



STATE OF TEXAS  
COUNTY OF WALLER

We, Neal McCreary, President, of Momentum Southwest Properties, LLC, owner of the property subdivided, in this plat of Ranches of Spring Hill, being an Amending Plat of "Spring Hill Estates" as recorded under Clerk's File 1705678 in the Official Public Records of Waller County, make subdivision of 21,758 acres out of the 63,555 acre parent tract on behalf of the corporation, according to a plan, viz., building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, alleys, parks and easements shown, and well as 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 grades, and the sub-surface, or both, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony, hereinafter, Momentum Southwest Properties, LLC, has caused to be signed by Neal McCreary, its President, and its seal, this \_\_\_\_\_ day of August, 2017.

Momentum Southwest Properties, LLC

Name: Neal McCreary, President

STATE OF TEXAS  
COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Neal McCreary, President of Momentum Southwest Properties, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF AUGUST, 2017.

Notary Public  
In and For \_\_\_\_\_ County, Texas

WALLER COUNTY COMMISSIONERS COURT APPROVED:

APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTE: ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROAD FOR FUTURE 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:

CASEY TERRY, CLERK OF  
COUNTY JUDGE

JOHN A. MILLER  
COMMISSIONER PRESENT ONE

RUSSELL ALBERTA  
COMMISSIONER PRESENT TWO

JEROME HUNT  
COMMISSIONER PRESENT THREE

JUSTIN HUGHES  
COMMISSIONER PRESENT FOUR

#### NOTES:

1. THE BASIS OF BEARINGS SHOWN HEREIN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (TXSC 4304) BASED ON NATIONAL GEODETIC SURVEY MONUMENTATION BASED ON GPS MEASUREMENTS.
2. THE COORDINATES AS SHOWN HEREIN ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE (TXSP) GRID AND MAY BE SUBJECT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99999546423.
3. ACCORDING TO THE REGIONAL EMERGENCY MANAGEMENT AGENCY (REMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 484720021E DATED FEBRUARY 18, 2008, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "A", DESIGNATED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR HAVE OCCASIONAL FLOODING CAN AND WILL OCCUR AND FLOOD DAMAGES MAY BE INCURRED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SEALS FROM SAID FIRM MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, LLC 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.
5. EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREIN ARE AS PER TITLE REPORT PREPARED BY STEWART TITLE COMPANY, COUNTERSIGNED BY STEWART TITLE COMPANY, COUNTY OF WALLER, TEXAS, WITH AN ISSUE DATE OF JUNE 25, 2017. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC.
6. ITEM NO. 10B OF SCHEDULE B OF SAID COUNTERMUT FOR TITLE INSURANCE SITES A RIGHT-OF-WAY EASEMENT GRANTED TO SAN ANTONIO ELECTRIC COOPERATIVE INC. DATED MARCH 18, 1974 RECORDED IN RECORDED IN VOLUME 120, PAGE 831 OF THE WALLER COUNTY DEED RECORDS. THE SURVEYOR HAS DETERMINED THAT THIS EASEMENT IS NORTH OF AND DOES NOT AFFECT THE SUBJECT TRACT.
7. THE PROPOSED USE OF THE LOTS WITHIN THIS DEVELOPMENT IS TO BE RESIDENTIAL.
8. NO PIPE LINE OR PIPE LINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.

I, KEVIN DREW MCNEIL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS ARE BEING MARKED BY CONCRETE OR METAL PIPES OR OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT METAL PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN TWO DOTS INCH (2") AND A LENGTH OF NOT LESS THAN THREE FEET (3').

PRELIMINARY - FINAL REVIEW COPY  
THIS DOCUMENT MAY NOT BE  
RECORDED FOR ANY PURPOSE

KEVIN DREW MCNEIL, RPLS.  
TEXAS REGISTRATION NO. 1483

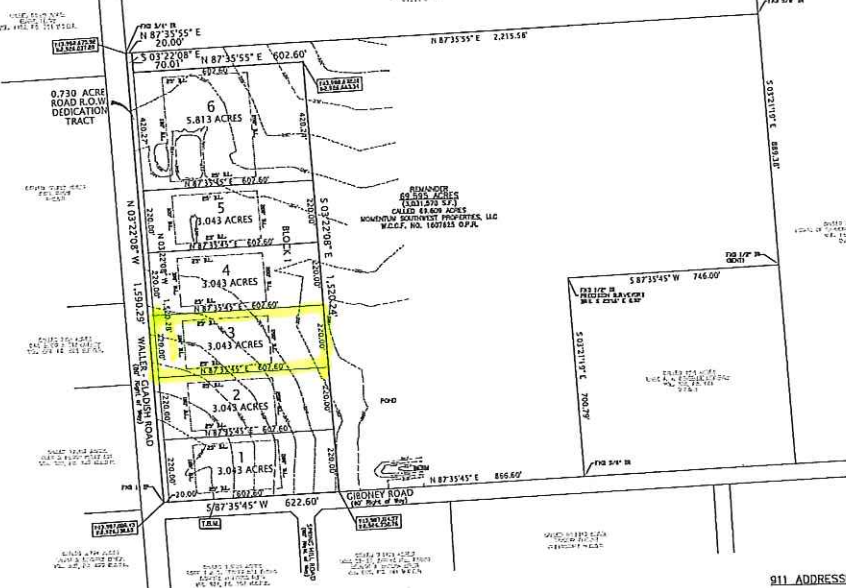
## RANCHES OF SPRING HILL

6 LOTS, 1 BLOCK & 1 ROAD WIDENING TRACT  
A 21.758 ACRE PLAT IN THE

JOHN BAKER SURVEY, A-71  
WALLER COUNTY, TEXAS

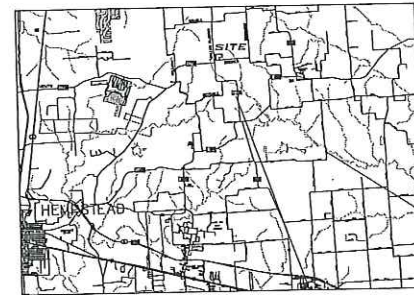
BEING AN AMENDING PLAT OF "SPRING HILL ESTATES" AS RECORDED IN CLERK'S FILE  
NUMBER 1705678 OF THE OFFICIAL PUBLIC RECORDS.

SCALE: 1" = 200'



#### LEGEND

- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- V.L. VOLUME
- P.A. PAGE
- F.O.D. FLOOD DAMAGE
- R.O.W. ROAD RIGHT-OF-WAY
- R.P. ROAD PIPE
- W.C.C.F. NO. WALLER COUNTY CLERK'S FILE NUMBER
- W.C.D.R. WALLER COUNTY DEED RECORDS
- W.C.O.R. WALLER COUNTY OFFICIAL RECORDS
- W.C.M.R. WALLER COUNTY MAP RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS



VICINITY MAP  
SCALE: 1" = 1.5 MILES

METERS AND BOUNDS DESCRIPTION  
21.758 ACRES IN THE  
JOHN BAKER SURVEY, ABSTRACT 71  
WALLER COUNTY, TEXAS  
A 21.758 ACRE TRACT OF LAND SHOWN IN THE JOHN BAKER SURVEY, ABSTRACT 71, WALLER COUNTY, TEXAS, BEING A  
PORTION OF THAT CALLED BAKER SURVEY, TRACT 1, DESCRIBED IN DEED TO MOMENTUM SOUTHWEST PROPERTIES, LLC  
RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER 1705678 IN THE OFFICIAL PUBLIC RECORDS, BEING BASED  
ON 21.758 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT  
THE NORTH CORNER OF SAID BAKER SURVEY TRACT 1, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A RIGHT-OF-WAY POINT FOUND AT THE INTERSECTION OF THE NORTHWEST CORNER OF GIBNEY ROAD  
AND THE EAST LINE OF SAID RIGHT-OF-WAY LINE OF WALLER GLADISH ROAD 20.00' WIDENING TRACT TO THE  
SOUTHWEST CORNER OF SAID CALLED BAKER SURVEY TRACT 1 AND THE HEREIN DESCRIBED TRACT OF LAND:  
THENCE NORTH 87°35'15" EAST, 150.00' FEET, WITH THE EAST NORTH OF RAY LINE OF SAID WALLER GLADISH ROAD  
AND THE WEST LINE OF SAID CALLED BAKER SURVEY TRACT 1, TO A 3.043 ACRE RIGHT-OF-WAY POINT AT THE SOUTHWEST  
CORNER OF A CALLED 42.25 ACRE TRACT OF LAND DESCRIBED AS CALLED J. CANNON, ET AL. RECORDED IN  
VOLUME 111, PAGE 144 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, THE NORTHWEST CORNER OF SAID  
CALLED BAKER SURVEY TRACT 1 AND THE HEREIN DESCRIBED TRACT OF LAND:  
THENCE NORTH 87°35'15" EAST, 20.00' FEET, WITH THE SOUTH LINE OF SAID CALLED 42.25 ACRE TRACT AND THE NORTH  
LINE OF SAID CALLED BAKER SURVEY TRACT 1, TO A 3.043 ACRE RIGHT-OF-WAY POINT AT THE SOUTHWEST  
CORNER OF THE NORTHWEST CORNER OF SAID CALLED BAKER SURVEY TRACT 1, FROM WHENCE A 3.043  
ACRE RIGHT-OF-WAY POINT FOR REFERENCE BEARS NORTH 87°35'15" EAST, 20.00' FEET, BEING THE WEST LINE OF A CALLED  
VOLUME 111, PAGE 144 OF THE WALLER COUNTY OFFICIAL PUBLIC RECORDS, BEING THE SOUTHWEST CORNER OF SAID  
CALLED 42.25 ACRE TRACT, THE NORTHWEST CORNER OF SAID CALLED BAKER SURVEY TRACT 1:  
THENCE SOUTH 87°35'15" WEST, 150.00' FEET, WITH THE SOUTH LINE OF SAID 42.25 ACRE TRACT AND BEARING THE  
SOUTH LINE OF SAID CALLED BAKER SURVEY TRACT 1 TO A 3.043 ACRE RIGHT-OF-WAY POINT AT THE SOUTHWEST CORNER OF  
THE HEREIN DESCRIBED TRACT OF LAND:  
THENCE NORTH 87°35'15" EAST, 150.00' FEET, WITH THE SOUTH LINE OF SAID CALLED BAKER SURVEY TRACT 1 AND THE NORTH  
LINE OF SAID CALLED BAKER SURVEY TRACT 1, TO A 3.043 ACRE RIGHT-OF-WAY POINT AT THE SOUTHWEST CORNER OF  
THE HEREIN DESCRIBED TRACT OF LAND:  
THENCE SOUTH 87°35'15" WEST, 150.00' FEET, WITH THE SOUTH LINE OF SAID CALLED BAKER SURVEY TRACT 1 AND THE NORTH  
LINE OF SAID CALLED BAKER SURVEY TRACT 1, TO A 3.043 ACRE RIGHT-OF-WAY POINT AT THE SOUTHWEST CORNER OF  
THE HEREIN DESCRIBED TRACT OF LAND:  
THENCE SOUTH 87°35'15" WEST, 20.00' FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID GIBNEY ROAD AND THE  
SOUTH LINE OF SAID CALLED BAKER SURVEY TRACT 1 TO THE POINT OF BEGINNING, CONTAINING 21.758 ACRES  
(107.26 SQUARE FEET) OF LAND.

#### PLAT NOTES:

1. RIGHT-OF-WAY EASEMENTS AND TRACTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER WITH 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 PREPARED BY CONVEYANCEE. THE CONVEYANCEE ASSUMES NO LIABILITY TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THE PLAT ON CONSTRUCTION OF THE BRIDGES OR CULVERTS. APPROVAL FROM THE COMMISSIONERS COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO LIABILITY FOR THE DRAINAGE, BASES OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE SHOWN OR PROTECTING THE STREETS.
3. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES OF THE PLAT, FLOOD PLAIN DATA, OR FUTURE, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
4. THE OWNERS OF LAND COVERED BY THIS PLAT MUST RETAIN AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNALS THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

## RANCHES OF SPRING HILL

21.758 ACRES - 6 LOTS & 1 ROAD WIDENING TRACT  
JOHN BAKER SURVEY, ABSTRACT 71,  
WALLER COUNTY, TEXAS

BEING AN AMENDING PLAT OF "SPRING HILL ESTATES" AS RECORDED  
IN CLERK'S FILE NUMBER 1705678 OF THE OFFICIAL PUBLIC RECORDS.

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| TRPLS FROM | 10178700 | FROM      | 22310-1702PBL | DATE  | 8-2-2017 | Job Number | 16081  |
|------------|----------|-----------|---------------|-------|----------|------------|--------|
| Register   | SAW      | Survey By | DWR           | Scale | 1"=200'  | Sheet      | 1 of 1 |
| Revised    | KDM      | Check     |               |       |          |            |        |

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