#### COUNTY OF WALLER I, TIMOTHY J. PHELAN, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF VISTA HILLS. BEING A PLAT OF A CALLED 9.719 ACRE TRACT AS RECORDED UNDER CLERKS FILE NUMBER 1900697 OF THE OFFICIAL RECORDS OF WALLER COUNTY, MAKE SUBDIVISION OF 9.719 ACRES ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, 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 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 I, 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 1TS 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: THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ECT., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION. 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 PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS / PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT. 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. WITNESS MY HAND IN HEMOSTEDD (City), WALLET (County), TEXAS, THIS 15 DAY OF APRIL , 2019. STATE OF TEXAS COUNTY OF WALLER BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY J. PHELAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT FOR THE PURPOSES AND CONSIDERATIONS SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF APRIL SHIRLEY ACOCK Notary Public, State of Texas Comm. Expires 02-20-2020 Notary ID 12483162-8 NOTARY PUBLIC IN AND FOR LAURE \_\_ COUNTY, TEXAS THERE IS HERE BY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE. INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AN UNOBSTRUCTED ELECTRICAL UTILITY EASEMENT WITHIN THE BOUNDARIES LIEN HOLDER'S RELEASE: OF THE SUBDIVISION AS DESCRIBED BELOW. I, PROSPERITY BANK, OWNER AND HOLDER OF OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY. THE LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN COUNTY CLERK'S FILE NUMBER 1900698 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS SUBORDINATE TO THE SUBDIVISION AND DEDICATION THE LIEN, AND I CONFIRM THAT I AM THE PRESENT OWNER OF THE LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART WITNESS MY HAND IN HENDETURD (City), LALLER (County), TEXAS, THIS 15\_ DAY OF \_\_\_\_\_\_\_, 2019\_\_\_\_. BY: CLIMATIA DPOWERS STATE OF TEXAS BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT FOR THE PURPOSES AND CONSIDERATIONS SET FORTH. UNDER MY HAND AND SEAL OF OFFICE, THIS 15\_ DAY OF 1402 SHIRLEY ACOCK Notary Public, State of Texas Comm. Expires 02-20-2020 Notary ID 12483162-8 NOTARY PUBLIC WOLLD COUNTY, TEXAS WALLER COUNTY COMMISIONERS COURT APPROVAL: APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS \_ 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 RECOUNTY SUBDIVISION AND DEVELOPMENT SUBDIVISION SUBDIVISION AND S CARBETT "TREY" /J /J./ DUHOKI, III COUNTY UDGE John comb WALTER E. SMITH, P.E. V A. AMSLER MMISSIONER, PRECINCT ONE COMMISSIONER, PRECINCT TWO JERON BARNETT JUSTIN BECKENDORFF COMMISSIONER, PRECINCT THREE COMMISSIONER, PRECINCT FOUR 1. THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (TXSC 4204) BASED ON NATIONAL GEODETIC SURVEY MONUMENTATION: BASED ON GPS MEASUREMENTS. 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0075 E DATED FEBRUARY 18, 2009, THE SUBJECT TRACT APPEARS TO BE WITHIN: (A) UNSHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, LLC AND WILSON ENGINEERING COMPANY, PLLC ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF KM SURVEYING, LLC. NOR WILSON

- EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER CITY PLANNING LETTER PREPARED BY HOMELAND TITLE DATED MARCH 11, 2019. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC. OR WILSON ENGINEERING COMPANY, PLLC.
- 4. NO STRUCTURES OR FENCES MAY BLOCK DRAINAGE EASEMENTS.
- 5. THE PROPOSED USE OF THESE LOTS IS RESIDENTIAL.
- 6. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
- CONTOUR LINES, POND AND CULVERTS DEPICTED HEREON HAVE BEEN GRAPHICALLY INTERPOLATED USING A LIMITED TOPOGRAPHIC SURVEY, WALLER COUNTY 2' TOPOGRAPHY AND AERIAL IMAGERY MAPS, THEY ARE NOT BASED ON ACTUAL ON THE GROUND TOPOGRAPHICAL SURVEY.
- 8. PROJECT BENCHMARK: TSARP ALUMINUM ROD STAMPED FRM 100280, LOCATED ~370' WEST OF THE SOUTHWEST CORNER OF LOT 1 ON THE NORTH SIDE OF JOSEPH ROAD. ELEVATION: 295.06 FEET, NAVD 88, 2001 ADJUSTMENT.

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

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

(EVIN DREW MCRAE, R.P.L.S. TEXAS REGISTRATION NO. 5485



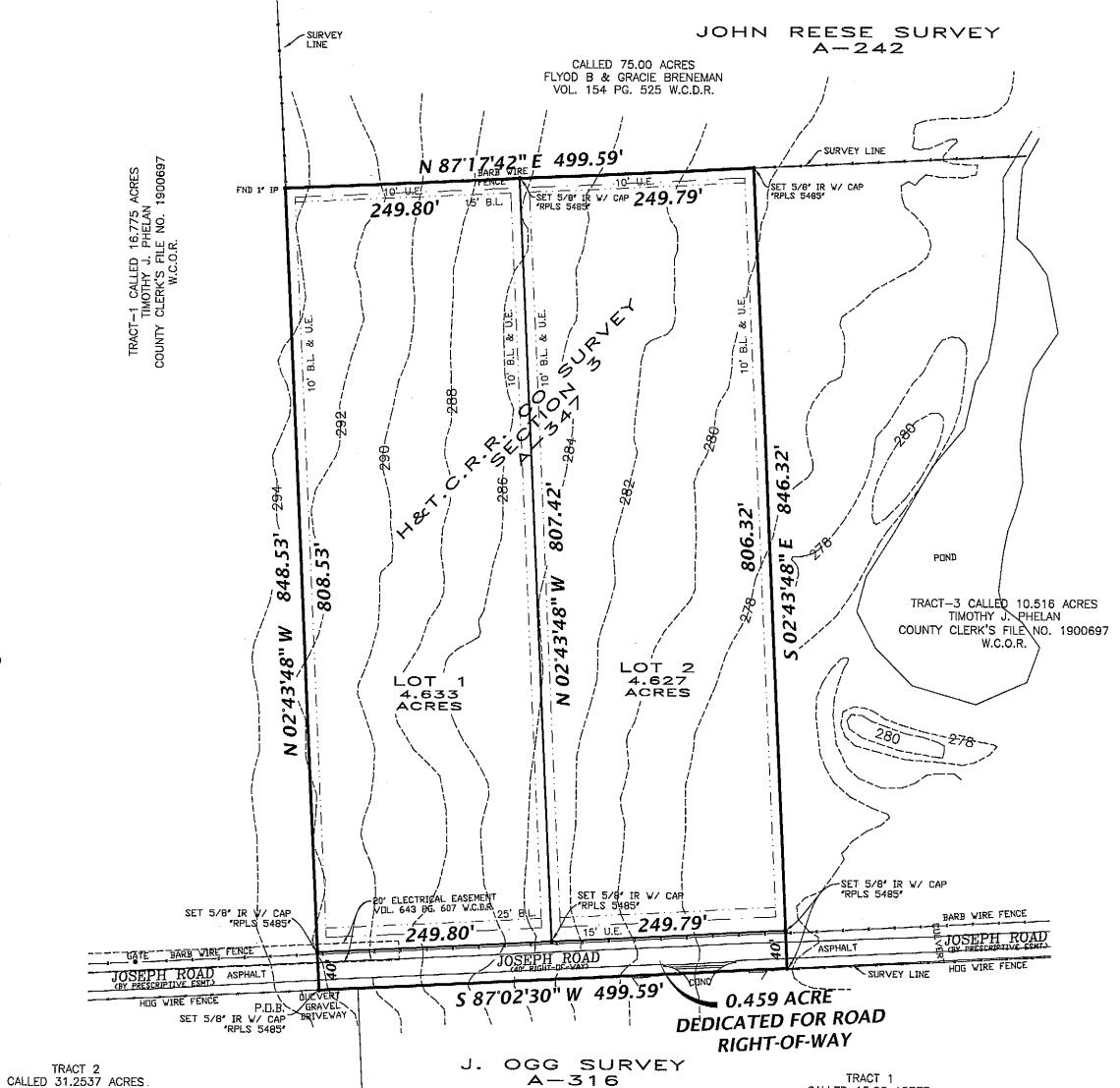
# FINAL PLAT OF VISTA HILLS

BLOCK- 2 LOTS A 9.719 ACRE PLAT IN THE H.&T.C. R.R. COMPANY SURVEY, A-347 WALLER COUNTY, TEXAS

BEING A PLAT OF 9.719 ACRES AS RECORDED IN CLERK'S FILE NUMBER 1900697 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.

BUILDING LINE DRAINAGE EASEMENT UTILITY EASEMENT VOLUME PAGE FOUND IRON ROD IRON PIPE W.C.C.F. NO. WALLER COUNTY CLERK'S FILE NUMBER W.C.D.R. WALLER COUNTY DEED RECORDS WALLER COUNTY OFFICIAL RECORDS W.C.O.R. W.C.M.R. WALLER COUNTY MAP RECORDS OFFICIAL PUBLIC RECORDS

**LEGEND** 



### FIRE SUPPRESSION SYSTEM:

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;

TRIPLE W RANCH LLC

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100 Feet

SCALE: 1"= 100'

1. THERE IS AN UNOBSTRUCTED 10' ALONG AND ADJACENT TO ALL

2. THERE IS AN UNOBSTRUCTED 15' ALONG ALL PROPERTY LINES

PROPOSED ROADS WITHIN THE SUBDIVISION.

CONDUCTOR AND/OR EQUIPMENT IN FALLING.

CONDUCTORS, POLES AND EQUIPMENT.

LOCATIONS INDICATED ON DRAWING.

TOTAL WIDTH OF 20'.

PROPERTY LINES IN THIS SUBDIVISION AND RESERVE AREAS, BEING

10' ON EITHER SIDE OF THE PROPERTY LINES OR LOT LINES FOR A

ADJACENT TO ALL EXISTING ROADS BORDERING THE SUBDIVISION AND

3. THERE IS AN UNOBSTRUCTED 20 WIDE GUY EASEMENT BEING 10' ON

EACH SIDE OF THE CENTERLINE OF THE GUY AND PROTRUDING 5' PAST THE POINT OF WHERE THE ANCHOR ENTERS THE EARTH.

4.SAN BERNARD ELECTRIC COOPERATIVE, INC. IS GRANTED THE RIGHT TO BUILD AND MAINTAIN POWER LINES ON AND ACROSS ALL ROAD

5.SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT

THE RIGHT TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL

DEAD, WEAK, LEANING, OR DANGEROUS TREES ADJACENT TO AND

6.SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT

TO USE AND KEEP ALL OF SAID EASEMENT AREA FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, EXCEPT FENCES. AND THE RIGHTS

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

7.THE GRANTOR, HIS SUCCESSORS, ASSIGNS, AGENTS OR LICENSEES

SHALL NOT HAVE THE RIGHT TO CAUSE OR PERMIT ANY OBSTACLES EXCEPT FENCES TO BE PLACED OR CONSTRUCTED WITHIN SAID

EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE

8.ALL ABOVE DESCRIPTIONS MAY FURTHER BE DESCRIBED, AND

OUTSIDE OF SAID EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE

TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES, ALL TREES, SHRUBBERY AND VEGETATION WITHIN SAID EASEMENT AND

RIGHT-OF-WAYS IN THIS SUBDIVISION, IN ORDER TO PROVIDE

ELECTRIC SERVICE TO LOTS AS IT BECOMES NECESSARY.

(1) FOR A SUBDIVISION OF FEWER THAN 50 HOUSES, 2500 GALLONS OR STORAGE: OR (2) FOR A SUBDIVISION OF 50 OR MORE HOUSES, 2500 GALLONS OR

STORAGE WITH A CENTRALIZED WATER SYSTEM OR 5,000 GALLONS OF

SEPTIC SYSTEM CERTIFICATION:

THIS IS TO CERTIFY THAT THESE LOTS LIE IN THE HOCKLEY GRAVELLY FINE SANDY LOAM, WOCKLEY FINE SAND LOAM AND CONROE SOIL FORMATIONS. THESE SOIL FORMATIONS ARE PREDOMINANTLY SANDY LOAM FROM 3 TO 24 INCHES OVER A CLAY LOAM OR CLAY LAYER TO A DEPTH OF 60 INCHES WITH A DEPTH TO WATER TABLE FROM 6 INCHES TO 42 INCHES, AEROBIC SYSTEMS ARE SUITABLE FOR ALL PORTIONS OF THIS

### **ENGINEER CERTIFICATION:**

I, STEVE WILSON, A TEXAS PROFESSIONAL ENGINEER CERTIFY THAT ALL ENGINEERING, FOR STREETS AND DRAINAGE, WITHIN THE SUBDIVISION IS IN COMPLIANCE WITH THESE REGULATIONS (INCLUDING THE ENGINEERING DESIGN STANDARDS INCORPORATED AS APPENDIX A) AND WITH ALL

GENERALLY ACCEPTED ENGINEERING STANDARDS. ŚŚĘVEN A. WILSON, P.E.

### WATER\_AVAILABILITY:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.

## CERTIFICATE OF WALLER COUNTY ENGINEER:

I, YANCY SCOTT, 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.

#### 911 ADDRESSES: - 33852 JOSEPH ROAD - 33792 JOSEPH ROAD WALLER, TEXAS 77484

CALLED 15.00 ACRES

TRIPLE W RANCH LLC

VOL. 1337 PG, 664 O.P.R.

OWNER/DEVELOPER: TIMOTHY J. PHELAN P.O. Box 1274 WALLER, TEXAS 77484 PH: 936-372-9181 FAX: 936-372-9266

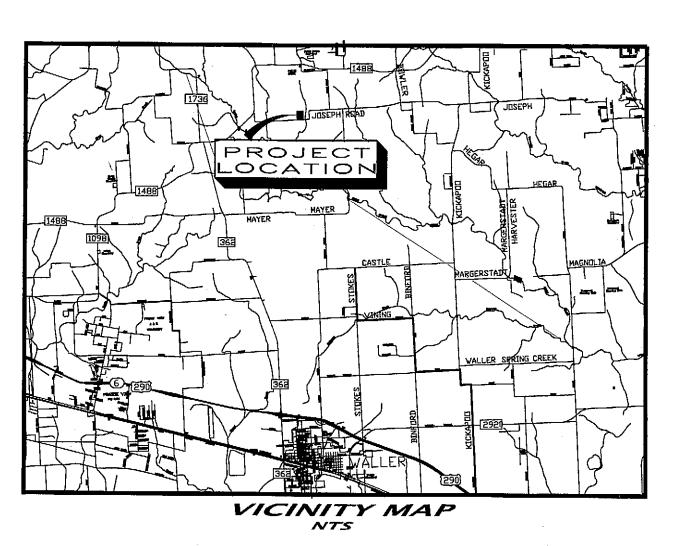
#### WALLER COUNTY CLERK CERTIFICATE: I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY.

TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT. WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY O'CLOCK P.M., IN COUNTY CLERK'S FILE NUMBER \_\_\_\_ 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

20190409



# METES AND BOUNDS DESCRIPTION 9.719 ACRES IN THE H&T.C.R.R. CO SURVEY, ABSTRACT—347 WALLER COUNTY, TEXAS

A 9.719-ACRE TRACT OF LAND SITUATED IN THE H&T.C.R.R. CO SURVEY, ABSTRACT NUMBER 347, WALLER COUNTY, TEXAS, BEING OUT OF THAT CALLED 38.304-ACRE TRACT DESCRIBED IN A DEED TO BEVERLY WILSON SMITH & GARY D. SMITH RECORDED IN VOLUME 0556 PAGE 347 OF THE WALLER COUNTY DEED RECORDS, SAID 9.719-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS); COMMENCING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF JOSEPH ROAD (40-FOOT WIDTH), THE NORTH LINE OF A CALLED 31.2537-ACRE TRACT OF LAND ALSO KNOWN AS TRACT 2 DESCRIBED IN A DEED TO TRIPLE W RANCH LLC, RECORDED IN VOLUME 1337 PAGE 664 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, BEING ON THE COMMON LINE OF SAID H&T.C.R.R. CO SURVEY, A-347 AND THE JOHN OGG SURVEY, A-316 FOR THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED 48.215-ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO BEVERLY IRENE BENNETT RECORDED IN VOLUME 361 PAGE 550 OF THE WALLER COUNTY DEED RECORDS AND THE SOUTHWEST CORNER OF SAID CALLED 38.304-ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE NORTH 87'02'30" EAST, 414.23 WITH SAID SOUTH RIGHT-OF-WAY LINE, THE SOUTH LINE OF SAID CALLED 38.304-ACRE TRACT, THE NORTH LINE OF SAID CALLED 31.2537 ACRE TRACT AND THE COMMON LINE OF SAID H&T.C.R.R. CO SURVEY, A-347 AND JOHN OGG SURVEY, A-316 TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" SET AT THE SOUTHEAST CORNER OF TRACT-1 AS SURVEYED THIS DAY AND THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIPTED TRACT.

THENCE NORTH 02'43'48" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE 848.53 FEET OVER AND ACROSS SAID CALLED 38.304-ACRE TRACT ALONG THE EAST LINE OF SAID TRACT-1 AS SURVEY THIS DAY TO A 1-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF A CALLED 75.00-ACRE TRACT OF LAND DESCRIBED IN A DEED TO FLYOD B & GRACIE BRENEMAN RECORDED IN VOLUME 154 PAGE 525 OF THE WALLER COUNTY DEED RECORDS AND JOHN REESE SURVEY, A-242, AN INTERIOR CORNER OF SAID 38.304-ACRE TRACT AND SAID H&T.C.R.R. CO SURVEY, A-347 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 87'17'42" EAST, 499.59 FEET WITH THE COMMON LINE OF SAID CALLED 75.00-ACRE TRACT AND SAID 38.304-ACRE TRACT AND THE COMMON LINE OF SAID JOHN REESE SURVEY, A-242 AND SAID H&T.C.R.R. CO SURVEY, A-347 TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" SET IN SAID COMMON LINES FOR THE NORTHWEST CORNER OF TRACT-3 AS SURVEYED THIS DAY AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED

E SOUTH 02'43'48" EAST, 846.32 FEET OVER AND ACROSS SAID CALLED 38.304—ACRE TRACT AND ALONG THE LINE OF SAID TRACT—3 AS SURVEYED THIS DAY TO A 5/8—INCH IRON ROD WITH CAP STAMPED "RPLS 5485" SET IN SOUTH RIGHT—OF—WAY LINE, THE SOUTH LINE OF SAID 38.304—ACRE THE NORTH LINE OF A CALLED 15.00—ACRE SAID SOUTH RIGHT-OF-WAY LINE, THE SOUTH LINE OF SAID 38.304-ACRE, THE NORTH LINE OF A CALLED 15.00-ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO TRIPLE W RANCH LLC, RECORDED IN VOLUME 1337 PAGE 664 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, THE SOUTHWEST CORNER OF SAID TRACT-3 AS SURVEYED THIS DAY AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 87'02'30" WEST. 499.59 FEET WITH SAID SOUTH RIGHT-OF-WAY LINE, THE SOUTH LINE OF SAID CALLED 38.304-ACRE TRACT, THE NORTH LINE OF SAID CALLED 15.00-ACRE TRACT AND THE COMMON LINE OF SAID H&T.C.R.R. CO SURVEY, A-347 AND JOHN OGG SURVEY, A-316 TO THE POINT OF BEGINNING AND CONTAINING 9.719-ACRES OF LAND (423,361 SQUARE FEET).

### PLAT NOTES:

1. RIGHT-OF-WAY EASEMENTS AND TRACTS 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.

2. 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.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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.

# FINAL PLAT OF VISTA HILLS

9.719 ACRES - 1 BLOCK - 2 LOTS H. & T.C. RAILROAD COMPANY SURVEY, A-237 WALLER COUNTY, TEXAS

BEING A PLAT OF 9.719 ACRES AS RECORDED IN CLERK'S FILE NUMBER 1900697 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.

KM Surveying, LLC 3902C REESE ROAD - SUITE 100 ROSENBERG, TEXAS 77471

713-234-6627

WILSON 208 FOWLKES STREET ENGINEERING SEALY, TEXAS 77474 PHONE: 979-885-3344 SEALY, TEXAS 77474 COMPANY, PLLC FAX: 979-885-3379 www.wilsonengr.com

www.kmsurveying.com TBPLS FIRM #10178700 JOB NO.:2310-1826 Engineer SAW Drawn By DWR

TxBPE Firm No F-7678 Date 4-9-2019 Job Number 18059

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Surveyor KDM