

STATE OF TEXAS  
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 CLERK'S 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, 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 DEDICATED.

I, THE AFORESAID, 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 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 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 APPROPRIATE.
- PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS / PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAN 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 Hempstead (City), Waller (County), TEXAS, THIS 15 DAY OF April, 2019.

STATE OF TEXAS  
COUNTY OF WALLER  
BY: Timothy J. Phelan  
TIMOTHY J. PHELAN

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, 2019.

NOTARY PUBLIC IN AND FOR Waller COUNTY, TEXAS  
Shirley Acock  
SHIRLEY ACOCK  
Notary Public, State of Texas  
Comm. Expires: 02-20-2020  
Notary ID 12483162-8

LIEN HOLDER'S RELEASE:  
I, PROSPERITY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, THE LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN COUNTY CLERK'S FILE NUMBER 1900697 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS, DO HEREBY RELEASE AND 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 Hempstead (City), Waller (County), TEXAS, THIS 15 DAY OF April, 2019.

STATE OF TEXAS  
COUNTY OF WALLER  
BY: Cynthia B. Powers  
CYNTHIA B. POWERS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cynthia B. Powers, 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, 2019.

NOTARY PUBLIC IN AND FOR Waller COUNTY, TEXAS  
Shirley Acock  
SHIRLEY ACOCK  
Notary Public, State of Texas  
Comm. Expires: 02-20-2020  
Notary ID 12483162-8

WALLER COUNTY COMMISSIONERS COURT APPROVAL:  
APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS 15 DAY OF April, 2019.

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.

CARBETT Trey A. Duhon, III COUNTY CLERK  
John A. Amisler COMMISSIONER, PRECINCT ONE  
Walter E. Smith, P.E. COMMISSIONER, PRECINCT TWO

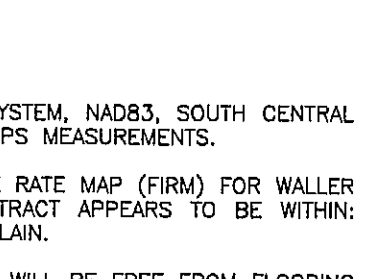
JERON BARNETT COMMISSIONER, PRECINCT THREE  
JUSTIN BECKENDORF COMMISSIONER, PRECINCT FOUR

NOTES:  
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 ENGINEERING COMPANY, PLLC.  
3. 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.  
7. 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: TS&RP 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 83, 2001 ADJUSTMENT.

THIS IS TO CERTIFY THAT I, KEVIN DREW MCGRAE, 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 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.

Kevin Drew Mcgrae  
KEVIN DREW MCGRAE, R.P.L.S.  
TEXAS REGISTRATION NO. 5485

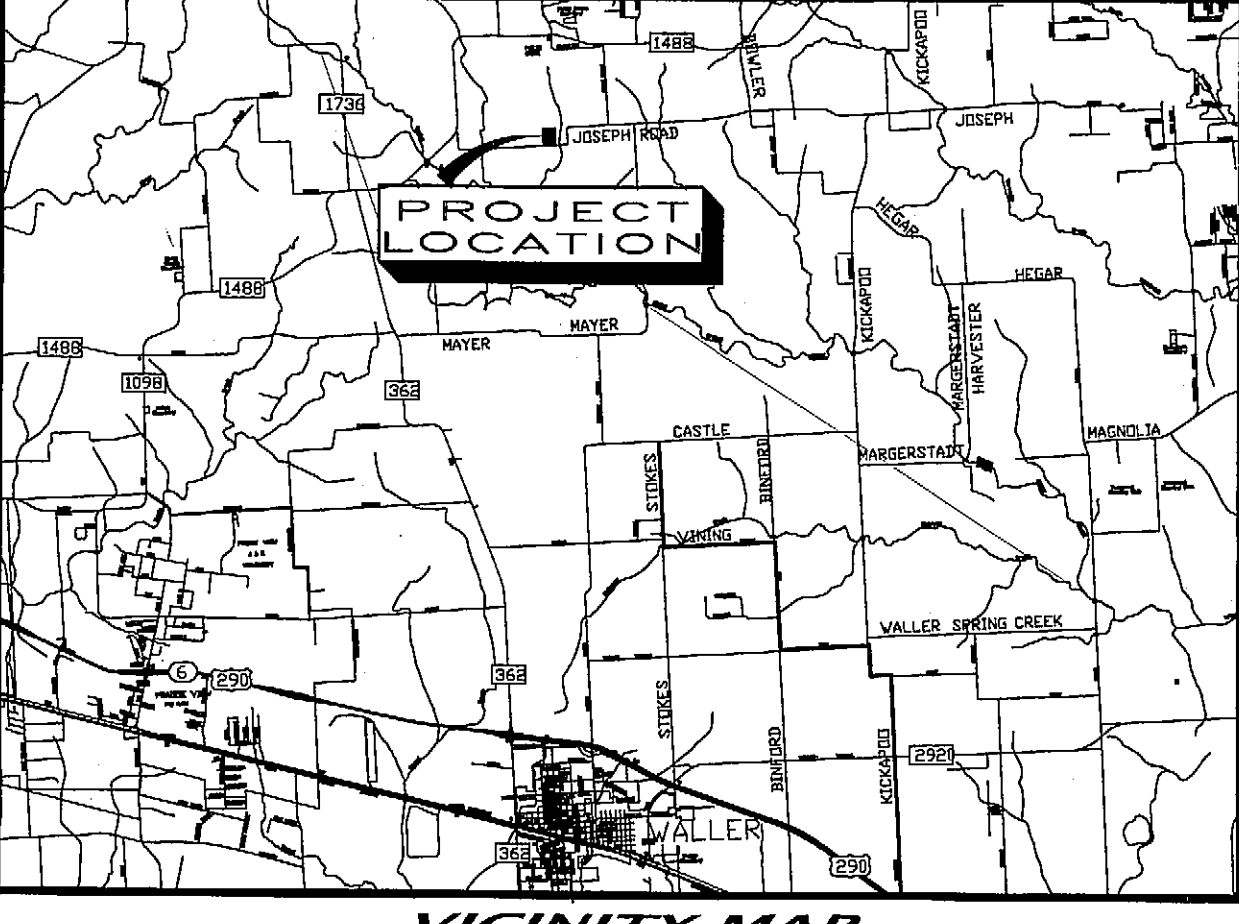
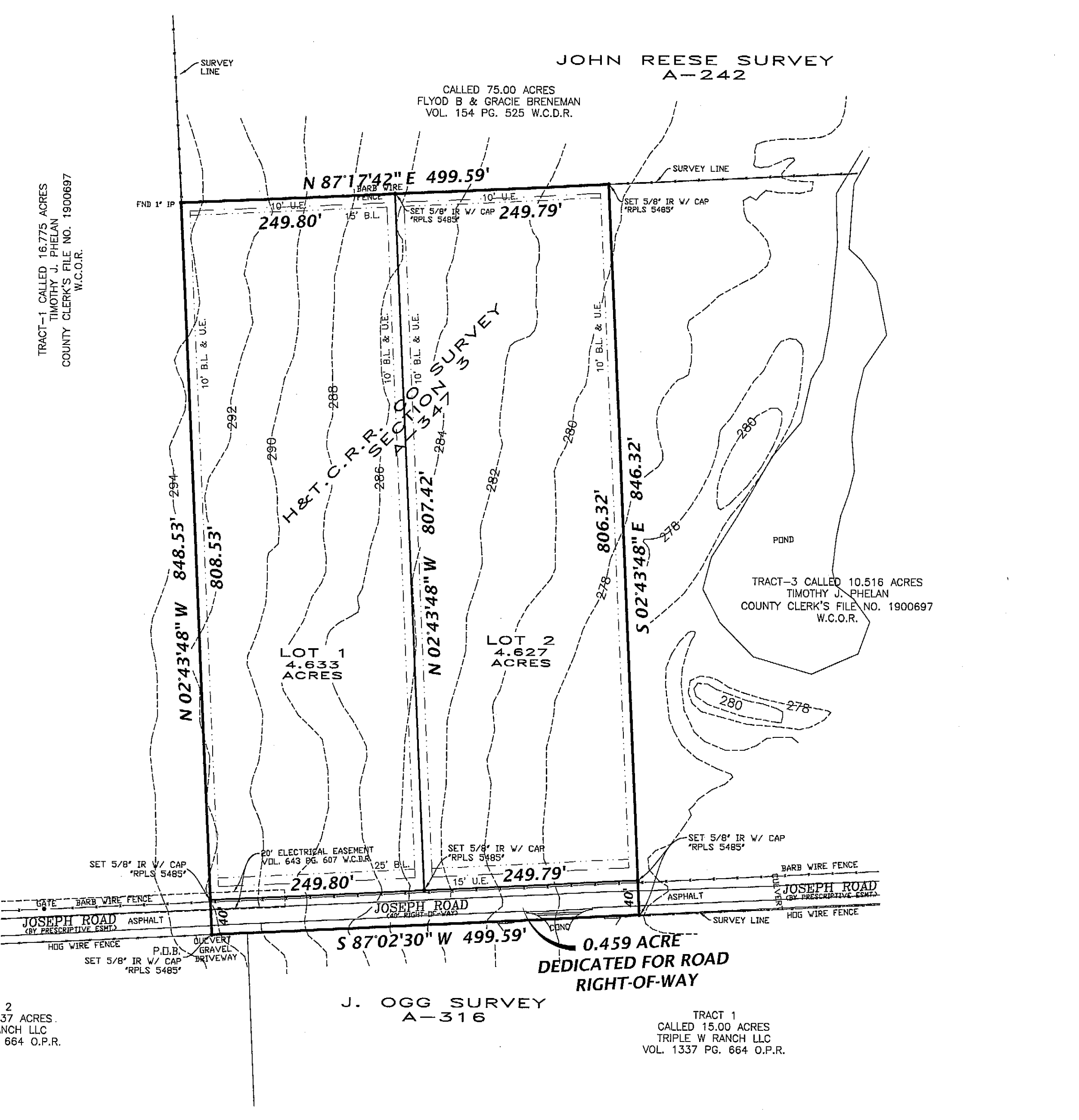
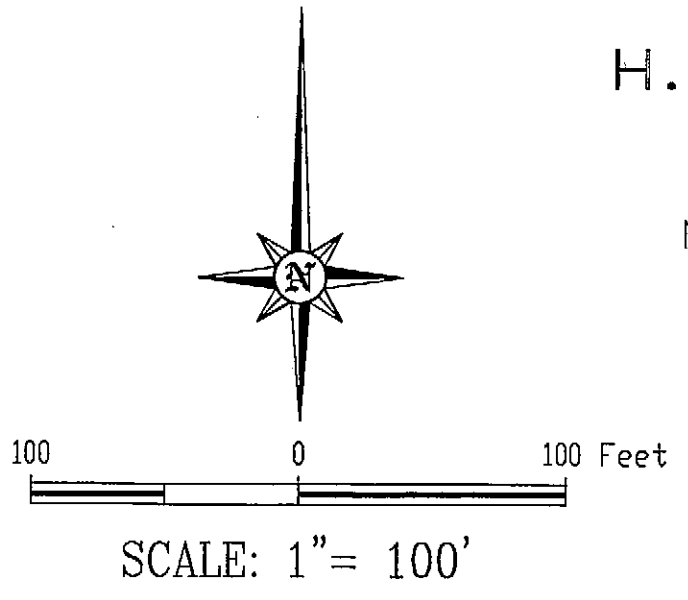


# FINAL PLAT OF VISTA HILLS 1 BLOCK - 2 LOTS A 9.719 ACRE PLAT IN THE H.&T.C. R.R. COMPANY SURVEY, A-347 WALLER COUNTY, TEXAS

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

LEGEND

|              |                                   |
|--------------|-----------------------------------|
| B.L.         | BUILDING LINE                     |
| D.E.         | DRAINAGE EASEMENT                 |
| U.E.         | UTILITY EASEMENT                  |
| VOL.         | VOLUME                            |
| PG.          | PAGE                              |
| FND          | FOUND                             |
| IR           | IRON ROD                          |
| IP           | 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  
NTS  
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 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 BEVERLY IRVINE BENNETT, RECORDED IN VOLUME 361 PAGE 626 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 SAID CALLED 38.304-ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°02'30" EAST, 414.23 FEET 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 SOUTHWEST CORNER OF TRACT-1 AS SURVEYED THIS DAY AND THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 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 SURVEYED THIS DAY TO A 1-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF A CALLED 75.00-ACRE TRACT AND THE COMMON LINE OF SAID H&T.C.R.R. CO SURVEY, A-347 AND JOHN OGG SURVEY, A-316 TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" SET AT THE SOUTHWEST CORNER OF TRACT-1 AS SURVEYED THIS DAY AND THE SOUTHWEST CORNER AND POINT OF BEGINNING 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 AND JOHN OGG SURVEY, A-316 TO THE POINT OF BEGINNING AND CONTAINING 9.719-ACRES OF LAND (423,361 SQUARE FEET).

THENCE SOUTH 02°43'48" EAST, 848.32 FEET OVER AND ACROSS SAID CALLED 38.304-ACRE TRACT AND ALONG THE WEST LINE OF SAID TRACT-1 AS SURVEYED THIS DAY TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" SET IN SAID SOUTH RIGHT-OF-WAY LINE, THE SOUTH LINE OF SAID CALLED 38.304-ACRE TRACT, THE NORTH LINE OF A CALLED 15.00-ACRE TRACT OF LAND DESCRIBED AS TRACT 3 DESCRIBED 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 SOUTHWEST 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 IMPROVING 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 PLAN 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.

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 OFFICE ON 15 DAY OF May, 2019, AT 2:39 O'CLOCK P.M., IN COUNTY CLERK'S FILE NUMBER 1903552 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: Quifer Deutich  
DEPUTY

|   |               |   |                  |
|---|---------------|---|------------------|
| <b>KM Surveying, LLC</b><br>3902C REESE ROAD - SUITE 100<br>ROSENBERG, TEXAS 77471<br>713-234-8627<br>www.kmsurveying.com |               | <b>WILSON ENGINEERING COMPANY, PLLC</b><br>208 FOWLKES STREET<br>SEALY, TEXAS 77474<br>PHONE: 979-885-3344<br>FAX: 979-885-3379<br>www.wilsonengr.com |                  |
| Engineer SAW  | Drawn By DWR  | Date 4-9-2019   | Job Number 18059 |
| Surveyor KDM  | Scale 1"=100' | Field Work  | Sheet 1 of 1     |