

THE STATE OF TEXAS  
COUNTY OF WHARTON

We, Cory Morehead and Morris Morehead, being authorized trust officers of Frontage Investments Inc., LLC, owner (or owners) of the 37.982 acre tract described in the above and foregoing map of Cory Morehead Subdivision No. 32, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I (or we) do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, I (or we) do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single-family residential dwelling units thereon (or the placement of mobile homes, RVs, tiny homes, or manufactured homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I (or we) do hereby dedicate to the public a strip of land fifty (50) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Wharton County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (24" diameter). Furthermore, I (or we) do hereby covenant and agree that all of the property within the boundaries of this plat be restricted to provide that all portions of driveways located with public (or private) ROW shall have a minimum of 6-inches of gravel cover and shall have a minimum of 6-inches of cover over a drainage culvert.

IN TESTIMONY WHEREOF, the Frontage Investments Inc., LLC has caused these presents to be signed by Cory Morehead, its (president or vice-president) hereunto authorized, attested by its authorized trust officer, Morris Morehead, and its common seal hereunto affixed this 28th day of June, 2023.

Frontage Investments Inc., LLC

By: Cory Morehead  
(president or vice-president)

Attest: Morris Morehead  
(authorized trust officer)



STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Cory Morehead, President, authorized trust officer of Frontage Investments Inc., LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th day of June, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Morris Morehead, authorized trust officer of Frontage Investments Inc., LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th day of June, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF WHARTON

The above and foregoing Plat was approved by the Commissioners Court of Wharton County, Texas, this the 10th day of July, 2023.

Pct 1, County Commissioner

Pct 2, County Commissioner

Pct 3, County Commissioner

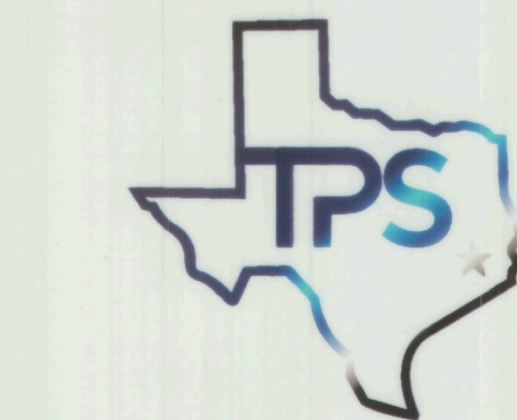
Pct 4, County Commissioner

County Judge

STATE OF TEXAS  
COUNTY OF WHARTON

I, Barbara Svatek, County Clerk of the Wharton County, Texas, do hereby certify the foregoing Plat was filed in my office on the day of 04th June, 2023 at 3:28 clock P.m., in the Plat Records, Plat Cabinet No. 3, Slide No. 3331 of Wharton County, Texas.

Barbara Svatek  
County Clerk



TEXAS PROFESSIONAL  
SURVEYING  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7101 Fax: 936.756.748  
www.surveyingtexas.com  
Firm No. 10083400

Owner: Frontage Investments Inc.  
P.O. Box 1212  
Huntington, Texas 75949

Legal Description: 37.982 acres portion of a called 59.584 acres  
Vol. 1285, Pg. 611  
O.R.W.C.T.

METES AND BOUNDS

BEING a 37.982 acre tract situated in the Jonathan Scott Survey, Abstract Number 56, Wharton County, Texas, being a portion of that same called 59.584 acre tract described in instrument to Frontage Investments Inc., recorded in Volume 1285, Page 611 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said 37.982 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the easterly right-of-way of State Highway 60 (120 feet wide, SH 60, Vol. 87, Pg. 60, D.R.W.C.T., and Vol 249, Pg. 192 & 194, D.R.W.C.T., for the common westerly corner of said 59.584 acre tract and the remainder of that certain called 7.992 acre tract described as "Second Tract" in instrument to Josephine Dusek, recorded in Volume 545, Page 331, of the Deed Records of Wharton County, Texas (D.R.W.C.T.), being the southwest corner of the herein described 37.982 acre tract, said POINT OF BEGINNING, having Texas State Plane Coordinate value of N: 13,768,460.28, E: 2,894,701.26, Texas South Central Zone, (4204), grid measurements.

THENCE North 18°55'19" West, 1183.99 feet, with the easterly right-of-way line of said SH 60, the westerly line of said 59.584 acre tract, to a calculated point in the apparent common line between said Scott Survey and the Joseph Urban Survey, Abstract Number 348, the intersection of the easterly right-of-way line of said SH 60 with the approximate centerline of County Road 268 (Co Rd 268), the northerly line of said 37.982 acre tract, to a calculated point for the northeasterly corner of the herein described 39.782 tract;

THENCE North 71°15'47" East, 1340.73 feet, with the apparent common line between said Scott Survey and said Urban Survey, the approximate centerline of said Co Rd 268, the northerly line of said 37.982 acre tract, to a calculated point for the northeasterly corner of the herein described 39.782 tract;

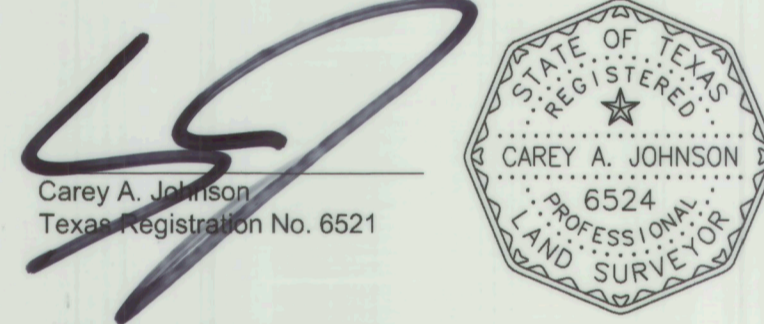
THENCE severing, over and across said 59.584 acre tract, the following three (3) courses and distances:

- 1. South 18°55'19" East, 158.20 feet, to a 5/8 inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 2. North 71°04'41" East, 81.07 feet, to a 5/8 inch iron rod with cap stamped "TPS 100834-00" set for the westerly northwest corner of the herein described 37.982 acre tract;
- 3. South 18°55'19" East, 1003.45 feet, to a 5/8 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 59.584 acre tract and that certain called 11.424 acre tract described in instrument to The Silva Family Trust, recorded in Volume 413, Pg. 814, O.R.W.C.T., being the southeasterly corner of the herein described 37.982 acre tract;

THENCE South 70°21'08" West, 1421.91 feet, with the northerly line of said 11.424 acre tract, that certain called 11.424 acre tract described as "First Tract" in said instrument to Josephine Dusek, and the northerly line of said remainder of 7.992 acre tract, common to the southerly line of said 59.584 acre tract, to the POINT OF BEGINNING and containing a computed area of 37.982 acres of land within this Field Note Description.

SURVEYOR'S CERTIFICATION

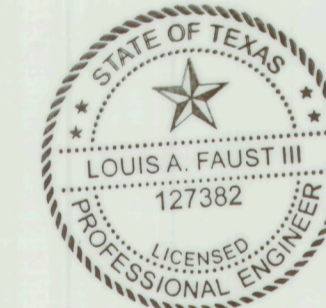
I, Carey A. Johnson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature, and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.



ENGINEER'S CERTIFICATION

I hereby certify that proper engineering consideration has been given to this plat to the matters of lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Wharton County Subdivision Policy.

Licensed Professional Engineer No. 127362



Detail View  
Scale: 1" = 1000'

Surveyor's Notes:

- 1. No portion of this property appears to lie within the 100 year floodplain per Wharton County Community Map No. 480652, FEMA Firm Panel No. 48481C0100F, having an effective date of 12/12/2017.
- 2. All coordinates, bearings and distances are referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (2011 Adjustment) (FIPS 4204), and are based on GPS observations made by Texas Professional Surveying, LLC.
- 3. Vertical measurements of benchmarks were made via GPS observations utilizing ALLTERRA Central's Virtual Reference Station (VRS) network using Geoid18.
- 4. All measurements are grid values. Surface values may be obtained by multiplying by a combined scale factor of 1.00012944.

Easements and Restrictions:

1. All lots are subject to the following building line restrictions:

- Front Minor and Collector Street (25')
- Front Major Throughfare Street (35')

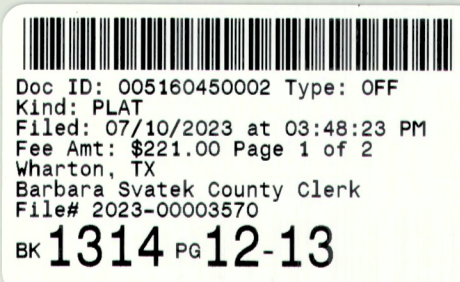
2. The following restrictions appear in record of title:

- a.
- b.

3.

Plat Notes:

- 1. Approval of plat does not require the County to accept roadways for long-term maintenance or into the County roadway system, whether a public or private roadway.
- 2. All detention facilities shall be maintained by an approved HOA or by the lot owners, who's land the detention facility is located in.
- 3. A drainage easement dedicated to the public does not obligate the County to maintain said drainage channel, ditch, or swale in perpetuity. Any proposed or future drainage structures, culverts, driveways, or other structures proposed within a dedicated easement shall be reviewed and approved by the County Engineer prior to installation. In the event a structure, culvert, driveway, or drainage structure is installed without approval by the County Engineer, then the County may remove said structure from the drainage easement at the expense of the landowner.
- 4. Wharton County will not maintain any private roadways or drives. Maintenance of all private roadways and drives shall be provided by an approved HOA or by the lot owners of the subdivision.
- 5. Wharton County may, but is not obligated to, provide long-term maintenance of a public roadway or drive within the subdivision.
- 6. This property is not located within any city limits or it's ETJ.
- 7. Driveway Requirements:
  - a. On publicly dedicated roadways, the County may install driveway culverts but is not obligated to install them.
  - b. The County will not install driveway culverts on private roadways.
  - c. The County is not required to grant more than one driveway per tract.
  - d. All culvert lengths for driveways shall be limited to 40-ft. (max.), and driveways shall be spaced a minimum distance of 40-ft from each other (measured from driveway culvert to driveway culvert).
  - e. Portions of driveways within County ROW shall be constructed with a minimum of 6-inches of compacted gravel and have a minimum of 6-inches of cover over the culvert.
- 8. All stormwater, ditches/berms, and detention ponds shall be maintained by the respective lot owner's that the improvements are constructed on.



CORY MOREHEAD SUBDIVISION No. 32  
BEING A SUBDIVISION OF 37.982 ACRES  
SITUATED IN THE  
JONATHAN SCOTT SURVEY A-56  
WHARTON COUNTY, TEXAS

15 LOTS 1 BLOCKS

37.982 ACRES  
(0.589 ACRES DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY USE)

MAY 2023

TPS Reference:  
27531 - Cory Morehead Subdivision No. 32 - Sheet 1 of 2



0' 100' 200'

SCALE: 1" = 100'

LEGEND

- Set Iron Rod w/Cap "TPS 100834-00"
- Found Survey Monument (described)
- ⊕ 3-inch Brass Disk in 6-inch Concrete Monument
- I.R. Iron Rod
- C.I.R. Capped Iron Rod
- I.P. Iron Pipe
- Conc. Mon. Concrete Monument
- V./P. Volume/Page
- Cab./Sht. Cabinet/Sheet
- O.R.W.C.T. Official Records of Wharton County, Texas
- D.R.W.C.T. Deed Records of Wharton County, Texas
- W.C.A.D. Wharton County Appraisal District
- C.F. No. Clerk's File Number
- R.O.W. Right-of-Way
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- Approximate Survey Line
- Approximate 100-year Floodplain
- Easement
- Building Line

JOSEPH URBAN SURVEY  
ABSTRACT NO. 348

HUDGINS BRAHMANS, LLC  
CALLED 33.59 ACRES  
"TRACT 1"  
VOL. 1200, PG. 222  
O.R.W.C.T.

COUNTY ROAD 268  
40' R.O.W.  
VOL. 347 PG. 647, D.R.W.C.T.  
APPARENT SURVEY LINE

LINE	BEARING	DISTANCE
L1	S 18°55'19" E	19.46'
L2	S 18°55'19" E	138.74'
L3	N 71°04'41" E	81.07'
L4	N 71°17'23" E	84.44'
L5	S 19°07'06" E	19.50'
L6	S 72°20'40" E	68.51'
L7	S 57°06'57" E	96.67'
L8	S 75°08'58" E	66.25'
L9	S 18°43'31" E	14.06'

ELIZABETH M. STELZEL  
CALLED 15.25 ACRES  
"TRACT 4-A"  
VOL. 907, PG. 580  
O.R.W.C.T.

KENNETH DARRYL VASINA, ET AL  
CALLED 53.74 ACRES  
"TRACT TWO"  
VOL. 989, PG. 337  
O.R.W.C.T.

0.589 OF AN ACRE  
DEDICATED TO THE PUBLIC  
FOR RIGHT-OF-WAY USE

RODNEY JEDLIKA AND  
CASSIDY KLOPSTECK JEDLIKA  
CALLED 5.0 ACRES  
VOL. 808, PG. 458  
O.R.W.C.T.

M2E3 LLC  
50' PIPELINE EASEMENT  
VOL. 1151, PG. 113  
O.R.W.C.T.

JONATHAN SCOTT SURVEY  
ABSTRACT NO. 56

REMAINDER OF  
GLADYS S. MACHA  
CALLED 57.890000 ACRES  
VOL. 845, PG. 287  
O.R.W.C.T.  
  
(FURTHER DESCRIBED AS  
CALLED 59.8/10 ACRES  
VOL. 447, PG. 614, D.R.W.C.T.)

LARRY JAMES TICHACEK  
CALLED 15.14 ACRES  
"TRACT ONE"  
VOL. 846, PG. 850  
O.R.W.C.T.

RICHARD JALOWY  
CALLED 19.412 ACRES  
VOL. 767, PG. 113  
O.R.W.C.T.

THE SLIVA FAMILY TRUST  
CALLED 11.424 ACRES  
"FIRST TRACT"  
VOL. 413, PG. 814  
O.R.W.C.T.

JOSEPHINE DUSEK  
CALLED 11.424 ACRES  
"FIRST TRACT"  
VOL. 545, PG. 331  
D.R.W.C.T.

REMAINDER OF  
JOSEPHINE DUSEK  
CALLED 7.992 ACRES  
"SECOND TRACT"  
VOL. 545, PG. 331  
D.R.W.C.T.

MARCUS A. PILCIK AND  
BERNADETTE R. PILCIK  
CALLED 40.122 (NET)  
ACRES  
VOL. 835, PG. 914  
O.R.W.C.T.

CHARLES & BETH BOETTCHER, LTD.  
REMAINDER OF  
CALLED 45.81 ACRES  
THIRD TRACT  
VOL. 875, PG. 924  
O.R.W.C.T.

CHARLES & BETH BOETTCHER, LTD.  
CALLED 121.62 ACRES  
FIRST TRACT  
VOL. 875, PG. 924  
O.R.W.C.T.



**TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7101 Fax: 936.756.748  
www.surveyingtexas.com  
Firm No. 10083400

Owner: Frontage Investments Inc., LLC, LLC  
P.O. Box 1212  
Huntington, Texas 75949  
  
Legal Description: Called 59.584 acres  
Vol. 1285, Pg. 611  
O.R.W.C.T.

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