

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Kingsland Boulevard West Street Dedication

Date: July 10, 2024

Background

Final Plat of Kingsland Boulevard West Street Dedication which consists of 15.6933 acres will include 1 Block in Precinct 4.

Staff Recommendation

Approve Plat

STATE OF TEXAS
COUNTY OF WALLER

We, Waller County Road Improvement District No. 1, acting by and through Kevin Staloch, its Board President, and pursuant to Order Granting Writ of Possession recorded in the Official Public Records of Waller County, Texas, Document No. 2103350, which the Waller County Court at Law awarded Waller County Road Improvement District No. 1 certain property interests to and immediate possession of 15.6933 acres of land described above and in the foregoing map of KB105 Ded. Plat., for purposes of acquisition, establishment, development, and construction of Kingsland Boulevard West and related infrastructure projects, 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.

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 easement and streets shown thereon.

IN TESTIMONY WHEREOF, Waller County Road Improvement District No. 1, has caused these presents to be signed by Kevin Staloch, Vice President, this

the 31st day of January, 2024.

Waller County Improvement District No. 1

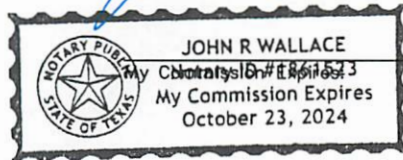
By: Kevin E Staloch
Kevin Staloch
Board President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of January, 2024.

John R Wallace
Notary Public in and for the
State of Texas



STATE OF TEXAS
COUNTY OF WALLER

I, Matthew Carpenter, Registered Professional Land Surveyor No. 6942 of the State of Texas, do hereby certify that this map showing a survey of 15.6399 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

DATED THIS THE _____ day of _____, 20____, A.D.



Matthew Carpenter
Matthew Carpenter
Registered Professional Land Surveyor
Texas Registration No. 6942

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.

6-21-24
Date

J. Ross McCall
J. Ross McCall, P.E., County Engineer

Brookshire-Katy Drainage District
Approved by the Board of Supervisor on

9-14-21
Date

Arnold England
Arnold England, President

David Welch
David Welch, Secretary

Rod Pinheiro
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.

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, R.P.L.S.
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 Regulations, in this regard.

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 at Page _____, Vol. _____ 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

FINAL PLAT OF
KINGSLAND BOULEVARD WEST
STREET DEDICATION PLAT

BEING 15.6933 AC. / 683,600 SQ. FT.
SITUATED IN THE H. & T.C. RR. CO. SURVEY, A-168,
AND THE H. H. PENNINGTON SURVEY, A-322,
WALLER COUNTY, TEXAS

I BLOCK 0 RESERVES

JANUARY 2024

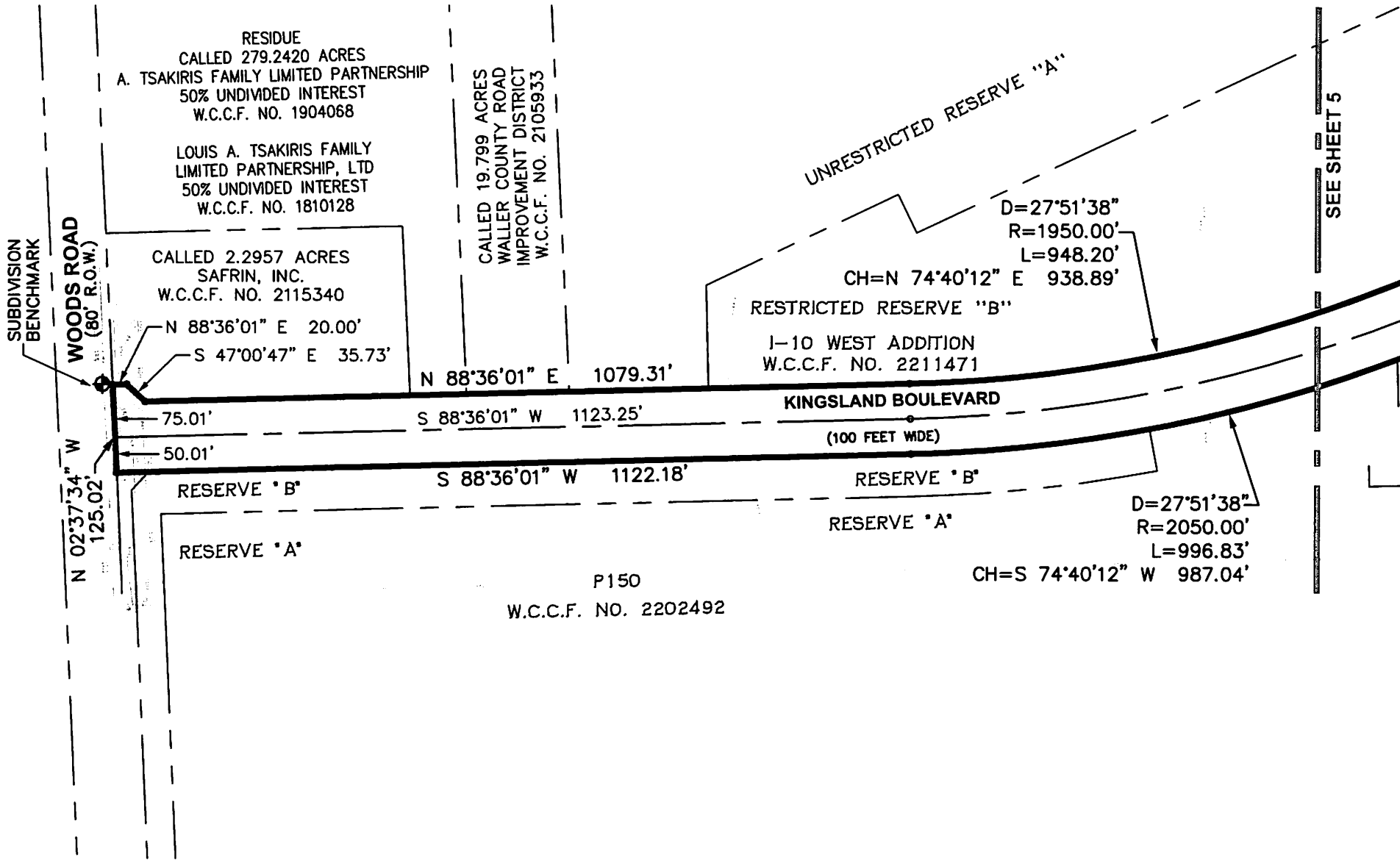
SHEET 3 OF 7

I, Maria George, a Registered Professional Engineer, hereby certify that all engineering, for streets and drainage, within the subdivision is in compliance with the Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.



Maria George
Maria George
Texas Registration No. 129054
Ward Getz & Associates, LLP
2500 Tanglewilde, Suite 120
Houston, TX 77063
TX Firm Registration No. 9756

FILE INFO: Z:\54705-Woods Road\PLAT\107395-KINGSLAND-FINAL-24x36-KINGSLAND-54705-107395.dwg shenderson Feb 09, 2024 11:58am



ABBREVIATIONS

- FND - FOUND
- VOL - VOLUME
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- AC. - ACRES
- U.E. - UTILITY EASEMENT
- S.E. - AERIAL EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.B.M. - TEMPORARY BENCH MARK
- B.L. - BUILDING LINE
- W.M.E. - WATER METER EASEMENT
- D.M.E. - DETENTION MAINTENANCE EASEMENT
- W.C.C.F. - WALLER COUNTY CLERK FILE
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WALLER COUNTY

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1 BLOCK 0 RESERVES

JANUARY 2024



SCALE: 1"= 200'

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

UNRESTRICTED
RESERVE "A"

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SHEET 5 OF 7

SEE SHEET 6

I-10 WEST ADDITION
W.C.C.F. NO. 2211471

UNRESTRICTED RESERVE "A"

RESTRICTED
RESERVE "B"

BLOCK 1
UNRESTRICTED RESERVE "A"

KINGSLANDING BUSINESS PARK TWO
W.C.C.F. NO. 2209356

WALLER COUNTY ROAD IMPROVEMENT DISTRICT
CALLED 3.602 ACRES
W.C.C.F. NO. 2105932

D=15°57'21"
R=2209.57'
L=615.32'
CH=N 52°45'42" E 613.34'

D=15°57'21"
R=2259.57'
L=629.25'
CH=N 52°45'42" E 627.21'

D=15°57'21"
R=2309.57'
L=643.17'
CH=S 52°45'42" W 641.09'

D=15°57'21"
R=2309.57'
L=643.17'
CH=S 52°45'42" W 641.09'

SEE SHEET 4



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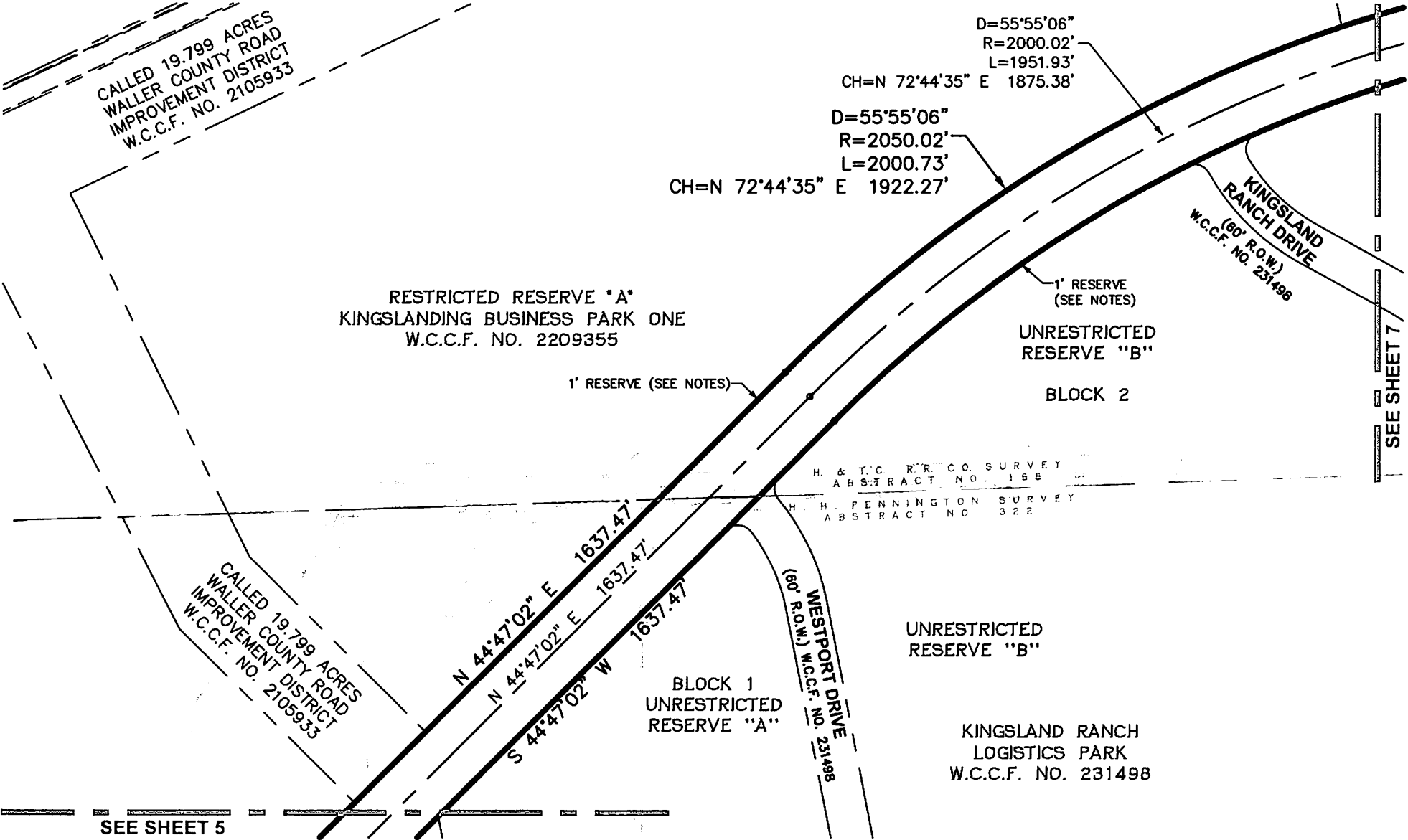
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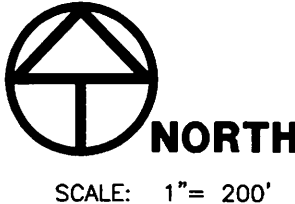
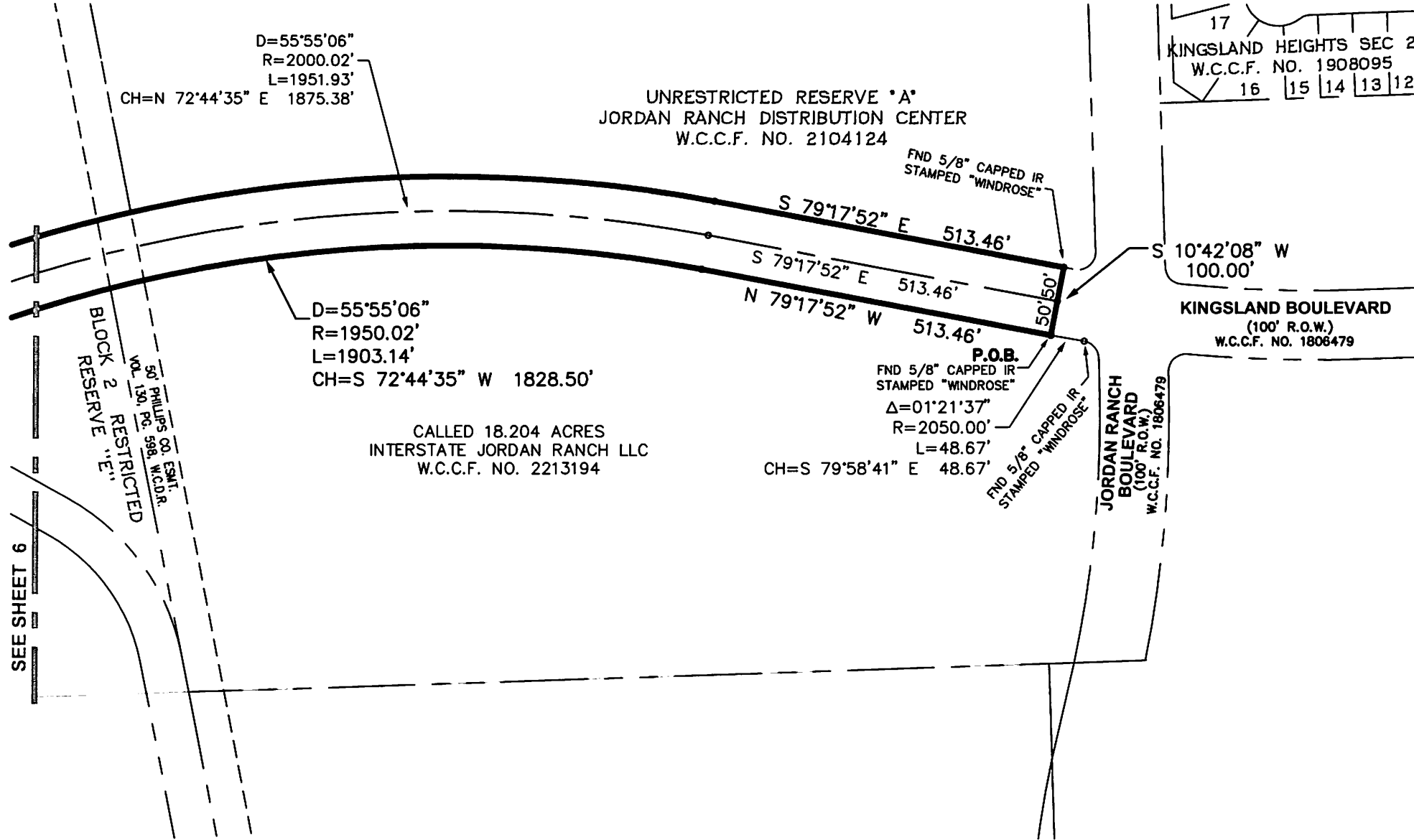
JANUARY 2024

SHEET 6 OF 7



FILE INFO: Z:\54705-Woods Road\PLAT\107395-KINGSLAND-20240103-LEGAL-FINAL-24x36-KINGSLAND-107395.dwg atterderson Jan 05, 2024 12:48pm

SEE SHEET 6



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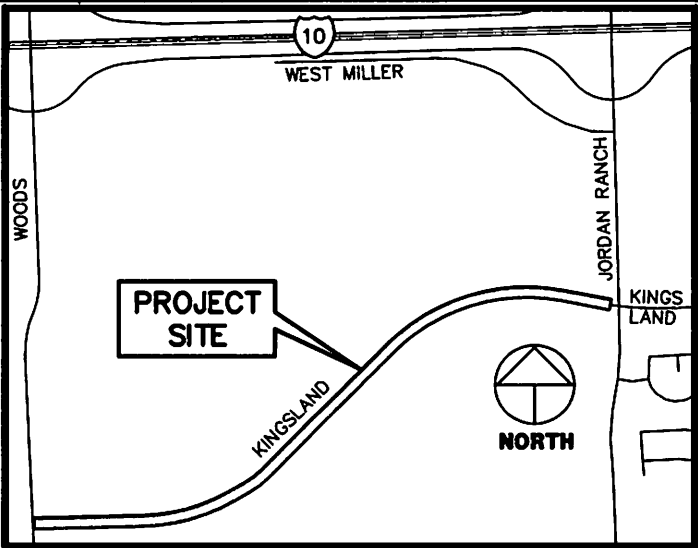
JANUARY 2024

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)

SUBDIVISION BENCHMARK ELEVATION – 159.37'

DISK SET ALONG THE EAST SIDE OF WOODS ROAD, 75' NORTH OF THE CENTER OF KINGSLAND BOULEVARD. ELEVATION = 159.37'



WALLER COUNTY, TEXAS
VICINITY MAP

SCALE: 1"=2000'

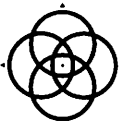
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 7910-19-2789 OF CHARTER TITLE COMPANY, DATED AUGUST 16, 2019 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 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870017.
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 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 WINDROSE LAND SERVICES INC.
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 PLAT IS LOCATED WITHIN THE CITY OF FULSHEAR EXTRATERRITORIAL JURISDICTION.
7. BKDD PERMIT NO. 2021-69.
8. TEMPORARY ACCESS EASEMENT BETWEEN MV DEV LP, A TEXAS LIMITED PARTNERSHIP AND P150, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SET FORTH UNDER COUNTY CLERK'S FILE NO. 1904072. (BLANKET, NOT PLOTTABLE)
9. EASEMENT GRANTED TO SHELL PIPE LINE CORP. AS RECORDED UNDER VOLUME 106, PAGE 190 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SUBJECT TO ACT OF AMENDMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 039040. (VOL. 811, PG. 810)(BLANKET, NOT PLOTTABLE)
10. RIGHT OF WAY CONTRACT GRANTED TO PHILLIPS PETROLEUM COMPANY, AS SET FORTH UNDER VOLUME 130, PAGE 600 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
11. EASEMENT GRANTED TO SHELL PIPE LINE CORP. AS RECORDED UNDER VOLUME 105, PAGE 469 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SUBJECT TO ACT OF AMENDMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 039040. (VOL. 811, PG. 810) (BLANKET, NOT PLOTTABLE)
12. EASEMENTS GRANTED TO SHELL PIPE LINE CORPORATION AS RECORDED UNDER VOLUME 136, PAGE 349, VOLUME 54, PAGE 215 AND VOLUME 52, PAGE 243 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
13. RIGHT OF WAY CONTRACT GRANTED TO PHILLIPS PETROLEUM COMPANY, AS SET FORTH UNDER VOLUME 130, PAGE 598 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SUBJECT TO AMENDMENT OF RIGHT OF WAY CONTRACT AS SET FORTH UNDER VOLUME 137, PAGE 55 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
14. EASEMENT GRANTED TO CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AS SET FORTH UNDER COUNTY CLERK'S FILE NO. 1404717. (VOL. 1426, PG. 753) (DOES NOT LIE WITHIN SUBJECT TRACT)
15. ROAD GRANT BETWEEN RICHARD WOODS ET AL TO TENNESSEE GAS TRANS. CO., AS SET FORTH UNDER VOLUME 126, PAGE 198 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (DOES NOT LIE WITHIN THE SUBJECT TRACT)
16. SIGN, ROAD AND VISIBILITY EASEMENT AGREEMENT BETWEEN ML DEVL LP, A TEXAS LIMITED PARTNERSHIP AND LOIS HOUSTON ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH UNDER COUNTY CLERK'S FILE NO. 710019 (VOL. 1079, PG. 531) (EASEMENT LOCATIONS NOT DEFINED, NOT PLOTTABLE)
17. CONTOURS SHOWN HEREON WERE DERIVED FROM AN ON THE GROUND SURVEY PERFORMED OCTOBER, 2018 BY WINDROSE LAND SERVICES.

Owner

Waller County Road
Improvement District No. 1
6363 Woodway Drive, Suite 800
HOUSTON TX 77057
(713) 739-1900

Surveyor



WINDROSE
LAND SURVEYING I PLATTING

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

FINAL PLAT OF
KINGSLAND BOULEVARD WEST
STREET DEDICATION PLAT

BEING 15.6933 AC. / 683,600 SQ. FT.
SITUATED IN THE H. & T.C. RR. CO. SURVEY, A-168,
AND THE H. H. PENNINGTON SURVEY, A-322,
WALLER COUNTY, TEXAS

1 BLOCK 0 RESERVES

JANUARY 2024

FILE INFO: Z:\54705-Woods Road\PLAT\107395-KINGSLAND-24x36-FINAL-20240208-LEGAL-2024-11-27.dwg, 2024-11-27 11:57am

FILE INFO: Z:\54705-Woods Road\PLAT\107395-KINGS AND\20240103-LEGAL-FINAL-24x36-KINGS AND-54705-107395.dwg thunderson Jan 05, 2024 12:47pm

DESCRIPTION

A TRACT OR PARCEL CONTAINING 15.6933 ACRES OR 683,600 SQUARE FEET OF LAND BEING OUT OF THE RESIDUE OF A CALLED 279.2420 ACRE TRACT OF LAND CONVEYED TO WALLER XYZ LP, AS RECORDED IN VOL. 1079, PG. 510, OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) AND THE RESIDUE OF A CALLED 158.437 ACRE TRACT OF LAND CONVEYED TO IGLOO PARTNERS #11, LP, AS RECORDED IN VOL. 1183, PG. 462, W.C.D.R., SITUATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NO. 168, AND THE H. H. PENNINGTON SURVEY, ABSTRACT NO. 322, WALLER COUNTY, TEXAS, SAID 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 "WINDROSE" FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE, AND FOR THE SOUTHWEST CORNER OF KINGSLAND BOULEVARD (100 FEET WIDE) AS RECORDED UNDER FILE NO. 1806479, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY (O.P.R.W.C.), FROM WHICH A FOUND CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" MARKING THE NORTHWESTERLY END OF A CURVED CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KINGSLAND BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF JORDAN RANCH BOULEVARD (100 FEET WIDE) AS RECORDED UNDER FILE NO. 1806479, O.P.R.W.C., BEARS SOUTH 79 DEG. 58 MIN. 41 SEC. EAST, A DISTANCE OF 48.67 FEET;

THENCE, THROUGH AND ACROSS THE RESIDUE OF SAID CALLED 158.437 ACRE TRACT, AS FOLLOWS:

NORTH 79 DEG. 17 MIN. 52 SEC. WEST, A DISTANCE OF 513.46 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

SOUTHWESTERLY, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.02 FEET, A CENTRAL ANGLE OF 55 DEG. 55 MIN. 06 SEC., PASSING AT AN ARC LENGTH OF 861.55 FEET THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 138.87 ACRE TRACT OF LAND CONVEYED TO BGM LAND INVESTMENTS, AS RECORDED UNDER FILE NO. 1808620, O.P.R.W.C., AND CONTINUING ALONG THE NORTHERLY LINE OF SAID CALLED 138.87 ACRE TRACT FOR A TOTAL ARC LENGTH OF 1,903.14 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG. 44 MIN. 35 SEC. WEST- 1,828.50 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, SOUTH 44 DEG. 47 MIN. 02 SEC. WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID CALLED 138.87 ACRE TRACT, AT A DISTANCE OF 809.75 FEET PASSING THE NORTHWEST CORNER OF SAID CALLED 138.87 ACRE TRACT AND AN INTERIOR CORNER OF THE RESIDUE OF SAID CALLED 279.2420 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1,637.47 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, THROUGH AND ACROSS THE RESIDUE OF SAID CALLED 279.2420 ACRE TRACT, AS FOLLOWS:

SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,309.57 FEET, A CENTRAL ANGLE OF 15 DEG. 57 MIN. 21 SEC., AN ARC LENGTH OF 643.17 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEG. 45 MIN. 42 SEC. WEST- 641.09 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF COMPOUND CURVATURE OF A CURVED TO THE RIGHT;

SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 27 DEG. 51 MIN. 38 SEC., AN ARC LENGTH OF 996.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEG. 40 MIN. 12 SEC. WEST- 987.04 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

SOUTH 88 DEG. 36 MIN. 01 SEC. WEST, A DISTANCE OF 1,122.18 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST RIGHT-OF-WAY LINE OF WOODS ROAD (80 FEET WIDE) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 37 MIN. 34 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WOODS ROAD, A DISTANCE OF 150.02 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS THE RESIDUE OF SAID CALLED 279.2420 ACRE TRACT, AS FOLLOWS:

NORTH 88 DEG. 36 MIN. 01 SEC. EAST, A DISTANCE OF 20.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;

SOUTH 47 DEG. 00 MIN. 47 SEC. EAST, A DISTANCE OF 35.73 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;

NORTH 88 DEG. 36 MIN. 01 SEC. EAST, A DISTANCE OF 1,079.31 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 27 DEG. 51 MIN. 38 SEC., AN ARC LENGTH OF 948.20 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEG. 40 MIN. 12 SEC. EAST- 938.89 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT;

NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,209.57 FEET, A CENTRAL ANGLE OF 15 DEG. 57 MIN. 21 SEC., AN ARC LENGTH OF 615.32 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 52 DEG. 45 MIN. 42 SEC. EAST- 613.34 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

NORTH 44 DEG. 47 MIN. 02 SEC. EAST, AT A DISTANCE OF 1,377.55 FEET PASSING THE NORTH LINE OF THE RESIDUE OF SAID CALLED 279.2420 ACRE TRACT AND THE SOUTH LINE OF THE RESIDUE OF SAID CALLED 158.437 ACRE TRACT, IN ALL A TOTAL A DISTANCE OF 1,637.47 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, THROUGH AND ACROSS THE RESIDUE OF SAID CALLED 158.437 ACRE TRACT, AS FOLLOWS:

NORTHEASTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.02 FEET, A CENTRAL ANGLE OF 55 DEG. 55 MIN. 06 SEC., AN ARC LENGTH OF 2,000.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEG. 44 MIN. 35 SEC. EAST- 1,922.27 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

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 ON THE NORTHERLY RIGHT-OF-WAY LINE, AND FOR THE NORTHWEST CORNER OF SAID KINGSLAND BOULEVARD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10 DEG. 42 MIN. 08 SEC. WEST, WITH THE WESTERLY END OF SAID KINGSLAND BOULEVARD, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.6933 ACRES OR 683,600 SQUARE FEET OF LAND.

FINAL PLAT OF
KINGSLAND BOULEVARD WEST
STREET DEDICATION PLAT

BEING 15.6933 AC. / 683,600 SQ. FT.
SITUATED IN THE H. & T.C. RR. CO. SURVEY, A-168,
AND THE H. H. PENNINGTON SURVEY, A-322,
WALLER COUNTY, TEXAS

1 BLOCK 0 RESERVES

JANUARY 2024

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