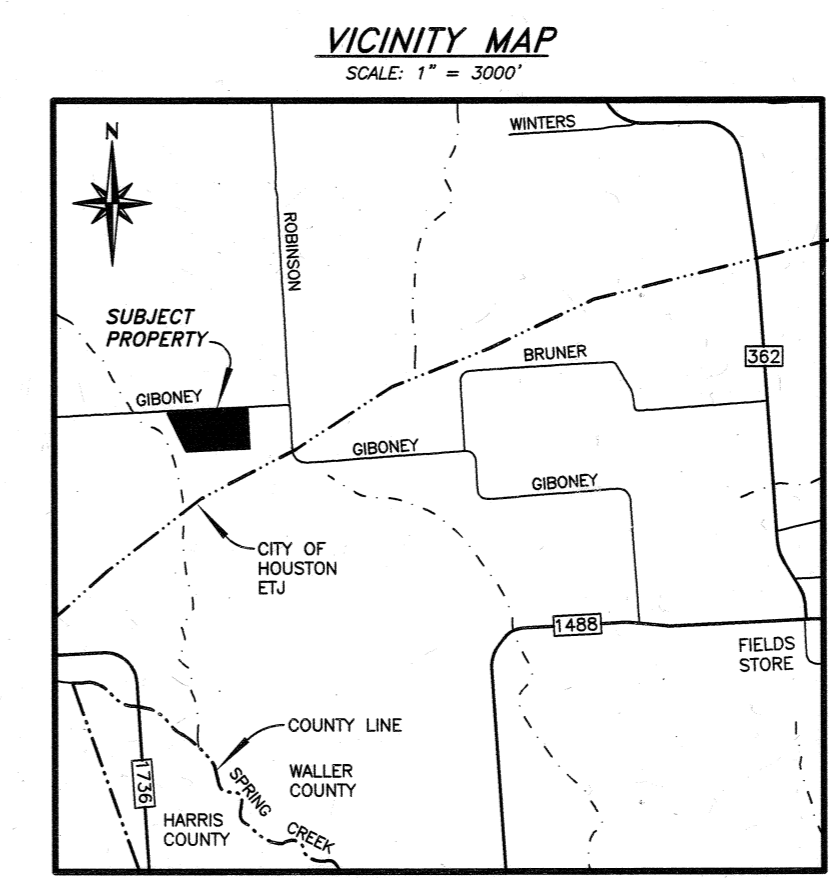
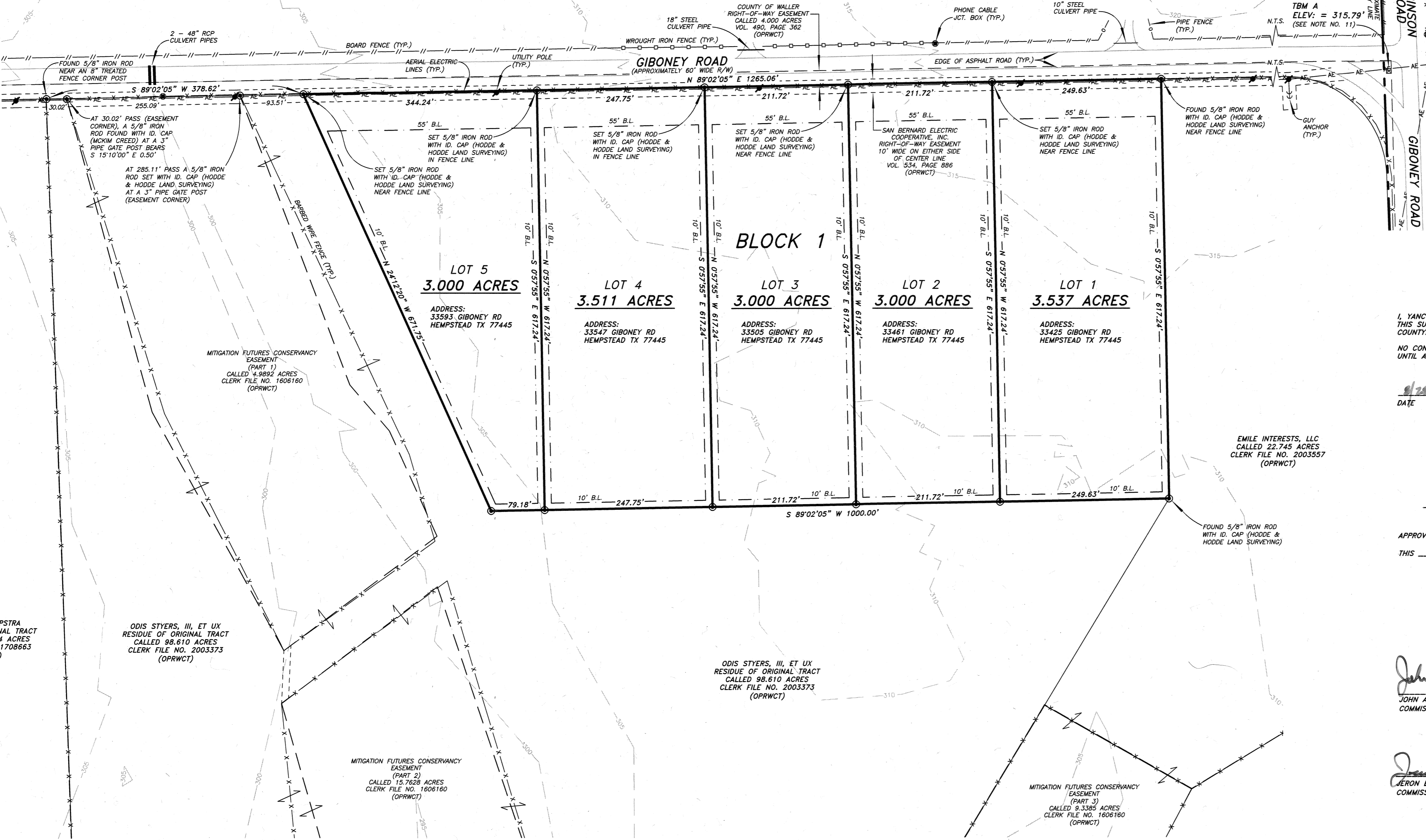


SCALE: 1" = 100'

JOHN BAKER SURVEY, A-71
WALLER COUNTY, TEXAS



OWNER ACKNOWLEDGMENT

WE, ODIS STYERS, III AND WIFE, SUSAN STYERS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF QUAIL RUN SUBDIVISION, MAKE SUBDIVISION OF THE PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS SHOWN, AND DEDICATE TO THE PUBLIC, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN, FOREVER, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, 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.

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 EASEMENTS AND STREETS SHOWN THEREON.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE 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:

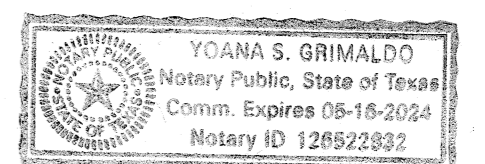
1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES 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 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.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD IN CLERK FILE NO. 2003373 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID OWNERS TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE FOREGOING PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 30 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

WITNESS OUR HAND IN WASHINGTON COUNTY, TEXAS, THIS 27TH DAY OF AUGUST, 2020 A. D.

[Signature]
ODIS STYERS, III
[Signature]
SUSAN STYERS

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27TH DAY OF AUGUST, 2020, BY ODIS STYERS, III AND SUSAN STYERS
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
(SEAL)



CERTIFICATE OF COUNTY ENGINEER

I, YANCY 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 THIS SUBDIVISION MAY BEG UNLESS ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

[Signature]
DATE: 9/14/2020
YANCY SCOTT, P.E., CFM
COUNTY ENGINEER

CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY THE COMMISSIONER'S COURT OF WALLER COUNTY, TEXAS, THIS 9TH DAY OF September, 2020 A. D.

[Signature]
CARRETT TREV J. DUHON III
COUNTY JUDGE

[Signature]
JOHN A. ANSLER
COMMISSIONER, PRECINCT NO. 1

[Signature]
WALTER E. SMITH, P.E.
COMMISSIONER, PRECINCT NO. 2

[Signature]
JERON BARNETT
COMMISSIONER, PRECINCT NO. 3

[Signature]
JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT NO. 4

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'28.673" N - LONGITUDE: 95°47'37.169" W (NAD-83).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48473C0075E, EFFECTIVE DATE FEBRUARY 18, 2009, WALLER COUNTY, TEXAS.
3. @ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH HOMELAND TITLE (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT G.F. NO. 13-201658KL, EFFECTIVE DATE FEBRUARY 25, 2020, 8:00 AM, ISSUED MARCH 2, 2020, 8:00 AM.
5. SUBJECT TO A 20 FEET WIDE RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC., DATED JANUARY 19, 1999, AS RECORDED IN VOLUME 618, PAGE 478, IN THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS (NOT PLOTTABLE).
6. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT BASED ON ABOVE GROUND EVIDENCE AND A TITLE REPORT DATED FEBRUARY 25, 2020.
7. LOT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
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. CONTOURS SHOWN HEREON WERE OBTAINED FROM THIS DATA.
11. TBM A
ELEVATION = 315.79'
DESCRIPTION = TOP OF AN ID. CAP LABELED "SURVEY POINT" ON A 5/8" IRON ROD RELATIVE TO NAVD 88 - GEOID 18, PER AN NGS ORIS SOLUTION
12. (DRWCT) DENOTES DEED RECORDS OF WALLER COUNTY, TEXAS.
(OPRWCT) DENOTES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
B.L. DENOTES BUILDING LINE
N.T.S. DENOTES NOT TO SCALE

LEGAL DESCRIPTION (16.048 ACRES)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WALLER COUNTY, TEXAS, PART OF THE JOHN BAKER SURVEY, A-71, BEING PART OF THE SAME LAND DESCRIBED AS 98.610 ACRES IN THE DEED FROM RESTORATION SYSTEMS, LLC TO ODIS STYERS, III AND WIFE, SUSAN STYERS, DATED APRIL 15, 2020, AS RECORDED IN CLERK FILE NO. 2003373, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH IRON ROD SET WITH ID. CAP (HODDE & HODDE LAND SURVEYING) NEAR FENCE LINE ON A SOUTH MARGIN OF GIBONEY ROAD, BEING ON THE APPARENT SOUTH LINE OF THE COUNTY OF WALLER RIGHT OF WAY EASEMENT CALLED 4.000 ACRES, AS RECORDED IN VOLUME 490, PAGE 362, IN SAID OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, BEING ON A NORTH LINE OF SAID ORIGINAL TRACT CALLED 98.610 ACRES FOR THE NORTHWEST CORNER HEREOF; A 5/8 INCH IRON ROD FOUND NEAR AN 8 INCH TREATED FENCE CORNER POST ON A SOUTH MARGIN OF SAID GIBONEY ROAD FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 98.610 ACRES BEARS S 89°02'05" W 378.62 FEET;

THENCE ALONG A PORTION OF A SOUTH MARGIN OF SAID GIBONEY ROAD, BEING ALONG A PORTION OF A NORTH LINE OF SAID ORIGINAL TRACT CALLED 98.610 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID COUNTY OF WALLER RIGHT OF WAY EASEMENT CALLED 4.000 ACRES FOR THE NORTH LINE HEREOF, BEING ALONG OR NEAR AN EXISTING FENCE, N 89°02'05" E 1265.06 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (HODDE & HODDE LAND SURVEYING) NEAR FENCE LINE ON A SOUTH MARGIN OF SAID GIBONEY ROAD, BEING ON THE NORTH LINE OF SAID ORIGINAL TRACT CALLED 98.610 ACRES, BEING ON THE SOUTH LINE OF SAID COUNTY OF WALLER RIGHT OF WAY EASEMENT CALLED 4.000 ACRES, BEING THE NORTHWEST CORNER OF THE EMILE INTERESTS, LLC TRACT CALLED 22.745 ACRES, AS RECORDED IN CLERK FILE NO. 2003357, IN SAID OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID EMILE INTERESTS, LLC TRACT CALLED 22.745 ACRES FOR THE EAST LINE HEREOF, S 05°55'33" E 617.24 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (HODDE & HODDE LAND SURVEYING) FOR THE SOUTHWEST CORNER HEREOF, BEING AN INTERIOR CORNER OF SAID EMILE INTERESTS, LLC TRACT CALLED 22.745 ACRES;

THENCE SEVERING SAID ORIGINAL TRACT CALLED 98.610 ACRES WITH THE SOUTH AND SOUTHWEST LINES HEREOF, S 89°02'05" W 1000.00 FEET TO 5/8 INCH IRON ROD SET WITH ID. CAP (HODDE & HODDE LAND SURVEYING) FOR THE SOUTHWEST CORNER HEREOF AND N 24°12'20" W 671.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.048 ACRES OF LAND.

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WALLER

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 THE 9TH DAY OF September, 2020, AT 2:08 O'CLOCK, P.M., IN INSTRUMENT NO. 200816167, OF THE OFFICIAL PUBLIC RECORDS FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, WALLER COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

[Signature]
DEBBIE HOLLAN, COUNTY CLERK
WALLER COUNTY, TEXAS

SURVEY MAP
SHOWING A SURVEY AND SUBDIVISION OF 16.048 ACRES OF LAND, LYING AND BEING SITUATED IN WALLER COUNTY, TEXAS, PART OF THE JOHN BAKER SURVEY, A-71, BEING PART OF THE SAME LAND DESCRIBED AS 98.610 ACRES IN THE DEED FROM RESTORATION SYSTEMS, LLC TO ODIS STYERS, III AND WIFE, SUSAN STYERS, DATED APRIL 15, 2020, AS RECORDED IN CLERK FILE NO. 2003373, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

CERTIFICATION
THE STATE OF TEXAS
COUNTY OF WALLER

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 16.048 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 19TH DAY OF AUGUST, 2020, A.D.



[Signature]
JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPRLS SURVEY FIRM REG. NO. 10018800

W. O. NO. 7671 (STYERS7671.DWG/AHEW) REF: STYERS7671.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

OWNER/DEVELOPER
ODIS STYERS, III AND WIFE, SUSAN STYERS,
P.O. BOX 557
HEMPSTEAD, TEXAS 77445
PHN. (936)-870-5112

**FINAL PLAT OF
QUAIL RUN SUBDIVISION**
1 BLOCK, 5 LOTS, 0 RESERVES
CONTAINING 16.048 ACRES TOTAL
JOHN BAKER SURVEY, A-71
WALLER COUNTY, TEXAS