

U.S. HIGHWAY 290 (VARIABLE WIDTH)

ERISTUS SAMS & ANNIE J. SAMS
CALL 1.566 AC. TRACT
VOL. 441, PG. 847 W.C.D.R.

ERNEST V. MARTIN & JOHNNIE RUTH MARTIN
CALL 1.654 AC. TRACT
VOL. 442, PG. 387 W.C.D.R.

JARRAR HOLDINGS, LLC.
CALL 4.854 AC. TRACT
VOL. 141, PG. 337 W.C.D.R.

JARRAR HOLDINGS, LLC.
CALL 74.048 AC. TRACT
VOL. 913, PG. 497 W.C.O.P.R.

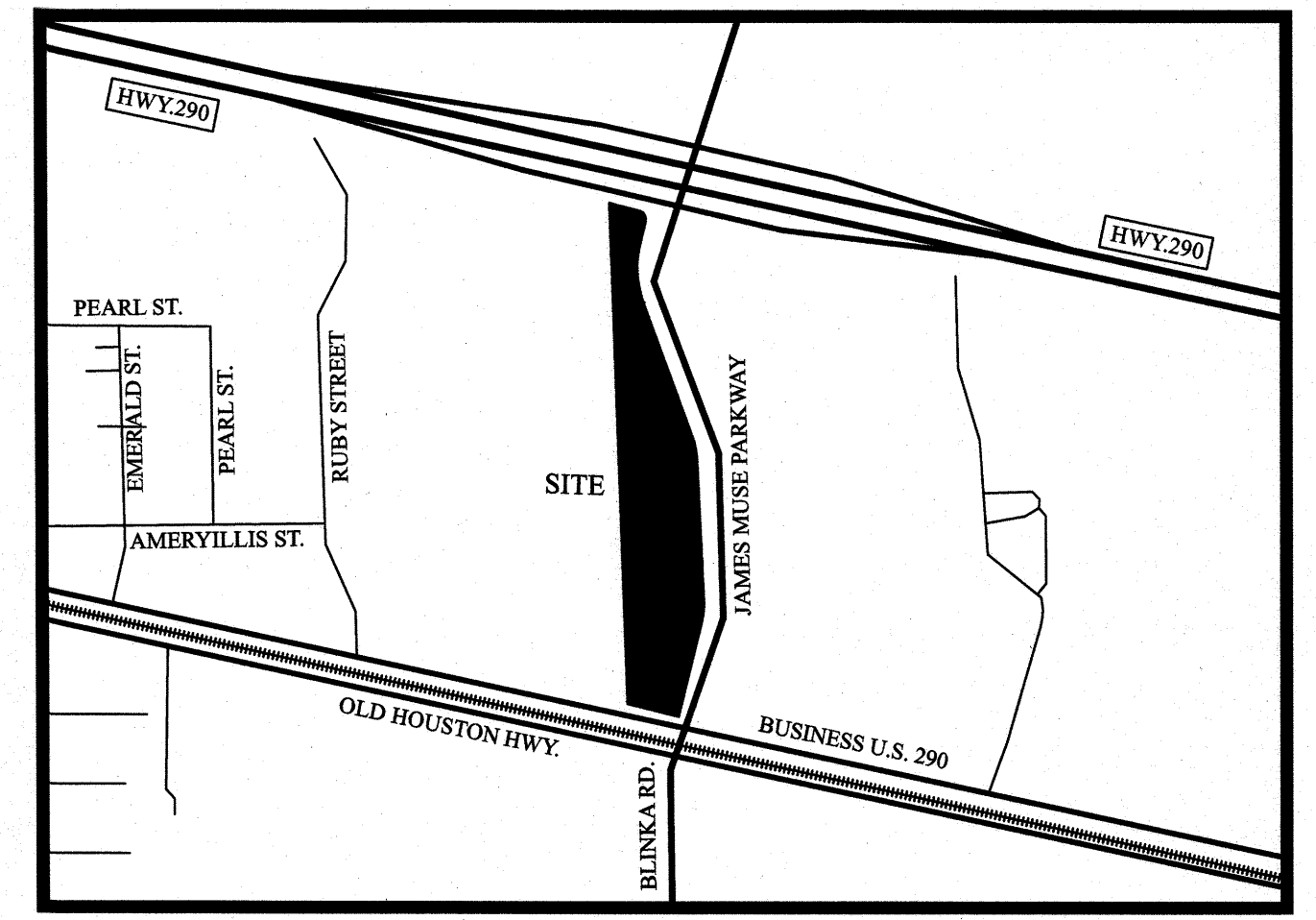
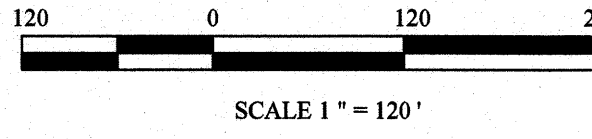
81.2384 ACRE TRACT

20.0000 ACRE TRACT

CALL 98.27 ACRE TRACT VOLUME 75, PAGE 74 O.D.R.P.W.C.T.
REMAINDER OF LOT "F"
C.A. MENKE SUBDIVISION, VOLUME 79, PAGE 161 W.C.D.R.

U.S. BUSINESS HIGHWAY NO. 290 (100.00' R.O.W.)

T. & N.O.R.R.
CALL 8.27 AC. TRACT



VICINITY MAP
NOT TO SCALE
KEY MAP 288-K

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 75°55'31" W | 55.08 |
| L2 | N 75°55'31" W | 55.09 |
| L3 | N 58°17'29" E | 35.12 |
| L4 | N 42°46'59" E | 35.12 |
| L5 | N 47°13'05" W | 35.59 |
| L6 | N 37°13'56" E | 31.67 |
| L7 | S 42°46'59" W | 35.12 |
| L8 | N 44°30'11" W | 28.37 |
| L9 | N 43°18'32" E | 35.36 |
| L10 | S 47°13'05" E | 35.59 |
| L11 | N 88°09'32" E | 60.03 |
| L12 | N 62°40'36" E | 35.12 |
| L13 | S 02°36'41" E | 55.00 |
| L14 | N 02°36'41" E | 55.00 |
| L15 | N 47°13'05" W | 35.59 |
| L16 | S 88°09'32" W | 60.03 |
| L17 | S 42°46'59" W | 35.12 |
| L18 | S 47°13'05" E | 35.59 |
| L19 | S 51°07'03" W | 31.83 |
| L20 | N 48°50'28" W | 35.36 |
| L21 | N 44°03'51" E | 37.82 |
| L22 | S 13°53'42" W | 34.45 |
| L23 | S 13°53'42" W | 73.83 |
| L24 | S 13°53'42" W | 63.23 |
| L25 | S 43°09'51" W | 35.36 |
| L26 | S 33°37'50" E | 36.86 |
| L27 | N 04°30'10" E | 80.94 |
| L28 | N 10°24'08" E | 0.68 |
| L29 | N 04°30'10" E | 69.86 |
| L30 | S 54°50'22" E | 39.92 |

| Curve | Radius | Delta | Length | Ch. Bgn. | Ch. End. |
|-------|---------|------------|--------|---------------|----------|
| C-1 | 2864.79 | 0°46'12" | 38.57 | S 75°21'00" E | 38.57 |
| C-2 | 60.00 | 89°59'46" | 64.24 | S 30°44'58" E | 64.85 |
| C-3 | 670.00 | 34°17'05" | 400.91 | S 02°50'08" E | 384.99 |
| C-4 | 530.00 | 17°24'59" | 161.11 | S 11°18'10" E | 160.49 |
| C-5 | 530.00 | 16°41'00" | 154.32 | S 05°44'49" W | 153.78 |
| C-6 | 1283.13 | 10°31'14" | 235.91 | S 02°57'19" W | 235.27 |
| C-7 | 1283.13 | 11°31'50" | 251.75 | N 03°77'44" E | 251.32 |
| C-8 | 1223.13 | 10°13'49" | 218.39 | S 02°48'28" W | 218.10 |
| C-9 | 1223.13 | 5°29'58" | 117.40 | S 05°10'21" W | 117.36 |
| C-10 | 1223.13 | 3°18'58" | 70.08 | S 00°46'53" W | 70.07 |
| C-11 | 1223.13 | 1°28'53" | 30.91 | S 01°35'03" E | 30.91 |
| C-12 | 48.00 | 136°08'50" | 114.05 | N 49°59'17" E | 89.05 |
| C-13 | 78.00 | 128°05'10" | 111.64 | N 47°49'28" E | 139.05 |
| C-14 | 78.00 | 41°47'47" | 56.90 | S 05°40'45" W | 56.84 |
| C-15 | 78.00 | 41°43'21" | 56.80 | S 47°26'15" W | 55.55 |
| C-16 | 78.00 | 42°33'29" | 57.95 | S 69°33'04" W | 56.62 |
| C-17 | 48.00 | 136°08'55" | 114.08 | N 52°50'20" W | 89.06 |
| C-18 | 78.00 | 128°05'14" | 111.65 | N 51°50'28" W | 139.05 |
| C-19 | 78.00 | 42°34'12" | 57.65 | N 69°44'00" E | 56.83 |
| C-20 | 78.00 | 41°43'22" | 56.80 | S 51°07'13" E | 55.55 |
| C-21 | 78.00 | 41°47'39" | 56.90 | S 09°24'42" E | 55.54 |
| C-22 | 50.00 | 48°38'33" | 49.67 | N 63°34'02" E | 38.58 |
| C-23 | 50.00 | 56°47'48" | 48.70 | N 28°13'39" E | 47.68 |
| C-24 | 50.00 | 48°38'33" | 49.67 | N 63°34'02" E | 38.58 |
| C-25 | 50.00 | 51°47'15" | 45.19 | S 04°20'29" E | 43.67 |
| C-26 | 50.00 | 55°01'35" | 48.02 | N 49°03'58" E | 45.20 |
| C-27 | 50.00 | 48°38'33" | 49.67 | N 63°34'02" E | 38.58 |
| C-28 | 545.32 | 3°48'55" | 35.31 | S 84°35'58" E | 36.31 |
| C-29 | 575.32 | 13°56'25" | 139.98 | S 85°17'35" E | 139.63 |
| C-30 | 605.32 | 10°18'40" | 108.83 | N 81°52'00" W | 108.79 |
| C-31 | 605.32 | 5°41'41" | 56.11 | N 84°22'49" W | 56.09 |
| C-32 | 605.32 | 4°59'56" | 52.81 | N 79°13'27" W | 52.80 |
| C-33 | 420.14 | 17°56'28" | 131.66 | N 11°33'58" E | 131.02 |
| C-34 | 380.14 | 17°58'53" | 122.44 | S 11°50'09" E | 121.94 |
| C-35 | 380.14 | 13°14'43" | 83.26 | S 09°13'04" E | 83.07 |
| C-36 | 420.14 | 13°47'01" | 57.75 | N 20°08'00" E | 57.75 |
| C-37 | 420.14 | 11°01'05" | 60.79 | N 14°14'37" W | 60.67 |
| C-38 | 420.14 | 6°08'23" | 45.02 | N 05°39'54" W | 45.00 |
| C-39 | 380.14 | 9°02'14" | 69.60 | S 11°19'19" E | 69.75 |
| C-40 | 380.14 | 4°12'30" | 26.45 | S 04°41'57" E | 26.45 |
| C-41 | 530.14 | 0°20'03" | 3.06 | S 19°50'10" E | 3.06 |
| C-42 | 530.14 | 10°38'12" | 99.42 | S 14°21'22" E | 99.28 |
| C-43 | 530.14 | 6°28'28" | 69.60 | S 05°50'30" E | 69.67 |
| C-44 | 413.27 | 16°57'29" | 122.32 | S 05°53'03" W | 121.87 |
| C-45 | 383.27 | 17°18'59" | 115.23 | S 07°24'40" E | 114.84 |
| C-46 | 383.27 | 16°57'29" | 104.56 | S 05°53'03" W | 104.18 |
| C-47 | 413.27 | 0°10'52" | 1.97 | N 02°30'26" W | 1.97 |
| C-48 | 413.27 | 9°38'00" | 69.48 | N 09°20'29" E | 69.40 |
| C-49 | 413.27 | 7°08'57" | 51.57 | N 10°47'19" E | 51.53 |
| C-50 | 370.63 | 7°47'38" | 50.40 | S 10°21'18" W | 50.38 |
| C-51 | 383.27 | 8°47'03" | 54.16 | S 07°47'50" W | 54.11 |
| C-52 | 223.28 | 0°17'36" | 2.88 | S 02°26'40" E | 2.88 |
| C-53 | 223.28 | 7°28'40" | 86.56 | S 02°26'28" W | 86.46 |
| C-54 | 223.28 | 7°02'07" | 65.08 | S 10°33'11" W | 64.94 |
| C-55 | 99.00 | 74°05'34" | 128.02 | S 51°08'48" W | 119.29 |
| C-56 | 99.00 | 72°54'26" | 86.01 | S 51°12'18" W | 82.96 |
| C-57 | 99.00 | 35°14'40" | 69.80 | S 40°34'40" W | 69.84 |
| C-58 | 99.00 | 30°31'27" | 52.74 | S 72°53'48" W | 52.12 |
| C-59 | 99.00 | 8°19'26" | 14.38 | N 18°13'41" E | 14.37 |

| RESERVE | ACREAGE | SQ. FT. | TYPE |
|---------|---------|---------|----------------|
| A | 2.9007 | 126,356 | DETENTION POND |
| B | 0.6585 | 28,697 | PARK/LANDSCAPE |
| C | 3.9479 | 171,989 | COMMERCIAL |

GENERAL NOTES:

- B.L. INDICATES "BUILDING LINE"
- U.E. INDICATES "UTILITY EASEMENT"
- DA.E. INDICATES "AERIAL EASEMENT"
- D.E. INDICATES "DRAINAGE EASEMENT"
- VOL. INDICATES "VOLUME"
- PG. INDICATES "PAGE"
- I.R. INDICATES "IRON ROD"
- R.O.W. INDICATES "RIGHT-OF-WAY"
- W.C.C.F.No. INDICATES "WALLER COUNTY CLERK'S FILE NUMBER"
- INDICATES "SET 5/8" IRON ROD"
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCE, CITY OF WALLER, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONG SIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 4806400155F, EFFECTIVE DATE MAY 16, 2019, CITY OF PRAIRIE VIEW, WALLER COUNTY, TEXAS.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990889.
- NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS REPLAT.
- THE SUBJECT PROPERTY IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).
- THE PROPOSED USAGE FOR ALL LOTS OF THE REPLAT SHOWN HEREON IS SINGLE FAMILY RESIDENTIAL.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.

PRAIRIE VIEW VILLAGE ESTATES

A SUBDIVISION OF 31.7949 ACRES, 1,384,990 SQUARE FEET,
SITUATED IN THE G.A. DENNETT SURVEY, ABSTRACT NO. 124,
BEING PART OF LOT "F" IN THE C.A. MENKE SUBDIVISION,
RECORDED IN VOLUME 79, PAGE 161 OF THE
WALLER COUNTY DEED RECORDS,
CITY OF PRAIRIE VIEW,
WALLER COUNTY, TEXAS.

CONTAINING

91 LOTS 4 BLOCKS 3 RESERVES

JANUARY 2022

OWNER / DEVELOPER

L7 PROPERTIES LTD.
ROY PERRY, PRINCIPAL

12306 WELLINGTON PARKWAY
HOUSTON, TEXAS, 77014
(512) 913 - 8212

SURVEYOR

E.I.C. SURVEYING COMPANY
FIRM NO. 10033400

12345 JONES ROAD#270
HOUSTON, TEXAS 77070
(281) 955 - 2772

ENGINEER

JAYMARK ENGINEERING CORPORATION

3730 CYPRESS CREEK PARKWAY, SUITE 108
HOUSTON, TEXAS 770768
(346) 316 - 1181