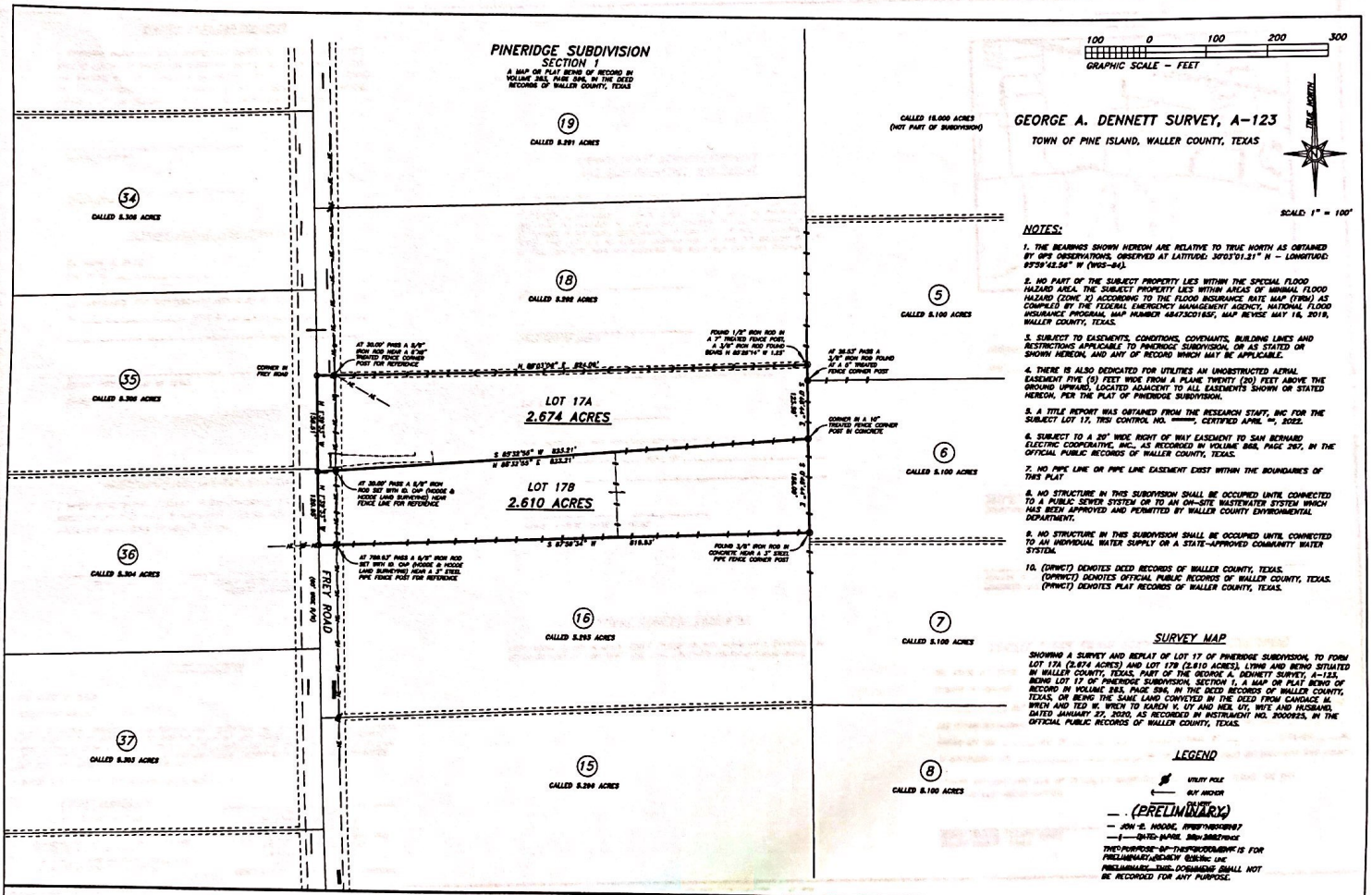

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°03'01.21" N – LONGITUDE: 95°59'42.56" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN AREAS OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48473C0185F, MAP REVISE MAY 16, 2019, WALLER COUNTY, TEXAS.
3. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO PINERIDGE SUBDIVISION, OR AS STATED OR SHOWN HEREON, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
4. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN OR STATED HEREON, PER THE PLAT OF PINERIDGE SUBDIVISION.
5. A TITLE REPORT WAS OBTAINED FROM THE RESEARCH STAFF, INC FOR THE SUBJECT LOT 17, TIRSI CONTROL NO. ======, CERTIFIED APRIL **, 2022.
6. SUBJECT TO A 20' WIDE RIGHT OF WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 868, PAGE 267, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
7. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
8. 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.
9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
10. (DRWCT) DENOTES DEED RECORDS OF WALLER COUNTY, TEXAS.
(OPRWCT) DENOTES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
(PRWCT) DENOTES PLAT RECORDS OF WALLER COUNTY, TEXAS.

SURVEY MAP

SHOWING A SURVEY AND REPLAT OF LOT 17 OF PINERIDGE SUBDIVISION, TO FORM LOT 17A (2.674 ACRES) AND LOT 17B (2.610 ACRES), LYING AND BEING SITUATED IN WALLER COUNTY, TEXAS, PART OF THE GEORGE A. DENNETT SURVEY, A-123, BEING LOT 17 OF PINERIDGE SUBDIVISION, SECTION 1, A MAP OR PLAT BEING OF RECORD IN VOLUME 365, PAGE 594, IN THE DEED RECORDS OF WALLER COUNTY, TEXAS, OR BEING THE SAME LAND CONVEYED IN THE DEED FROM CANDACE M. WREN AND TED W. WREN TO KAREN V. UY AND NEIL UY, WIFE AND HUSBAND, DATED JANUARY 27, 2020, AS RECORDED IN INSTRUMENT NO. 2000925, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

LEGEND

- UTILITY POLE
- GUY ANCHOR
- CALCULATED
- (PRELIMINARY)
- JON E. HODDE, RPLS#5197@HODDE
- DATED: APRIL 28th, 2022 thru

THE PURPOSE OF THIS RECORDING IS FOR PRELIMINARY REVIEW ONLY. THIS PRELIMINARY PLAT DRAWINGS SHALL NOT BE RECORDED FOR ANY PURPOSE.

W. O. NO. 7963 (XEX. LY 7963.DWG/AMEN) REF: NEILUY7963.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (FAX)
www.hoddesurveying.com

SURVEYOR
JON E. HODDE, RPLS 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
PHN. (979)-836-5681

REPLAT OF LOT 17 PINERIDGE SUBDIVISION

SECTION 1
TO FORM TWO LOTS, LOT 17A (2.674 ACRES)
AND LOT 17B (2.610 ACRES)
GEORGE A. DENNETT SURVEY, A-123
TOWN OF PINE ISLAND, WALLER COUNTY, TEXAS

OWNER/DEVELOPER
KAREN V. UY AND NEIL UY
19305 FREY ROAD
HEMPSTEAD, TEXAS 77445
PHN. (713)-969-9137

(FINAL PLAT)
SHEET 1 OF 2