

- GENERAL NOTES
- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WALLER COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48473C0075E, EFFECTIVE DATE: 02-18-2009. BY GRAPHICAL PLOTTING ONLY, SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OF SAID MAP.
  - 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) 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.
  - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD201) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0002999720243 (CALCULATED USING GEOID0128).
  - ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET UNLESS NOTED OTHERWISE.
  - (D) INDICATES THE DEED CALLS FILED IN INSTRUMENT NO. 2210620, OPRWCT.
  - THIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTHLAND TITLE, LLC, OF ID. N2202279, EFFECTIVE DATE: JUNE 7TH, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
    - ITEM 10c: RIGHT-OF-WAY TO HUMBLE PIPE LINE COMPANY IN VOLUME 46, PAGE 145, DRBCT, DOES NOT AFFECT. NO EVIDENCE OF PIPELINE WERE FOUND ON THIS TRACT AT THE TIME OF THE SURVEY.
    - ITEM 10g: EASEMENT TO SAN BERNARDO ELECTRIC COOPERATIVE IN VOLUME 1132, PAGE 355, OPRWCT, AFFECTS AS SHOWN.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
  - CONTOURS SHOWN HEREON ARE APPROXIMATE, FROM TNIRIS UPPER COAST LIDAR 2018, WALLER NWINE 3095492C3.shp.
  - ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
  - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

#### OWNER'S RESPONSIBILITIES

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 REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOODPLAIN 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.

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 (CORPORATION NAME), TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.

THE OWNER AND SUBDIVIDER CERTIFIES THEY HAVE COMPLIED WITH THE REQUIREMENTS OF SECTION 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

#### OWNER'S RELEASE

WE, JOSEPH DANIEL HEADLEY AND KENDALL ANDREA HEADLEY, MANAGING MEMBERS, OF JKVGW INVESTMENTS, LLC, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF HOWELL ROAD FARMS, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE LLC, 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 OUR 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 EASEMENT 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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND CATTLE 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 BACKFLOW 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.
- PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- 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 (COMPANY NAME), TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
- 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.

IN TESTIMONY, HERETO, THE JKVGW INVESTMENTS, LLC, HAS CAUSED TO BE SIGNED BY JOSEPH DANIEL HEADLEY, ITS MANAGING MEMBER, ATTESTED BY ITS MANAGING MEMBER, KENDALL ANDREA HEADLEY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JKVGW INVESTMENTS, LLC

BY: \_\_\_\_\_  
MANAGING MEMBER

ATTEST: \_\_\_\_\_  
MANAGING MEMBER

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH DANIEL HEADLEY, MANAGING MEMBER, AND KENDALL ANDREA HEADLEY, MANAGING MEMBER OF JKVGW INVESTMENTS, LLC, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

#### 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 \_\_\_\_\_, 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

#### CERTIFICATE OF COUNTY ENGINEER

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.

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

DATE \_\_\_\_\_ NAME \_\_\_\_\_  
COUNTY ENGINEER

#### FIELD NOTES DESCRIPTION

OF A  
11.323 ACRE TRACT  
LYING IN  
THE OWEN WINGFIELD SURVEY, ABSTRACT 269  
WALLER COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.323 ACRES IN THE OWEN WINGFIELD SURVEY, ABSTRACT 269, WALLER COUNTY, TEXAS; SAID 5.66 ACRE TRACT BEING A PORTION OF A CALLED 17.00 ACRES DESCRIBED TO JKVGW INVESTMENTS, LLC, IN DOCUMENT NO. 2210620, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS (OPRWCT); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, 5/8-inch iron rod with yellow plastic cap stamped 'SCV SURVEYING' found for the southwest corner of said JKVGW Investments tract lying in the apparent north right-of-way line of Howell Road (a county maintained public road, 40' wide by use and occupation, no record found), same being the southeast corner of the remainder of a called 62.00 acre tract described to Theresa L. Bruner in Volume 924, Page 829 (OPRWCT);

THENCE, with the southeast line of said JKVGW Investments tract, same being with the apparent north right-of-way line of Howell Road, N 84° 20' 50" E, a distance of 208.69 feet to a 1/2-inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set, being the southwest corner of said 11.323 acre tract, same also being the southwest corner of proposed Lot 1;

THENCE, severing said JKVGW Investments tract and with the west line of said proposed Lot 1, N 03° 46' 47" W, a distance of 1,203.73 feet to a 1/2-inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the north line of said JKVGW Investments tract, same being the northwest corner of said 11.323 acre tract, same also being the south line of a remainder of a called 80.98 acre tract described to John Bruner in Instrument No. 601335 (OPRWCT);

THENCE, with the north line of said JKVGW Investments tract, N 72° 43' 30" E, passing a 1/2-inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set at a distance of 207.10 feet for the common north corner of said proposed Lot 1 and proposed Lot 2, continuing on for a total distance of 407.09 feet to a 5/8-inch iron rod with yellow plastic cap stamped 'SCV SURVEYING' found for the northeast corner of said JKVGW Investments tract, same being the northeast corner of said proposed Lot 2, same also being in the south line of said remaining John Bruner tract, same also being the northwest corner of a called 15.5855 acres described to Dustin C. Nagel in Volume 14285, Page 464 (OPRWCT);

THENCE, over and across said JKVGW Investments tract and said Nagel tract, same being with the east line of said proposed Lot 2, S 03° 48' 50" E, a distance of 1,285.76 feet to a 5/8-inch iron rod with busted yellow plastic cap found for the southeast corner of said JKVGW Investments tract, same being the southeast corner of said proposed Lot 2, same also being in the north line of the apparent right-of-way line of said Howell Road;

THENCE, with the south line of said JKVGW Investments tract and the apparent north right-of-way line of said Howell Road, S 84° 20' 50" W, passing a 1/2-inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set at a distance of 195.24 feet for the common south corner of said proposed Lots 1 and 2, continuing on for a total distance of 396.83 feet to the POINT OF BEGINNING, and containing 11.323 acres of land, more or less.

#### LEGEND:

OPRWCT = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

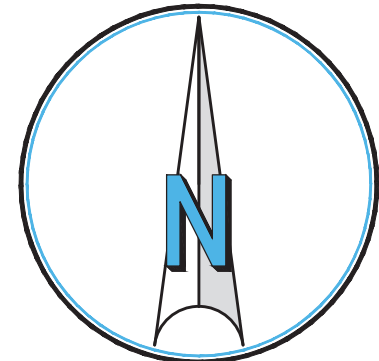
RCP = REINFORCED CONCRETE PIPE

HDP = HIGH DENSITY POLYETHYLENE PIPE

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

UTILITY POLE  
METER POLE  
GUY WIRE  
TELEPHONE PEDESTAL  
AERIAL ELECTRIC LINES  
BARBED WIRE FENCE  
ASPHALT



SCALE: 1" = 100'

0 100 200 300 Feet



#### CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CARBETT "TREY" J. DUHON III  
COUNTY JUDGE

JOHN A. AMSLER  
COMMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., RPIS  
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.

PRIVATELY MAINTAINED PAVED STREETS:

JKVGW INVESTMENTS, LLC, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS JKVGW INVESTMENTS, LLC AND/OR THE HOMEOWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. JKVGW INVESTMENTS, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO JKVGW INVESTMENTS, LLC AND/OR THE HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION

STATE OF TEXAS  
COUNTY OF WALLER

We, Texas Farm Credit, a state chartered bank owner and holder of a lien(s) against the property described in instrument no. 2210621 (OPRWCT), to be platted as Howell Road Farms', do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien(s) and have not assigned the same nor any part thereof.

BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WALLER

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME, TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

THE PROPOSED USE OF LAND WITHIN THIS SUBDIVISION IS FOR FUTURE RESIDENTIAL HOMES.

#### WATER AVAILABILITY

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.

#### 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:

FOR A SUBDIVISION OF FEWER THAN 50 HOUSES, 2,500 GALLONS OF STORAGE.

OWNER AND DEVELOPER:  
JKVGW INVESTMENTS, LLC  
JOSEPH A. HEADLEY  
PHONE: 713-557-0242  
15692 BLINKA ROAD, WALLER, TEXAS 77484

LIENHOLDER:  
TEXAS FARM CREDIT  
REPRESENTATIVE: SARAH NOVAK FRANKLIN, VP BRANCH MANAGER  
PHONE: 830-569-8741  
602 WEST OAKLAWN  
PLEASANTON, TX 78064

HOWELL ROAD FARMS  
FINAL PLAT  
OF  
LOT 1 (5.50 ACRES) AND LOT 2 (5.50 ACRES)  
BEING THE REMAINDER OF A CALLED 17.00 ACRES  
DESCRIBED IN INSTRUMENT NO. 2210620, OPRWCT  
LYING IN  
THE OWEN WINGFIELD SURVEY, ABSTRACT 269  
WALLER COUNTY, TEXAS



"When one person stands  
to gain over another, the  
facts must be uncovered"

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 03-23-2023 | PLAT DATE: 07-21-2023  
JOB NUMBER: 23-188 | CAD NAME: 23-188-PLAT  
POINT FILE: 23-188-189-ALL  
DRAWN BY: RCU CHECKED BY: NPK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM