

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Freeman Ranch Section 5

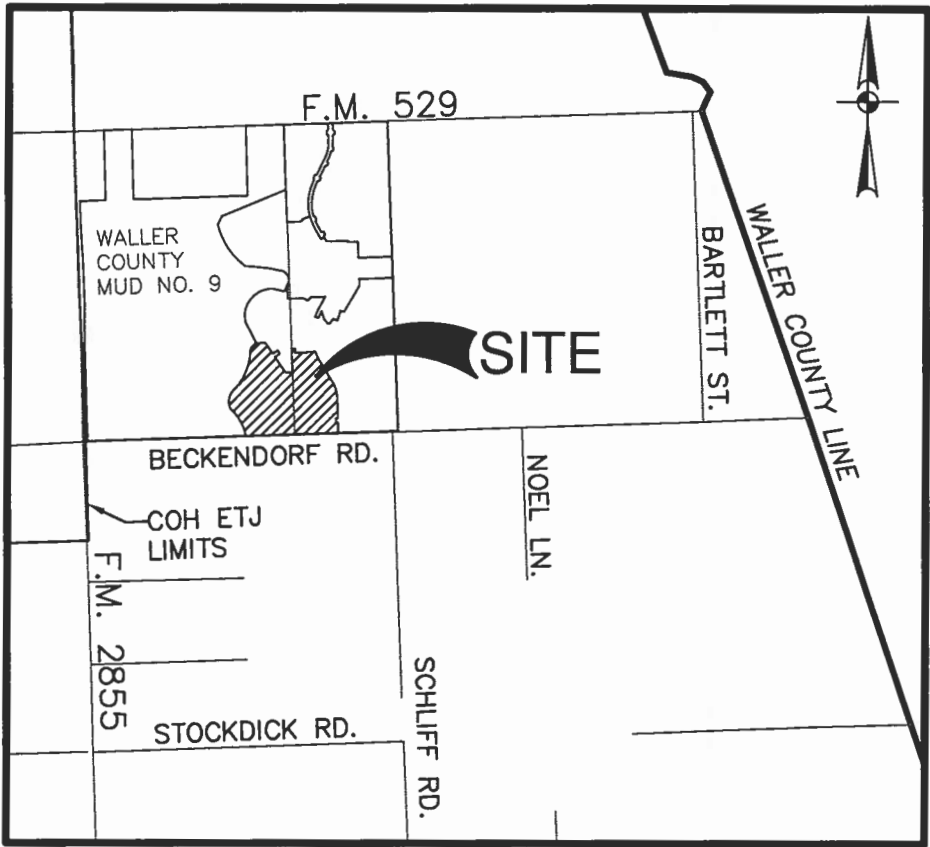
Date: March 20, 2024

Background

Final Plat of Freeman Ranch Section 5 Subdivision which consists of 48.859 acres will include 174 Lots, 6 Block and 8 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



LOCATION MAP

NOT-TO-SCALE
MAP REF: KEY MAP 403T
ZIP CODE: 77493

FINAL PLAT OF FREEMAN RANCH SEC 5

A SUBDIVISION OF 48.859 ACRES
LOCATED IN THE H. & T.C.R.R. CO., SECTION 114
FRED EULE SURVEY, A-374,
CITY OF HOUSTON ETJ
WALLER COUNTY, TEXAS.

174 LOTS 8 RESERVES 6 BLOCKS

SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER:
LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281-362-8998

ENGINEER/SURVEYOR:

JOB NO. 40277-50
DATE OCTOBER 2023
DESIGNER
CHECKED DRAWN
SHEET 1 OF 10

FREEMAN RANCH SEC 5
WALLER COUNTY, TEXAS

OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

WE, LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS OFFICERS, Kennon Masters
Officer AND Nicholas Sandovall Land Analyst OWNERS,

HEREINAFTER REFERRED TO AS OWNERS, OF THE 48.859 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FREEMAN RANCH SEC 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED FOR PUBLIC USE, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION 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.

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 OR FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & 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 DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-1/4) 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 FLOOD PLAIN 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 LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. 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 LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, AUTHORIZED REPRESENTATIVE HAS CAUSED THESE PRESENTS TO

BE SIGNED BY Kennon Masters Officer THEREUNTO AUTHORIZED,
ATTESTED BY Nicholas Sandovall Land Analyst THIS 1 DAY OF November, 2023

LGI HOMES-TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

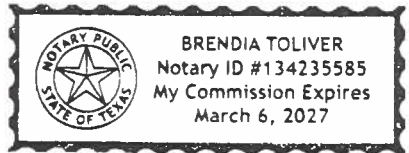
BY: [Signature]
Kennon Masters Officer
NAME AND TITLE

ATTEST: [Signature]
Nicholas Sandovall Land Analyst
NAME AND TITLE

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kennon Masters Officer AND
Nicholas Sandovall Land Analyst, OF LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE
THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND
DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1 DAY OF November, 2023

Brendia Toliver
NOTARY PUBLIC
IN AND FOR Montgomery COUNTY, TEXAS



ENGINEER/SURVEYOR:

JOB NO. 40277-50
DATE OCTOBER 2023
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 2 OF 10

FREEMAN RANCH SEC 5
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

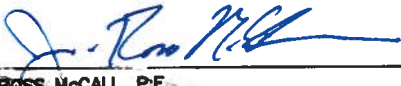
PAPE-DAWSON
ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193874

CERTIFICATE OF COUNTY ENGINEER

I, JARED CHEN, INTERIM COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

2-22-24
DATE


J. ROSS McCALL, P.E.
COUNTY ENGINEER

CERTIFICATE OF COMMISSIONERS COURT

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, P.E., R.P.L.S.
COMMISSIONER, PRECINCT 2

KENDRIC D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT 4

NOTE: ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

CERTIFICATE OF COUNTY CLERK

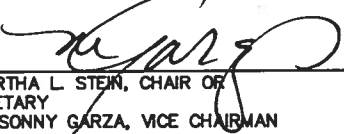
I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____ 2023, A.D. AT _____ O'CLOCK __.M., IN FILE # _____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY

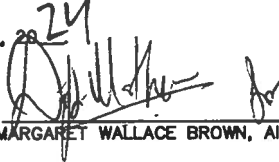
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN
DEBBIE HOLLAN

CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY _____
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED

THE RECORDING OF THIS PLAT THIS 7 DAY OF February, 2024
BY:  MARTHA L. STEIN, CHAIR OF SECRETARY
M. SONNY GARZA, VICE CHAIRMAN

BY:  MARGARET WALLACE BROWN, AICP, CNU-A,



ENGINEER/SURVEYOR:

JOB NO. 40277-50
DATE OCTOBER 2023
DESIGNER
CHECKED DRAWN
SHEET 3 OF 10

FREEMAN RANCH SEC 5
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

 **PAPE-DAWSON
ENGINEERS**
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBP E FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10102974

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-47
APPROVED BY THE BOARD OF SUPERVISORS ON

5/8/23
DATE
[Signature]
PRESIDENT
D. J. W.
SECRETARY
[Signature]
DISTRICT ENGINEER

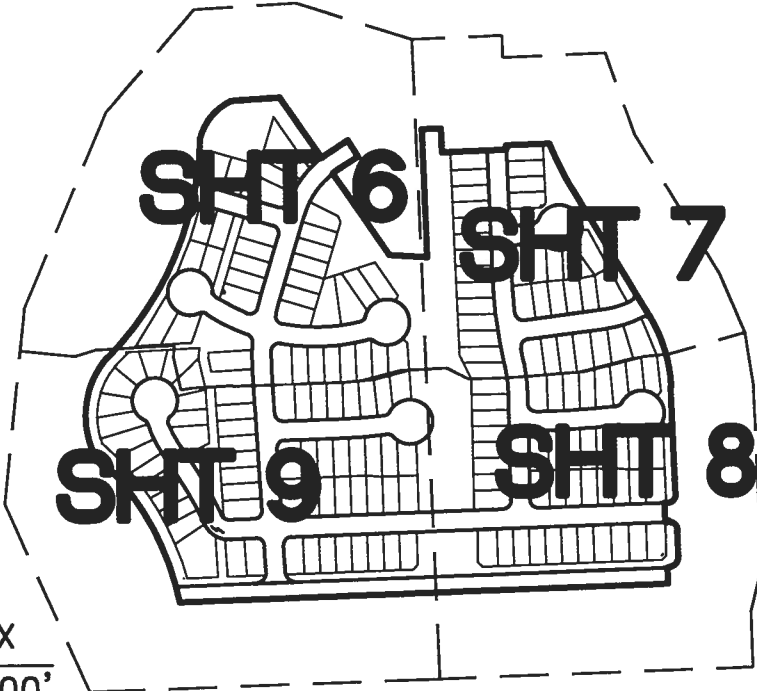
THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED 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 IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED 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.

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT I, AUSTAN W. LUPHER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION.
THIS SUBDIVISION LIES WITHIN THE FOLLOWING FLOOD ZONES, AS DEPICTED OF FEMA FLOOD INSURANCE RATE MAP 48473C0350E AND 48473C0375E, DATED FEBRUARY 18, 2009:
ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
(THIS DESIGNATION REFLECTS THE STATUS PER STATED FEMA FIRM MAP EFFECTIVE AT THE TIME THIS PLAT WAS SIGNED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.)



[Signature]
AUSTAN W. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6711



SHEET INDEX
SCALE: 1"=600'

ENGINEER/SURVEYOR:

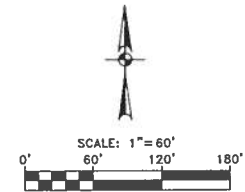
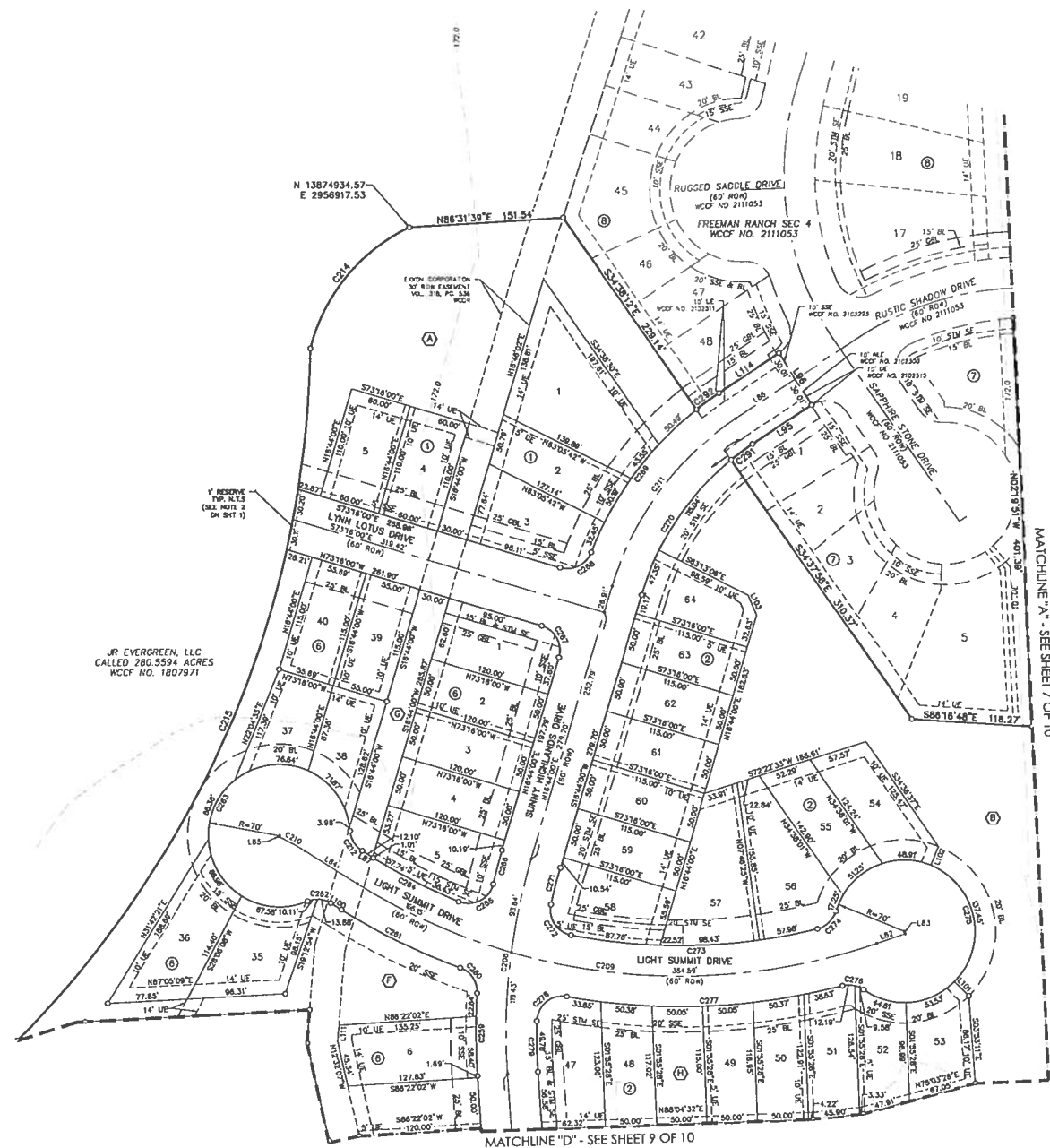
JOB NO. 40277-50
DATE OCTOBER 2023
DESIGNER _____
CHECKED DRAWN
SHEET 4 OF 10

FREEMAN RANCH SEC 5
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

PAPE-DAWSON ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10192974

(A)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 1.201 AC 52,319 SQ.FT.	(E)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 1.293 AC 55,192 SQ.FT.
(B)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 4.585 AC 204,078 SQ.FT.	(F)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 2.340 AC 101,930 SQ.FT.
(C)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.641 AC 27,921 SQ.FT.	(G)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.179 AC 7,797 SQ.FT.
(D)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.407 AC 17,728 SQ.FT.	(H)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.133 AC 5,793 SQ.FT.

HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS



RESERVES

A	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR SET SPACE PURPOSES ONLY)	1.201 AC.	52,319 SQ.FT.
B	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	4.685 AC.	204,079 SQ.FT.
C	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.841 AC.	27,822 SQ.FT.
D	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.407 AC.	17,720 SQ.FT.
E	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	1.290 AC.	56,192 SQ.FT.
F	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	2.340 AC.	101,930 SQ.FT.
G	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.179 AC.	7,797 SQ.FT.
H	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.133 AC.	5,783 SQ.FT.

LEGEND

●	FOUND 5/8" IRON ROD (WALERS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (PD)
○	SET 5/8" IRON ROD (PD) -ROW
AC	= ACRE
AE	= AERIAL EASEMENT
SSE	= SANITARY SEWER EASEMENT
STM SE	= STORM SEWER EASEMENT
WLE	= WATER LINE EASEMENT
ULE	= UTILITY EASEMENT
BL	= BUILDING LINE
R	= RADIUS
ROW	= RIGHT-OF-WAY
SQ FT	= SQUARE FEET
BL	= BUILDING LINE
GBL	= GARAGE BUILDING LINE
IR	= IRON ROD
FD	= FOUND
WCMR	= WALLER/CMPL MAP RECORDS
WCMR	= WALLER COUNTY DEED RECORDS
WCMRPP	= WALLER COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
WCFCD	= WALLER COUNTY FLOOD CONTROL DISTRICT
OPRNM/C	= OFFICIAL PUBLIC RECORDS OF WALLER COUNTY TEXAS
WCCF	= WALLER COUNTY CLERK'S FILE NUMBER
<u>600</u>	= FINISHED FLOOR ELEVATION
UVE	= UNOBSTRUCTED VISIBILITY EASEMENT

NOTES:

1. PROPERTY LIES WITHIN THE CITY OF HOUSTON, TEX.
2. ALL HOUSES SHALL FACE THE 25' BL. OTHERWISE, SIDE LOT BL. SHALL BE 25'.

FINAL PLAT OF
FREEMAN
RANCH SEC 5

A SUBDIVISION OF 48.859 ACRES
LOCATED IN THE H. & T.C.R.R. CO., SECTION 114
FRED EULE SURVEY, A-374,
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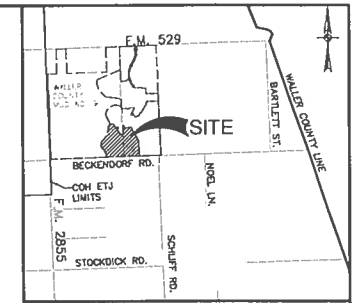
174 LOTS 8 RESERVES 6 BLOCKS
SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER:
LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

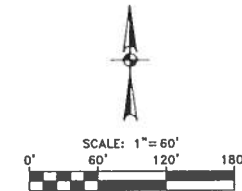
JACK UPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL 281-362-0996
ENGINEER/SURVEYOR:

 **PAPE-DAWSON
ENGINEERS**

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10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974



LOCATION MAP
NOT-TO-SCALE
MAP REF: KEY MAP 403T
ZIP CODE: 77483



RESERVES

- | | |
|-----|--|
| (A) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>1.201 AC. 52,316 SQ.FT.</p> |
| (B) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>4.685 AC. 204,078 SQ.FT.</p> |
| (C) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
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| (D) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>0.407 AC. 17,720 SQ.FT.</p> |
| (E) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>1.280 AC. 56,192 SQ.FT.</p> |
| (F) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>2.540 AC. 101,930 SQ.FT.</p> |
| (G) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>0.178 AC. 7,797 SQ.FT.</p> |
| (H) | <p>RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)</p> <p>0.133 AC. 5,763 SQ.FT.</p> |

LEGEND

- | | |
|---------|---|
| | FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE) |
| | SET 5/8" IRON ROD (PO)-ROW |
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| AC | ACRE |
| AE | ADRIAL EASEMENT |
| AS | SANITARY SEWER EASEMENT |
| STN SE | STORM SEWER EASEMENT |
| WLE | WATER LINE EASEMENT |
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| BL | BUILDING LINE |
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| SO FT | SQUARE FEET |
| BL | BUILDING LINE |
| GBL | GARAGE BUILDING LINE |
| IR | IRON ROD |
| FO | FOUND |
| WCOB | WALLER COUNTY MAP RECORDS |
| WCOBDB | WALLER COUNTY DEED RECORDS |
| WCOBPR | WALLER COUNTY OFFICIAL PUBLIC RECORDS - REAL PROPERTY |
| WCOBFD | WALLER COUNTY FLOOD ZONING DISTRICT |
| OPRHWCH | OFFICIAL PUBLIC RECORDS OF WALLER COUNTY TEXAS |
| WCOF | WALLER COUNTY CLERK'S FILE NUMBER |
| | FINISHED FLOOR ELEVATION |
| UVC | UNOBSTRUCTED VISIBILITY EASEMENT |

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1. PROPERTY LIES WITHIN THE CITY OF HOUSTON ETJ.
2. ALL HOUSES SHALL FACE THE 25' BL. OTHERWISE SIDE LOT BL SHALL BE 25'.

FINAL PLAT OF
FREEMAN
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174 LOTS 8 RESERVES 6 BLOCKS
SCALE: 1"=60' OCTOBER 2023

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JACK LIPAR
EXECUTIVE VICE PRESIDENT
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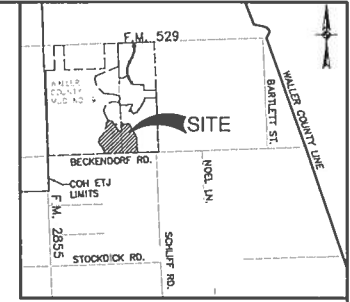
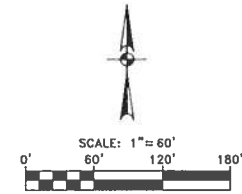
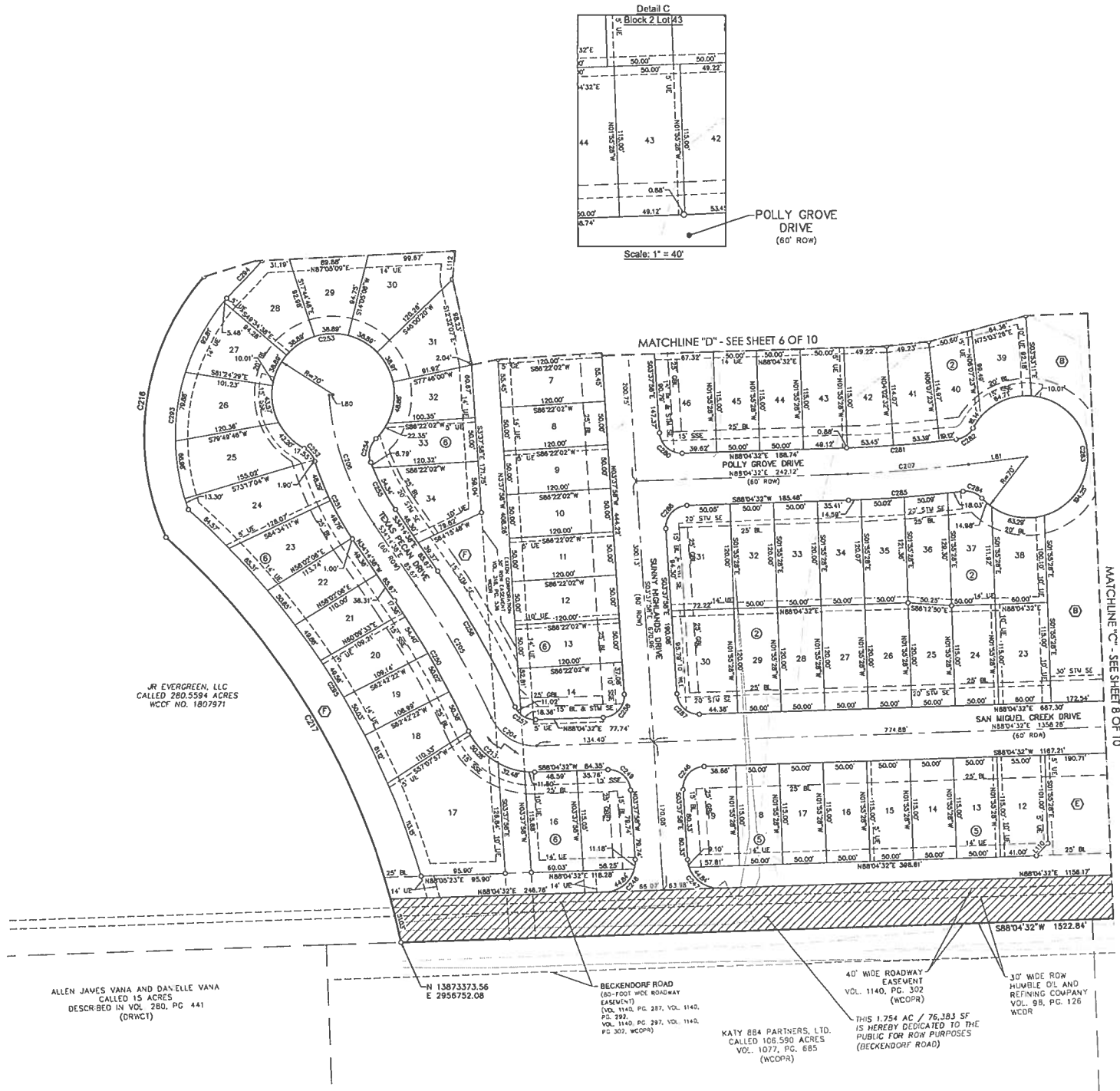
**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE. STE 200 | HOUSTON, TX 77042 | 713-428-2400

TYPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #10193874

4 SHEET 7 OF 10

re: Feb 07, 2024, 10:10am User ID: NVdldive
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LOCATION MAP

NOT-TO-SCALE
MAP REF. NOT MAP ACST
29P CODE: 77403

RESERVES

- (A) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
1.201 AC. 52,316 SQ.FT.
- (B) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
4.885 AC. 204,079 SQ.FT.
- (C) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.841 AC. 27,922 SQ.FT.
- (D) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.407 AC. 17,729 SQ.FT.
- (E) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
1.290 AC. 56,192 SQ.FT.
- (F) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
2.340 AC. 101,930 SQ.FT.
- (G) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.179 AC. 7,797 SQ.FT.
- (H) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.133 AC. 5,793 SQ.FT.

LEGEND

- FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE)
SET 5/8" IRON ROD (PO)
SET 5/8" IRON ROD (PO)-ROW
- AC = ACRE
AE = AERIAL EASEMENT
SSE = SANITARY SEWER EASEMENT
STW SE = STORM SEWER EASEMENT
WLE = WATER LINE EASEMENT
ULE = UTILITY EASEMENT
BL = BUILDING LINE
R = RADIUS
ROW = RIGHT-OF-WAY
SQ FT = SQUARE FEET
BL = BUILDING LINE
GBL = GARAGE BUILDING LINE
IR = IRON ROD
PD = FOUND
WCMR = WALLER COUNTY MAP RECORDS
WCDR = WALLER COUNTY DEED RECORDS
WCDPR = WALLER COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
WCDR = WALLER COUNTY FLOOD CONTROL DISTRICT
OPRRWIC = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY TEXAS
WCDR = WALLER COUNTY CLERK'S FILE NUMBER
WCDR = FINISHED FLOOR ELEVATION
ULE = UNOBSTRUCTED VISIBILITY EASEMENT

- NOTES:
1. PROPERTY LIES WITHIN THE CITY OF HOUSTON ETC.
2. ALL HOUSES SHALL FACE THE 25' BL. OTHERWISE SIDE LOT BL SHALL BE 25'.

FINAL PLAT OF
FREEMAN
RANCH SEC 5

A SUBDIVISION OF 48.859 ACRES
LOCATED IN THE H. & T.C.R.R. CO., SECTION 114
FRED EULE SURVEY, A-374,
CITY OF HOUSTON ETJ
WALLER COUNTY, TEXAS.

174 LOTS 8 RESERVES 6 BLOCKS
SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER:
LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

JACK UPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBINSON DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77360
TEL. 281-342-8998

ENGINEER/SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
12550 HIGHWAY AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
T&P: FIRM REGISTRATION 6470 | T&P: FIRM REGISTRATION 6101932974

16 Nov 02, 2023, 8:29am User: GJ, Nkolawa
L:\Projects\020717\020717-0 Design\2 - Final\02-072720 Lead Site Map Sheet-THAL.dwg

Freeman Ranch Sec 5 - Job Code 40277-50							Freeman Ranch Sec 5 - Job Code 40277-50						
Block	Lot	Address	Street	City	State	Zip	Block	Lot	Address	Street	City	State	Zip
3	1	405	Beechwood Hacienda Drive	Katy	TX	77493	4	1	455	San Miguel Creek Drive	Katy	TX	77493
3	2	409	Beechwood Hacienda Drive	Katy	TX	77493	4	2	459	San Miguel Creek Drive	Katy	TX	77493
3	3	413	Beechwood Hacienda Drive	Katy	TX	77493	4	3	463	San Miguel Creek Drive	Katy	TX	77493
3	4	417	Beechwood Hacienda Drive	Katy	TX	77493	4	4	467	San Miguel Creek Drive	Katy	TX	77493
2	1	404	Beechwood Hacienda Drive	Katy	TX	77493	4	5	471	San Miguel Creek Drive	Katy	TX	77493
2	2	408	Beechwood Hacienda Drive	Katy	TX	77493	4	6	475	San Miguel Creek Drive	Katy	TX	77493
2	3	412	Beechwood Hacienda Drive	Katy	TX	77493	4	7	479	San Miguel Creek Drive	Katy	TX	77493
2	4	416	Beechwood Hacienda Drive	Katy	TX	77493	4	8	483	San Miguel Creek Drive	Katy	TX	77493
2	5	420	Beechwood Hacienda Drive	Katy	TX	77493	6	15	401	Texas Pecan Drive	Katy	TX	77493
2	6	424	Beechwood Hacienda Drive	Katy	TX	77493	6	16	405	Texas Pecan Drive	Katy	TX	77493
2	7	428	Beechwood Hacienda Drive	Katy	TX	77493	6	17	409	Texas Pecan Drive	Katy	TX	77493
2	8	432	Beechwood Hacienda Drive	Katy	TX	77493	6	18	413	Texas Pecan Drive	Katy	TX	77493
2	9	436	Beechwood Hacienda Drive	Katy	TX	77493	6	19	417	Texas Pecan Drive	Katy	TX	77493
2	10	440	Beechwood Hacienda Drive	Katy	TX	77493	6	20	421	Texas Pecan Drive	Katy	TX	77493
2	11	444	Beechwood Hacienda Drive	Katy	TX	77493	6	21	425	Texas Pecan Drive	Katy	TX	77493
2	12	448	Beechwood Hacienda Drive	Katy	TX	77493	6	22	429	Texas Pecan Drive	Katy	TX	77493
2	13	452	Beechwood Hacienda Drive	Katy	TX	77493	6	23	433	Texas Pecan Drive	Katy	TX	77493
2	14	456	Beechwood Hacienda Drive	Katy	TX	77493	6	24	437	Texas Pecan Drive	Katy	TX	77493
2	15	460	Beechwood Hacienda Drive	Katy	TX	77493	6	25	441	Texas Pecan Drive	Katy	TX	77493
2	16	464	Beechwood Hacienda Drive	Katy	TX	77493	6	26	445	Texas Pecan Drive	Katy	TX	77493
2	17	468	Beechwood Hacienda Drive	Katy	TX	77493	6	27	449	Texas Pecan Drive	Katy	TX	77493
2	18	472	Beechwood Hacienda Drive	Katy	TX	77493	6	28	453	Texas Pecan Drive	Katy	TX	77493
2	19	476	Beechwood Hacienda Drive	Katy	TX	77493	6	29	457	Texas Pecan Drive	Katy	TX	77493
2	20	480	Beechwood Hacienda Drive	Katy	TX	77493	6	30	461	Texas Pecan Drive	Katy	TX	77493
2	21	484	Beechwood Hacienda Drive	Katy	TX	77493	6	31	465	Texas Pecan Drive	Katy	TX	77493
2	22	488	Beechwood Hacienda Drive	Katy	TX	77493	6	32	469	Texas Pecan Drive	Katy	TX	77493
3	9	400	Cordova Cliff Drive	Katy	TX	77493	6	29	448	Texas Pecan Drive	Katy	TX	77493
3	8	404	Cordova Cliff Drive	Katy	TX	77493	6	28	445	Texas Pecan Drive	Katy	TX	77493
3	7	408	Cordova Cliff Drive	Katy	TX	77493	6	14	401	Sunny Highlands Drive	Katy	TX	77493
3	6	412	Cordova Cliff Drive	Katy	TX	77493	6	13	405	Sunny Highlands Drive	Katy	TX	77493
3	5	416	Cordova Cliff Drive	Katy	TX	77493	6	12	409	Sunny Highlands Drive	Katy	TX	77493
3	10	401	Mystic Slopes Drive	Katy	TX	77493	6	11	413	Sunny Highlands Drive	Katy	TX	77493
3	11	405	Mystic Slopes Drive	Katy	TX	77493	6	10	417	Sunny Highlands Drive	Katy	TX	77493
3	12	409	Mystic Slopes Drive	Katy	TX	77493	6	9	421	Sunny Highlands Drive	Katy	TX	77493
3	13	413	Mystic Slopes Drive	Katy	TX	77493	6	8	425	Sunny Highlands Drive	Katy	TX	77493
3	14	417	Mystic Slopes Drive	Katy	TX	77493	6	7	429	Sunny Highlands Drive	Katy	TX	77493
3	15	421	Mystic Slopes Drive	Katy	TX	77493	6	6	437	Sunny Highlands Drive	Katy	TX	77493
4	25	400	Mystic Slopes Drive	Katy	TX	77493	6	5	441	Sunny Highlands Drive	Katy	TX	77493
4	26	404	Mystic Slopes Drive	Katy	TX	77493	6	4	445	Sunny Highlands Drive	Katy	TX	77493
4	27	408	Mystic Slopes Drive	Katy	TX	77493	6	3	449	Sunny Highlands Drive	Katy	TX	77493
4	28	412	Mystic Slopes Drive	Katy	TX	77493	6	2	453	Sunny Highlands Drive	Katy	TX	77493
4	29	416	Mystic Slopes Drive	Katy	TX	77493	6	1	457	Sunny Highlands Drive	Katy	TX	77493
4	30	420	Mystic Slopes Drive	Katy	TX	77493	6	30	440	Sunny Highlands Drive	Katy	TX	77493
4	31	424	Mystic Slopes Drive	Katy	TX	77493	2	59	444	Sunny Highlands Drive	Katy	TX	77493
4	24	401	Mustang Trot Drive	Katy	TX	77493	2	60	448	Sunny Highlands Drive	Katy	TX	77493
4	23	405	Mustang Trot Drive	Katy	TX	77493	2	61	452	Sunny Highlands Drive	Katy	TX	77493
4	22	409	Mustang Trot Drive	Katy	TX	77493	2	62	456	Sunny Highlands Drive	Katy	TX	77493
4	21	413	Mustang Trot Drive	Katy	TX	77493	2	63	460	Sunny Highlands Drive	Katy	TX	77493
4	20	417	Mustang Trot Drive	Katy	TX	77493	2	64	464	Sunny Highlands Drive	Katy	TX	77493
4	19	421	Mustang Trot Drive	Katy	TX	77493	1	3	461	Sunny Highlands Drive	Katy	TX	77493
4	18	425	Mustang Trot Drive	Katy	TX	77493	1	2	465	Sunny Highlands Drive	Katy	TX	77493
4	17	429	Mustang Trot Drive	Katy	TX	77493	1	1	469	Sunny Highlands Drive	Katy	TX	77493
4	9	400	Mustang Trot Drive	Katy	TX	77493	2	31	400	Polly Grove Drive	Katy	TX	77493
4	10	404	Mustang Trot Drive	Katy	TX	77493	2	32	404	Polly Grove Drive	Katy	TX	77493
4	11	408	Mustang Trot Drive	Katy	TX	77493	2	33	408	Polly Grove Drive	Katy	TX	77493
4	12	412	Mustang Trot Drive	Katy	TX	77493	2	34	412	Polly Grove Drive	Katy	TX	77493
4	13	416	Mustang Trot Drive	Katy	TX	77493	2	35	416	Polly Grove Drive	Katy	TX	77493
4	14	420	Mustang Trot Drive	Katy	TX	77493	2	36	420	Polly Grove Drive	Katy	TX	77493
4	15	424	Mustang Trot Drive	Katy	TX	77493	2	37	424	Polly Grove Drive	Katy	TX	77493
4	16	428	Mustang Trot Drive	Katy	TX	77493	2	38	428	Polly Grove Drive	Katy	TX	77493
2	30	401	San Miguel Creek Drive	Katy	TX	77493	2	46	401	Polly Grove Drive	Katy	TX	77493
2	29	405	San Miguel Creek Drive	Katy	TX	77493	2	45	405	Polly Grove Drive	Katy	TX	77493
2	28	409	San Miguel Creek Drive	Katy	TX	77493	2	44	409	Polly Grove Drive	Katy	TX	77493
2	27	413	San Miguel Creek Drive	Katy	TX	77493	2	43	413	Polly Grove Drive	Katy	TX	77493
2	26	417	San Miguel Creek Drive	Katy	TX	77493	2	42	417	Polly Grove Drive	Katy	TX	77493
2	25	421	San Miguel Creek Drive	Katy	TX	77493	2	41	421	Polly Grove Drive	Katy	TX	77493
2	24	425	San Miguel Creek Drive	Katy	TX	77493	2	40	425	Polly Grove Drive	Katy	TX	77493
2	23	429	San Miguel Creek Drive	Katy	TX	77493	2	39	429	Polly Grove Drive	Katy	TX	77493
5	19	400	San Miguel Creek Drive	Katy	TX	77493	6	39	401	Lynn Lotus Drive	Katy	TX	77493
5	18	404	San Miguel Creek Drive	Katy	TX	77493	6	40	405	Lynn Lotus Drive	Katy	TX	77493
5	17	408	San Miguel Creek Drive	Katy	TX	77493	1	4	400	Lynn Lotus Drive	Katy	TX	77493
5	16	412	San Miguel Creek Drive	Katy	TX	77493	1	5	404	Lynn Lotus Drive	Katy	TX	77493
5	15	416	San Miguel Creek Drive	Katy	TX	77493	6	35	405	Baron Estate Drive	Katy	TX	77493
5	14	420	San Miguel Creek Drive	Katy	TX	77493	6	36	409	Baron Estate Drive	Katy	TX	77493
5	13	424	San Miguel Creek Drive	Katy	TX	77493	6	38	404	Baron Estate Drive	Katy	TX	77493
5	12	428	San Miguel Creek Drive	Katy	TX	77493	6	37	408	Baron Estate Drive	Katy	TX	77493
5	11	444	San Miguel Creek Drive	Katy	TX	77493	2	47	400	Light Summit Drive	Katy	TX	77493
5	10	448	San Miguel Creek Drive	Katy	TX	77493	2	48	404	Light Summit Drive	Katy	TX	77493
5	9	452	San Miguel Creek Drive	Katy	TX	77493	2	49	412	Light Summit Drive	Katy	TX	77493
5	8	456	San Miguel Creek Drive	Katy	TX	77493	2	50	416	Light Summit Drive	Katy	TX	77493
5	7	460	San Miguel Creek Drive	Katy	TX	77493	2	51	420	Light Summit Drive	Katy	TX	77493
5	6	464	San Miguel Creek Drive	Katy	TX	77493	2	52	424	Light Summit Drive	Katy	TX	77493
5	5	468	San Miguel Creek Drive	Katy	TX	77493	2	53	428	Light Summit Drive	Katy	TX	77493
5	4	472	San Miguel Creek Drive	Katy	TX	77493	2	57	413	Light Summit Drive	Katy	TX	77493
5	3	476	San Miguel Creek Drive	Katy	TX	77493	2	56	417	Light Summit Drive	Katy	TX	77493
5	2	480	San Miguel Creek Drive	Katy	TX	77493	2	55	421	Light Summit Drive	Katy	TX	77493
5	1	484	San Miguel Creek Drive	Katy	TX	77493	2	54	425	Light Summit Drive	Katy	TX	77493

METES AND BOUNDS DESCRIPTION FOR

48.859 ACRES, OR 2,128,305 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A CALLED 281.000 ACRE TRACT OF LAND CONVEYED TO LGI - HOMES TEXAS, LLC, AS DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 1807707 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SITUATED IN THE H.B.T.C. RAILROAD COMPANY SURVEY, SECTION 114 AND THE FRED EULE SURVEY, ABSTRACT NO. 374, WALLER COUNTY, TEXAS, SAID 281.000 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED PAPE-DAWSON TO BE SET FOR CORNER TO BE SET FOR THE SOUTHWEST CORNER OF SAID 281.000 ACRE TRACT AND IN APPARENT CENTER LINE OF BECKENDORF ROAD;

THENCE, DEPARTING THE CENTER LINE OF SAID BECKENDORF ROAD, ALONG AND WITH THE WEST LINE OF SAID 281.000 ACRE TRACT, THE EAST LINE OF A CALLED 280.5584 ACRE TRACT OF LAND CONVEYED TO JR EVERGREEN, LLC AS DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 1807971 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS THE FOLLOWING COURSES AND DISTANCES:

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 78°19'11" E, A RADIUS OF 853.94 FEET, A CENTRAL ANGLE OF 38°38'07", A CHORD BEARING AND DISTANCE OF N 29°58'55" W, 558.29 FEET, FOR AN ARC LENGTH OF 545.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED PAPE-DAWSON TO BE SET FOR CORNER;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N 65°36'15" E, A RADIUS OF 279.11 FEET, A CENTRAL ANGLE OF 83°31'49", A CHORD BEARING AND DISTANCE OF N 08°14'09" E, 302.11 FEET, FOR AN ARC LENGTH OF 318.32 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED PAPE-DAWSON TO BE SET FOR CORNER;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N 44°47'37" W, A RADIUS OF 987.18 FEET, A CENTRAL ANGLE OF 43°57'41", A CHORD BEARING AND DISTANCE OF N 23°15'12" E, 738.99 FEET, FOR AN ARC LENGTH OF 757.42 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED PAPE-DAWSON TO BE SET FOR CORNER, AND

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 75°36'32" E, A RADIUS OF 180.90 FEET, A CENTRAL ANGLE OF 50°20'55", A CHORD BEARING AND DISTANCE OF N 30°31'54" E, 153.90 FEET, FOR AN ARC LENGTH OF 158.92 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED PAPE-DAWSON TO BE SET FOR CORNER;

THENCE, DEPARTING THE EAST LINE OF SAID 280.5584 ACRE TRACT, ALONG AND WITH THE SOUTH LINE OF FREEMAN RANCH SECTION 4 SUBDIVISION AS RECORDED IN CLERK'S FILE NO. 2111653 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, OVER AND ACROSS SAID 281.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 86°31'36" E, A DISTANCE OF 151.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 34°36'12" E, A DISTANCE OF 228.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 38°03'08" E, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 4°47'07", A CHORD BEARING AND DISTANCE OF N 54°20'28" E, 27.55 FEET, FOR AN ARC LENGTH OF 27.56 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 56°44'01" E, A DISTANCE OF 71.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 31°47'03" E, A DISTANCE OF 62.02 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 56°44'01" W, A DISTANCE OF 69.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 5°32'27", A CHORD BEARING AND DISTANCE OF S 53°57'48" W, 28.10 FEET, FOR AN ARC LENGTH OF 28.11 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 34°37'58" E, A DISTANCE OF 310.37 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 88°16'48" E, A DISTANCE OF 118.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 02°18'51" W, A DISTANCE OF 401.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 87°40'06" E, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 02°18'51" E, A DISTANCE OF 75.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 87°40'06" E, A DISTANCE OF 28.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 87°41'29" E, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 02°18'51" W, A DISTANCE OF 12.86 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

N 87°41'29" E, A DISTANCE OF 134.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 30°56'45" E, A DISTANCE OF 478.55 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 28°39'54", A CHORD BEARING AND DISTANCE OF S 16°38'48" E, 232.70 FEET, FOR AN ARC LENGTH OF 235.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

S 02°18'51" E, A DISTANCE OF 335.56 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°24'23", A CHORD BEARING AND DISTANCE OF S 42°52'21" W, 35.48 FEET, FOR AN ARC LENGTH OF 38.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER