# 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.

STATE OF TEXAS

COUNTY OF WALLER

We, Neal McCraw, President, of Homestead Southwest Properties, LLC, owner of the property subdivided, in the plat of Ranches of Spring Hill, being an Amending Plat of "Spring Hill Estates" as recorded under Clerk's File #1705678 of the Official Public Records of Waller County, and a subdivision of 21.758 acres out of the JB Baker survey, do hereby, on behalf of the corporation, according to lots, blocks, building sites, streets, parks and easements as shown and designated for public use, the streets, alleys, parks and easements shown, and we hereby dedicate to the public use forever the streets, alleys, parks and easements shown, and we do hereby dedicate to the public use forever all sidewalks, drainage easements dedicated, or conveyed by the subdivision of the surface, or any portion of the grades, and hereby covenant for heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In witness thereof, Homestead Southwest Properties, LLC, has caused to be signed by Neal McCraw, its President, and its seal this ____ day of August, 2017.

Homestead Southwest Properties, LLC

Name: Neal McCraw, President

STATE OF TEXAS

COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Neal McCraw, President of Homestead 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 therein, and in the capacity therein stated.

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

Notary Public
In and for _____ County, Texas

WALLER COUNTY COMMISSIONER'S CONSTRUCTION:

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

NOTE: ACCEPTANCE OF THE AREAS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR MAINTENANCE. IN ACCEPTING THE COUNTY ROAD SYSTEM, THE COMMISSIONERS COURT IS ELECTED TO COMPLY WITH ELECTION 1 AND 2 OF THE TEXAS CONSTITUTION WALLER COUNTY SUBDIVISION ORDER AND OTHER APPLICABLE STATUTES AND CODES.

COUNTY JUDGE

JOHN AMSLER
COMMISSIONER PRECINCT ONE

RUSSELL HERGA
COMMISSIONER PRECINCT TWO

KEITH WALTERS
COMMISSIONER PRECINCT THREE

ASTRID HUMPHRY
COMMISSIONER PRECINCT FOUR

NOTES:

1. THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (5205 1200) BASED ON NATIONAL GEODETIC SURVEY REFERENCE BASED ON GPS MEASUREMENTS.
2. THE COORDINATES AS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE (5205) (US) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.99985884139.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0225E DATED FEBRUARY 18, 2011, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X" DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

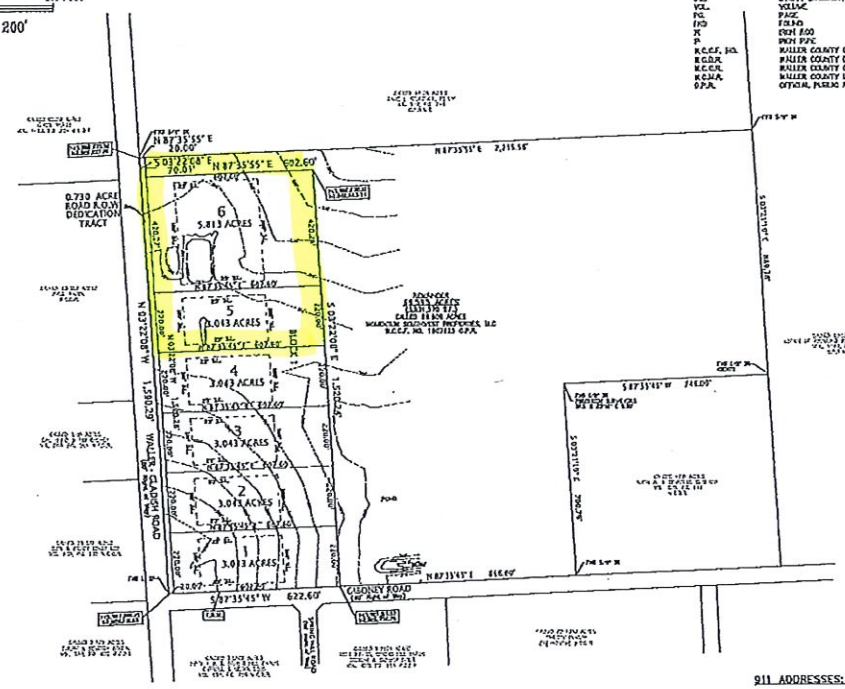
   THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES HEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALED FROM SAID FEMA MAP. 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.
4. EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER TITLE REPORT PREPARED BY STEWART TITLE COMPANY, COMMISSIONED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 1613030111, WITH AN ISSUE DATE OF JUNE 23, 2017. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC.
5. ITEM NO. 10B, OF SCHEDULE B OF SAID COMMITMENT FOR TITLE INSURANCE SITE A RIGHT-OF-WAY EASEMENT GRANTED TO SAM HOUSTON ELECTRIC COOPERATIVE INC. DATED MARCH 18, 1974 RECORDED IN RECORDED IN VOLUME 150, PAGE 631 OF THE WALLER COUNTY DEED RECORDS. THE SURVEYOR HAS DETERMINED THAT THIS EASEMENT IS NORTH OF AND DOES NOT AFFECT THE SUBJECT TRACT.
6. THE PROPOSED USE OF THE LOTS WITHIN THIS DEVELOPMENT IS TO BE RESIDENTIAL.
7. NO PIPE LINE OR PIPE LINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.

I, STEVE DREW VOYLE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND 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 FIVE EIGHTS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3').

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

STEVE DREW VOYLE, R.P.L.S.
TEXAS REGISTRATION NO. 5185

SCALE: 1" = 200'




LEGEND

| | |
|---|---|
| B.L. | BUILDING LINE |
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| VOL. | VOLUME |
| PG. | PAGE |
| FND | FOUND |
| X | IRON ROD |
| P | IRON 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

911 ADDRESSES:

LOT 1 – 23112 WALLER CLAUDIA RD, WALLER, TX 77484
LOT 2 – 23114 WALLER CLAUDIA RD, WALLER, TX 77484
LOT 3 – 23170 WALLER CLAUDIA RD, WALLER, TX 77484
LOT 4 – 23152 WALLER CLAUDIA RD, WALLER, TX 77484
LOT 5 – 23330 WALLER CLAUDIA RD, WALLER, TX 77484
LOT 6 – 23356 WALLER CLAUDIA RD, WALLER, TX 77484

NOTE:
NOT INCLUDED "23181" LOCATED IN THE TOWN OF MAGNOLIA NAMED NICHOLAS SAMUEL ROAD
ELEVATION = 231.8 FEET

NOTE:
SET MAGNOLIA SPIKE IN FIRST POWER POLE EAST OF WALLER CLAUDIA ROAD ON THE NORTH SIDE OF COUNTY ROAD
ELEVATION = 335.81 FEET

CERTIFICATE OF WALLER COUNTY ENGINEER:

I, NANCY 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 THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE

NANCY SCOTT, P.E., C.F.M.
COUNTY ENGINEER

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 OFFICE ON _____ DAY OF _____, 2017, AT _____ O'CLOCK ____.M., IN CLERK'S FILE NUMBER _____, VOLUME _____, PAGE _____ 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

Owner / Developer:
HOMESTEAD SOUTHWEST PROPERTIES, LLC.
NEAL McCRAW
15215A FM 1488
MAGNOLIA, TEXAS 77354
281-660-7805

20170802

PLAT NOTES:

1. RIGHT-OF-WAY EASEMENTS AND TRACTS FOR BUILDING STREETS OR WIDENING DRAINAGE SHALL BE DEDICATED BY THE UNDERSIGNED. 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 ON EXISTING 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 WITTEN 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 BUT ON LOCATIONS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE 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.

# 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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| KM Surveying, LLC<br>3902G REESE ROAD – SUITE 100<br>ROSENBERG, TEXAS 77471<br>713-231-6577<br>www.kmsurveyingllc.com<br>TBPLS FIRM REGISTRATION FIRM #10110-17201PLLC | WILSON ENGINEERING COMPANY, PLLC<br>TxBPE Firm No F-7678 | 208 FOWLERS STREET<br>SEALY, TEXAS 77474<br>PHONE: 979-885-3316<br>FAX: 979-885-3319<br>www.wilsonengr.com | |
| Drafted by SAW | Checked by DWB | Date 8-2-2017 | Job Number 16061 |
| Surveyed by KDW | Scale 1"=200' | Field Book | Sheet 1 of 1 |

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