

EST. 2022

STONEGATE FARMS

OF WALLER

HOMESITES | CUSTOM ENTRANCES | WALLER ISD

RURAL PROPERTIES AVAILABLE

PRESENTED BY



- LEARN MORE -

Katy Wunderlich

Broker (979) 571-7498

katy@sigranches.com



Stonegate Farms is a rural community providing secluded ranch style living with a select offering of 13+/- to 16+/- acre properties. Each available property has been designed to offer homesite locations, space to build, play, and enjoy. Available tracts include custom stone column and iron gate entrances with features like pipe fencing, and more. Light restrictions make Stonegate Farms one of the most desirable places to build the home you have always dreamed of, retire, or expand your horizons with your growing family.

Enjoy a wonderful mix of seclusion and open rolling land ready for panoramic views, windswept lush grasses and wide fields welcoming your legacy.

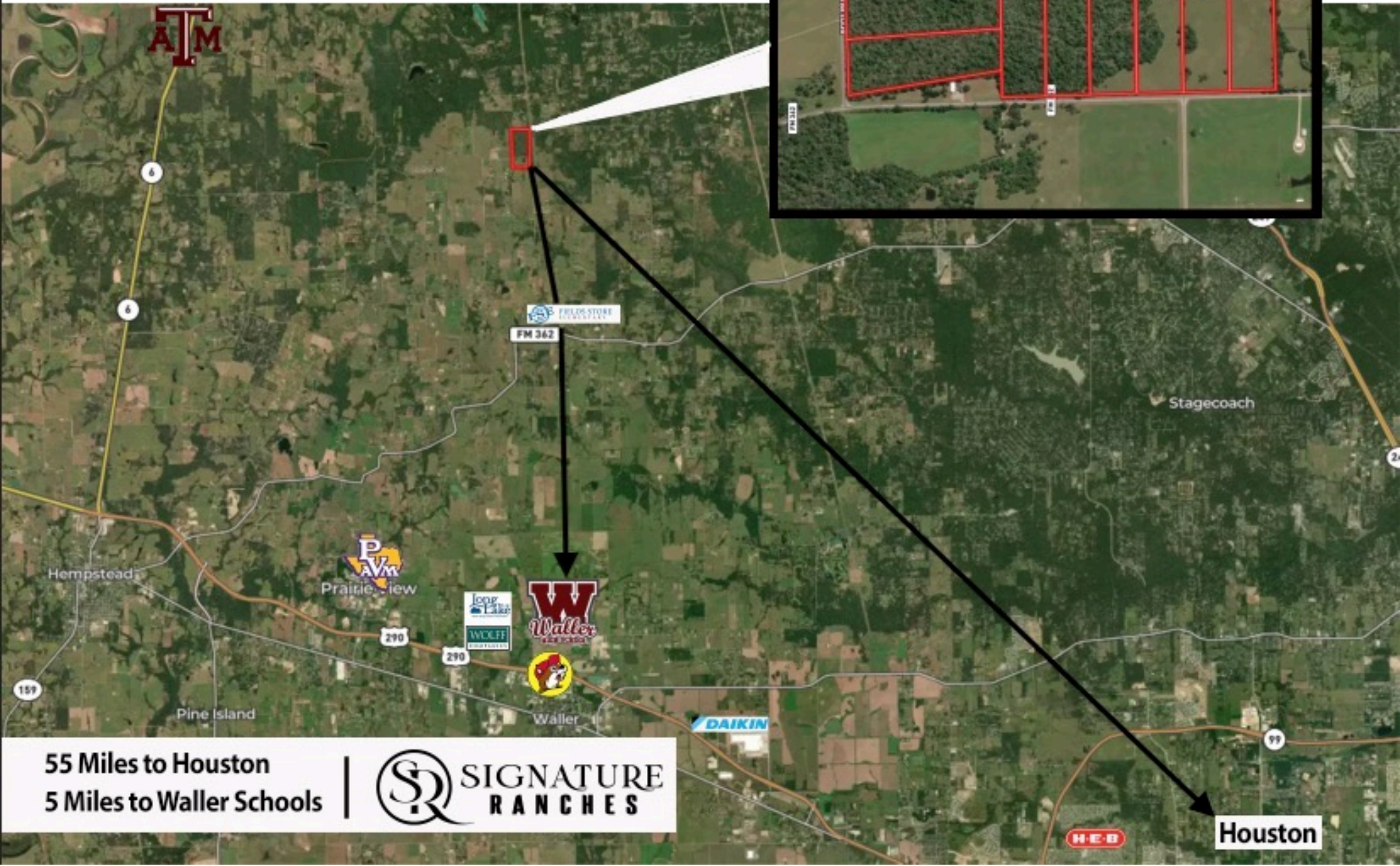
SIGRANCHES.COM



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STONEGATE FARMS

OF WALLER



55 Miles to Houston
5 Miles to Waller Schools



Houston

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STONEGATE FARMS

OF WALLER

DEED RESTRICTIONS

Subject Property: 14.5+/- acre tract(s) to be surveyed out of 130 acres

Legal Description of Parent Tract: ABS A324700 A-247 DAVID SCOTT TRACT 1-1 ACRES 130

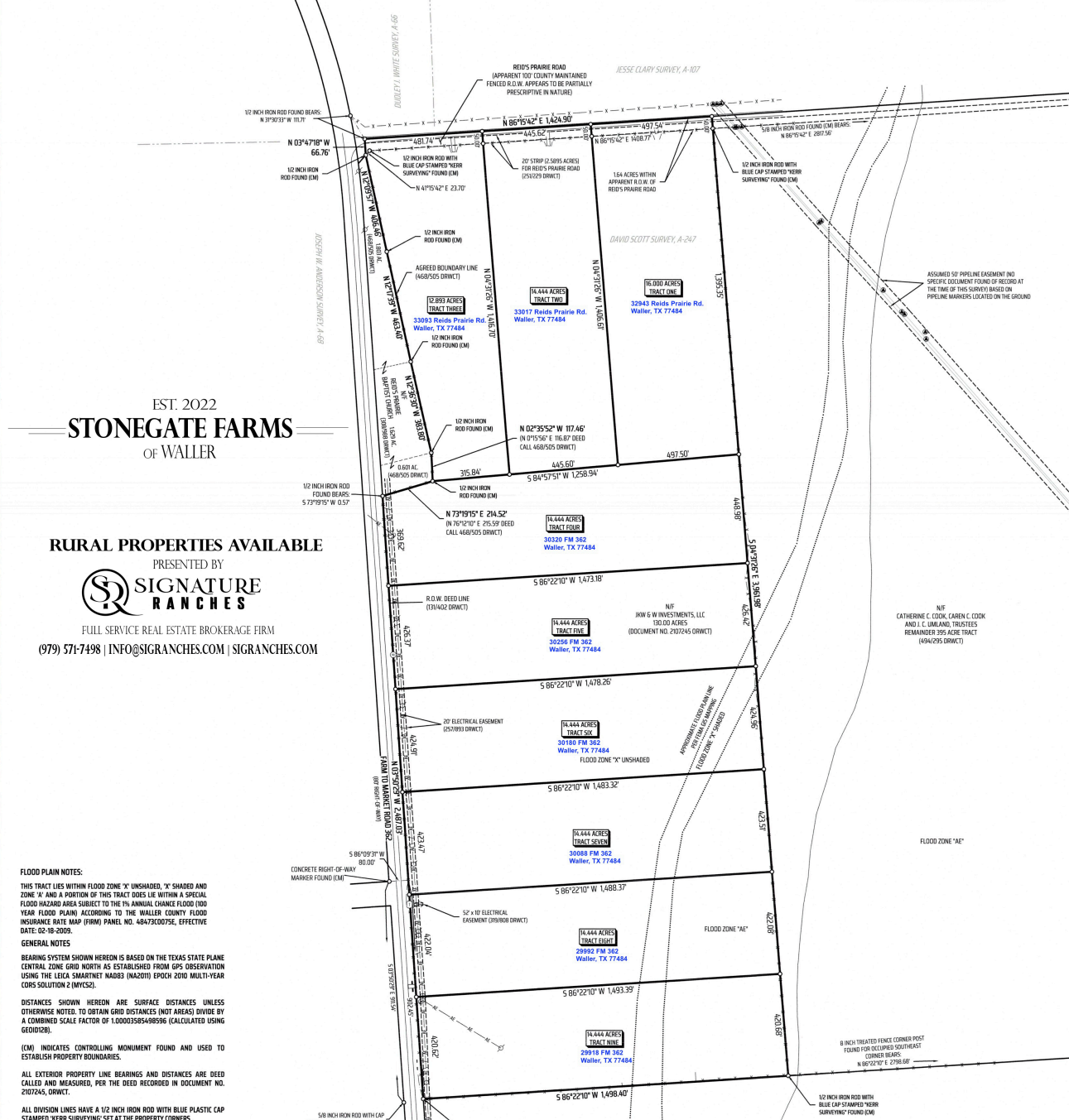
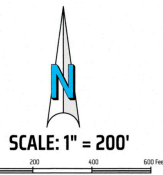
1. Manufactured, mobile or modular buildings of any type will not be allowed. RV's and campers may be used for weekend camping or up to 180-days during construction.
2. Property owners may wait as long as they wish to build. Once construction begins, building must be completed within twelve (12) months.
3. Non-running vehicles must be garaged or screened from view.
4. All tracts are restricted against cell towers, water towers, billboards, commercial buildings, commercial feed lots, and business or commercial activity to which the general public is invited.
5. No trash or other rubbish may be thrown on or dumped on any tract.
6. Burning of trash or rubbish may be done under local fire department regulations.
7. All restrictions and covenants run with the land and inure to the benefit of all owners.
8. No division of land under five (5) acres. Each lot shall be devoted exclusively to single family residential use and shall not be further subdivided.



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Nathan Paul Kerr
 NATHAN PAUL KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6834



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SIGNATURE RANCHES
 FULL SERVICE REAL ESTATE BROKERAGE FIRM
 (979) 571-7498 | INFO@SIGRANCHES.COM | SIGRANCHES.COM

FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHARED AND ZONE "W" AND A PORTION OF THIS TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WALLER COUNTY FLOOD INSURANCE DATE MAP (FIRM) PANEL NO. 4847300075C, EFFECTIVE DATE: 02-18-2009.

GENERAL NOTES
 BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZD03) EPOCH 2010 MULTI-YEAR CORS SOLUTION (EMISS).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AFFECTED BY A COMBINED SCALE FACTOR OF 1.00003585498996 (CALCULATED USING GEOID12B)).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

ALL EXTERIOR PROPERTY LINE BEARINGS AND DISTANCES ARE DEED CALLED AND MEASURED, PER THE DEED RECORDED IN DOCUMENT NO. 2107245, DRWCT.

ALL DIVISION LINES HAVE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT THE PROPERTY CORNERS.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 2203230M, EFFECTIVE DATE: APRIL 10TH, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10. BLANKET PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 46, PAGE 145, DRWCT, DOES APPLY TO THIS TRACT.
- 10. RIGHT-OF-WAY TO THE STATE OF TEXAS RECORDED IN VOLUME 131, PAGE 402, DRWCT, DOES APPLY TO THIS TRACT. DEED LINE IS SHOWN HEREON.
- 10. PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 160, PAGE 316, DRWCT, DOES NOT CROSS THIS TRACT.
- 10. 20' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 257, PAGE 893, DRWCT, DOES APPLY TO THIS TRACT AS SHOWN HEREON.
- 10. 10' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 319, PAGE 808, DRWCT, DOES APPLY AND IS SHOWN HEREON.
- 10. BOUNDARY LINE AGREEMENT IN VOLUME 46B, PAGE 505, DRWCT, DOES APPLY TO THE COMMON LINE OF THIS TRACT AND THE ADJOINING CHURCH TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

- LEGEND:**
- DRWCT = DEED RECORDS OF WALLER COUNTY, TEXAS
 - DRWCT = OFFICIAL RECORDS OF WALLER COUNTY, TEXAS
 - 123456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/P = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - UTILITY POLE
 - 60" WIRE
 - PIPE LINE MARKER
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER

LAND TITLE SURVEY PLAT OF A
 16,000 ACRE TRACT (TRACT ONE)
 14,444 ACRE TRACT (TRACT TWO)
 12,893 ACRE TRACT (TRACT THREE)
 14,444 ACRE TRACT (TRACT FOUR)
 14,444 ACRE TRACT (TRACT FIVE)
 14,444 ACRE TRACT (TRACT SIX)
 14,444 ACRE TRACT (TRACT SEVEN)
 14,444 ACRE TRACT (TRACT EIGHT)
 14,444 ACRE TRACT (TRACT NINE)
 ALL BEING PART OF A 130.00 ACRE TRACT IN DOCUMENT NO. 2107245, DRWCT DAVID SCOTT SURVEY, ABSTRACT 247 WALLER COUNTY, TEXAS

KERR SURVEYING
 TITLES FROM POSSESSION
 PREPARED BY: KERR SURVEYING, LLC
 SURVEY DATE: 05-04-2022 | PLAT DATE: 05-05-2022
 JOB NUMBER: 22-349 | CAD NAME: 22-349
 POINT FILE: 22-349 (cmh);
 DRAWN BY: RCU CHECKED BY: NPK
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

EXPERIENCE WALLER AREA



WALLER
HIGH SCHOOL



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OF WALLER





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date