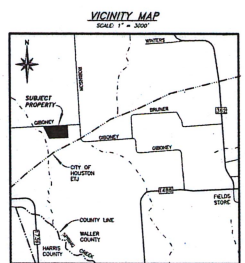
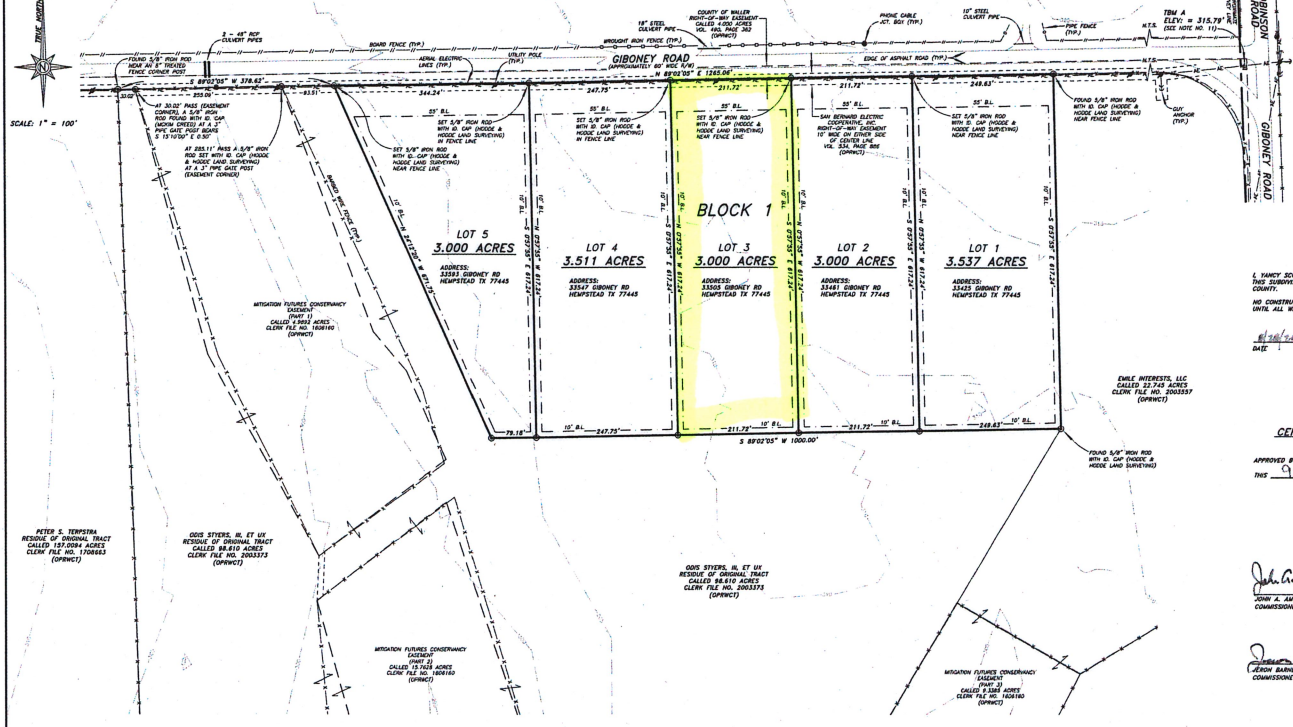


SCALE: 1" = 100'

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, PARCELS, BOUNDING LINES AND EASEMENTS AS SHOWN AND DEDICATE TO THE PUBLIC, THE STREETS, ALLEYS, PARCELS 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 BOUNDARIES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO MAINTAIN AND OPEN UP THE TITLE TO THE LAND SO DEDICATED, TO ALL UTILITY EASEMENTS AND STREETS SHOWN THEREON.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, BY BEING SUBJECT TO THE FOLLOWING:

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 DRAINAGE SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATERS WITHOUT BACKFLOWER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTER (1-1/4) SQUARE FEET (12 SQUARE FEET) REINFORCED CONCRETE PIPES, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. COLLECTOR AND BRIDGES MUST BE USED FOR ALL DRAINAGE AND/OR WATERS, ALTHOUGH ON-STREET DRAINAGE ARE ENCOURAGED WHERE APPROPRIATE.

CERTIFICATE OF COUNTY ENGINEER

I, TERRY SCOTT, COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION CONFORMS WITH ALL EXISTING PLACES AND REGULATIONS OF WALLER COUNTY. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BE BUILT, UNLESS ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE: 8/27/2020
TERRY SCOTT, COUNTY ENGINEER

CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS 9th DAY OF September, 2020 A.D.

JOHN A. AUSTLER, COMMISSIONER, PRECEDENT NO. 1
WALTER E. SMITH, JR., COMMISSIONER, PRECEDENT NO. 2
JAMES BOYD, COMMISSIONER, PRECEDENT NO. 3
JUSTIN BUCKENHOFF, COMMISSIONER, PRECEDENT NO. 4

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.

Notary Public, State of Texas

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WALLER

I, DEBBIE HOLLER, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS SUPPORTING AFFIDAVIT HAS BEEN FILED FOR REGISTRATION IN MY OFFICE ON THE 27th DAY OF September, 2020, AT 2:00 P.M. AT 613 E. BLUE BELL ROAD IN INSTRUMENT NO. 2020-171 OF THE OFFICIAL PUBLIC RECORDS FOR SAID COUNTY.

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

Debbie Holler, Deputy
Waller County Clerk
Waller County, Texas

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LONGITUDE: 97°12'58.21" W - LONGITUDE: 97°37'31.18" 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 17082C0210E, EFFECTIVE DATE FEBRUARY 18, 2006, WALLER COUNTY, TEXAS.
 3. 1" = 40' - DENOTES A 1/4" IRON ROD SET WITH NO. 10 CAP STAPLED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
 4. THIS SURVEY WAS PERFORMED IN CONFORMANCE WITH HODDELAND TITLE (HODDELAND NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT #1, NO. 13-2018M, EFFECTIVE DATE FEBRUARY 23, 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 818, PAGE 478, IN THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS; (NOT PLATTABLE).
 6. NO PIPE LINE OR PIPE LINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT BASED ON ABOVE GROUND EVIDENCE AND A TITLE REPORT DATED FEBRUARY 26, 2020.
 7. LOT UTILITY 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 EXTENSION = 316.79'
DESCRIPTION = TOP OF AN 1/8" CAP LABELED "SURVEY POINT" ON A 5/8" IRON ROD RELATIVE TO HUB 85 - USED IN 1921 IN ADE QUAS DELON.
 12. (OPWCC) DENOTES DEED RECORDS OF WALLER COUNTY, TEXAS. (OPWCC) DENOTES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
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 88.610 ACRES OF THE AREA FROM RESTORATION SYSTEM, LLC TO ODIS STYERS, III AND WIFE, SUSAN STYERS, DATED APRIL 13, 2020, AS RECORDED IN CLERK FILE NO. 2003272, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEING PART OF A 6.8 ACRE IRON ROD SET WITH NO. 10 CAP STAPLED "HODDE & HODDE LAND SURVEYING" NEAR FENCE LINE ON A SOUTH MARSH OF SAID ORIGINAL ROAD BEING ON THE APPARENT SOUTH LINE OF THE COUNTY OF WALLER COUNTY OF WALLER COUNTY, TEXAS, BEING ON A NORTH LINE OF SAID ORIGINAL TRACT CALLED 88.610 ACRES FOR THE NORTHWEST CORNER HEREOF, A 5.0 ACRE IRON ROD FOUND NEAR AN 8 INCH DOTTED CORNER MARK SET A SOUTH MARSH OF SAID ORIGINAL ROAD FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 88.610 ACRES BEARS S 89°57'57" W 376.82 FEET.

THENCE ALONG A PORTION OF A SOUTH MARSH OF SAID ORIGINAL ROAD, BEING ALONG A PORTION OF A NORTH LINE OF SAID ORIGINAL TRACT CALLED 88.610 ACRES, COMBINED WITH A PORTION OF A SOUTH LINE OF SAID COUNTY OF WALLER COUNTY OF WALLER COUNTY, TEXAS, BEING ALONG A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 88.610 ACRES, AS RECORDED IN VOLUME 818, PAGE 478, IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, BEING ON A NORTH LINE OF SAID ORIGINAL TRACT CALLED 88.610 ACRES FOR THE NORTHWEST CORNER HEREOF, A 5.0 ACRE IRON ROD FOUND NEAR AN 8 INCH DOTTED CORNER MARK SET A SOUTH MARSH OF SAID ORIGINAL ROAD FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 88.610 ACRES BEARS S 89°57'57" W 376.82 FEET.

THENCE ALONG THE WEST LINE OF SAID ORIGINAL TRACT CALLED 32.743 ACRES FOR THE EAST LINE HEREOF, S 82°35'1" E 872.74 FEET TO A 5/8 INCH IRON ROD FOUND WITH NO. 10 CAP STAPLED "HODDE & HODDE LAND SURVEYING" FOR THE SOUTHWEST CORNER HEREOF, BEING AN INTERIOR CORNER OF SAID ORIGINAL TRACT CALLED 32.743 ACRES.

THENCE SPOONING SAID ORIGINAL TRACT CALLED 88.610 ACRES WITH THE SOUTH AND SOUTHWEST LINES HEREOF, S 89°57'57" W 1000.00 FEET TO A 5/8 INCH IRON ROD SET WITH NO. 10 CAP STAPLED "HODDE & HODDE LAND SURVEYING" FOR THE SOUTHWEST CORNER HEREOF, BEING AN INTERIOR CORNER OF SAID ORIGINAL TRACT CALLED 32.743 ACRES.

SURVEY MAP

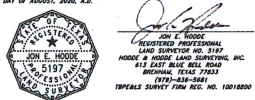
SHOWING A SURVEY AND SUBDIVISION OF 16.048 ACRES OF LAND, LYING AND BEING SITUATED IN WALLER COUNTY, TEXAS, PART OF THE JOHN BAKER SURVEY, A-71, BEING PART OF THE SAME LAND DESCRIBED AS 88.610 ACRES OF THE AREA FROM RESTORATION SYSTEM, LLC TO ODIS STYERS, III AND WIFE, SUSAN STYERS, DATED APRIL 13, 2020, AS RECORDED IN CLERK FILE NO. 2003272, 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. 3187 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWS A SURVEY AND SUBDIVISION OF 16.048 ACRES OF LAND IN THE MANNER AND ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

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



REG. NO. 01107020721 (LAW) REG. REF. 07/27/2017 (LAW)

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 3187
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 55
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