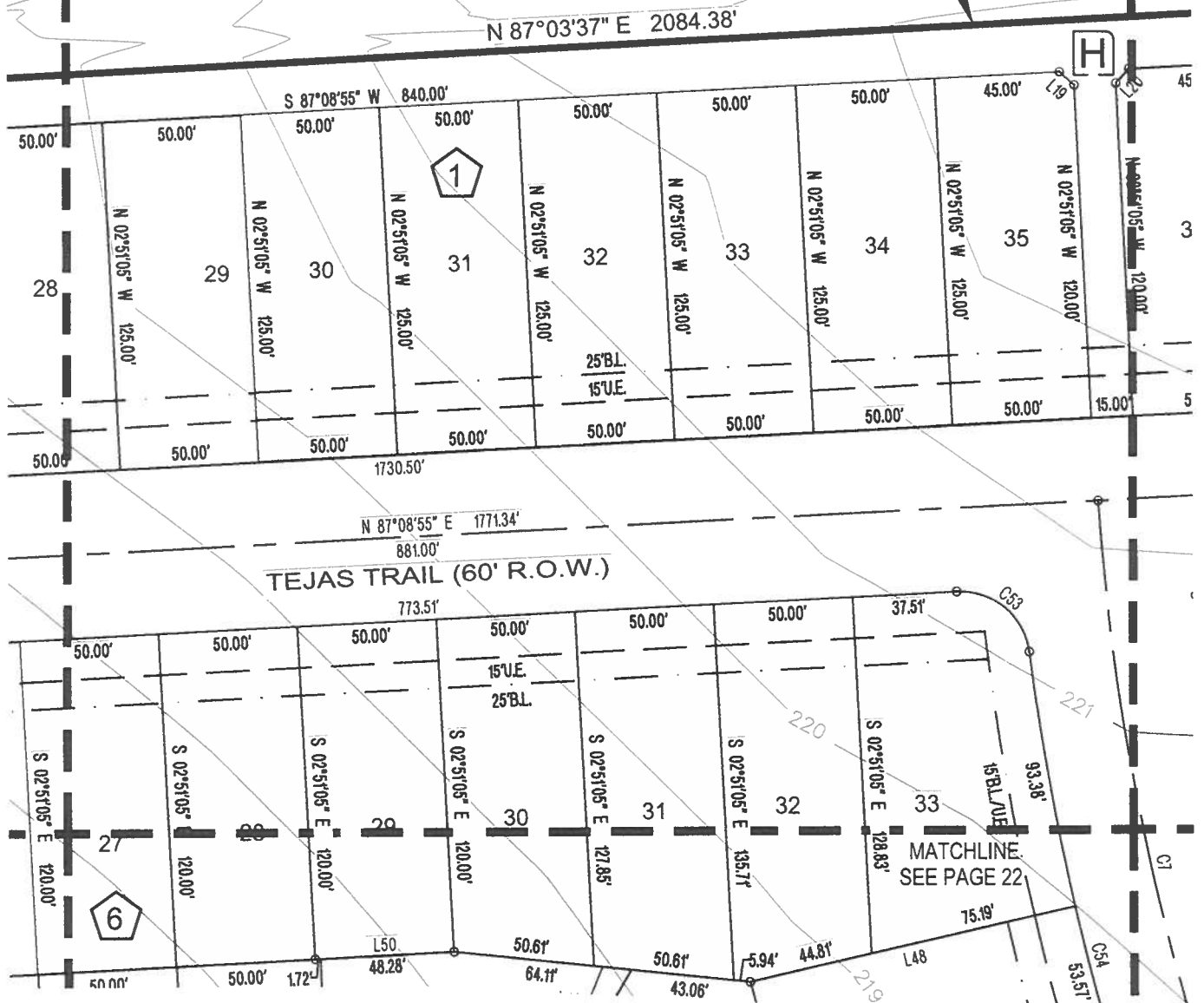
SCALE: 1" = 60'



MATCHLINE - SEE PAGE 27

MATCHLINE - SEE PAGE 29

CALLLED 2.012 ACRES
CHERYL CALLOWAY SHEPPARD
VOL. 993, PG. 504, O.P.R.W.C.T.



SCALE: 1" = 60'

0 60 120

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
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- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.
- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

MATCHLINE - SEE PAGE 28

MATCHLINE - SEE PAGE 30



SCALE: 1" = 60'

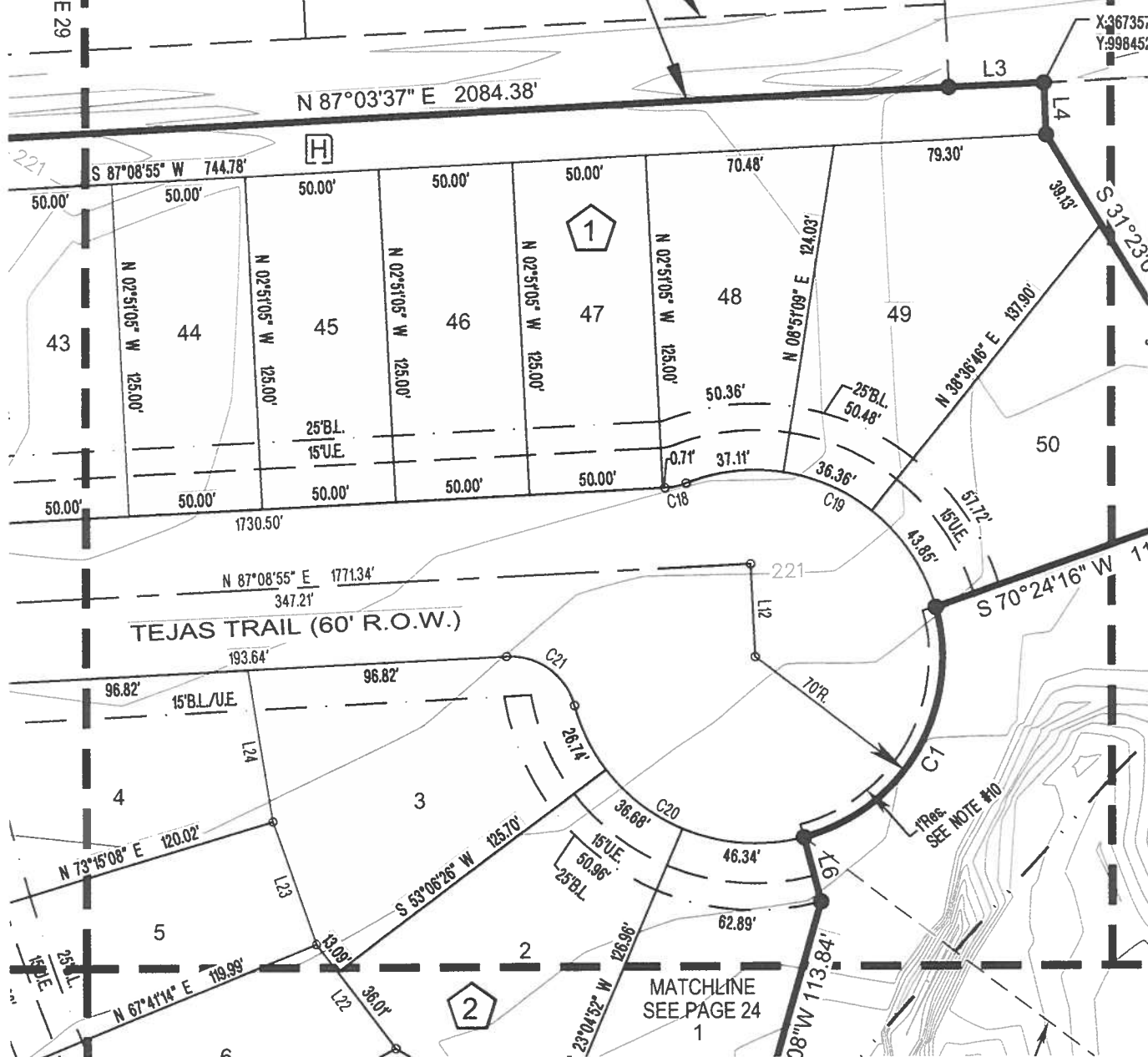
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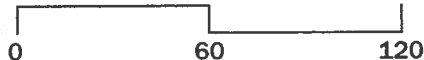
- 1.) "BL." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
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- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SANSE." INDICATES SANITARY SEWER EASEMENT.
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- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
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- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

CALLED 2.012 ACRES
 CHERYL CALLOWAY SHEPPARD
 VOL. 993, PG. 504, O.P.R.W.C.T.

MATCHLINE - SEE PAGE 31



SCALE: 1" = 60'



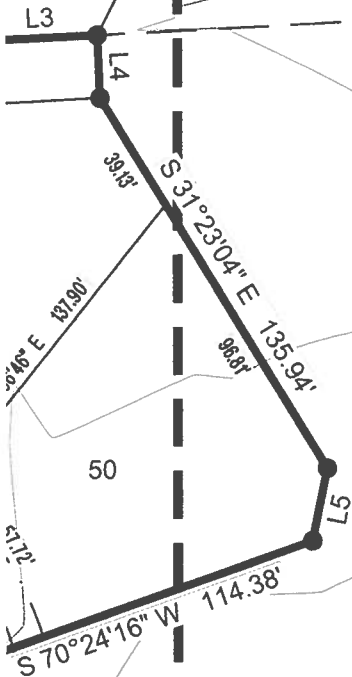
LEGEND:

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|--|---|
| 1.) "B.I." INDICATES BUILDING LINE. | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT. |
| 2.) "U.E." INDICATES UTILITY EASEMENT. | 14.) "D.E." INDICATES DRAINAGE EASEMENT. |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY. | 15.) "ESMT." INDICATES EASEMENT. |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING. | 16.) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER. |
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| 8.) "VOL." INDICATES VOLUME. | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF
WALLER COUNTY, TEXAS. |
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| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. | |

REMAINDER OF A
CALLED 20.00 ACRES
CHERYL CALLOWAY SHEPPARD
VOL. 993, PG. 504, O.P.R.W.C.T

MATCHLINE - SEE PAGE 230

X:3673578.35
Y:9984522.04



CALLED 141.041 ACRES
LESS 2.599 ACRE PORTION
OF A CALLED 3.401 ACRES
(60' INGRESS-EGRESS & PUBLIC
UTILITY EASEMENT)
PHUONG LUONG
C.F.N. 2110407 O.P.R.W.C.T.

MATCHLINE - SEE PAGE 24



SCALE: 1" = 60'

0 60 120

- LEGEND:
- | | |
|--|--|
| 1.) "B.L." INDICATES BUILDING LINE. | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT. |
| 2.) "U.E." INDICATES UTILITY EASEMENT. | 14.) "D.E." INDICATES DRAINAGE EASEMENT. |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY. | 15.) "ESMT." INDICATES EASEMENT. |
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| 5.) "FND" INDICATES FOUND. | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT. |
| 6.) "IP" INDICATES IRON PIPE | 18.) "R." INDICATES RADIUS. |
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| 8.) "VOL." INDICATES VOLUME. | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE. | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS. |
| 10.) "SQ. FT." INDICATES SQUARE FEET. | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER. |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT. | 23.) "MR.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS. |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. | |