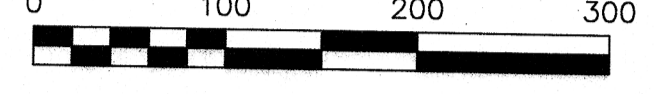


SCALE: 1" = 100'



Called 42.455 Acres  
James F. O'Neil, III and  
wife, Tracey A. O'Neil  
Warranty Deed with  
Vendor's Lien  
Volume 1235, Page 84 OPRWC

Lot 8 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 7 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 6 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 5 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 4 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 3 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 2 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

Lot 1 of Stallion Lakes  
Sec. 1 Subdivision  
File No. 2208228 PRWC

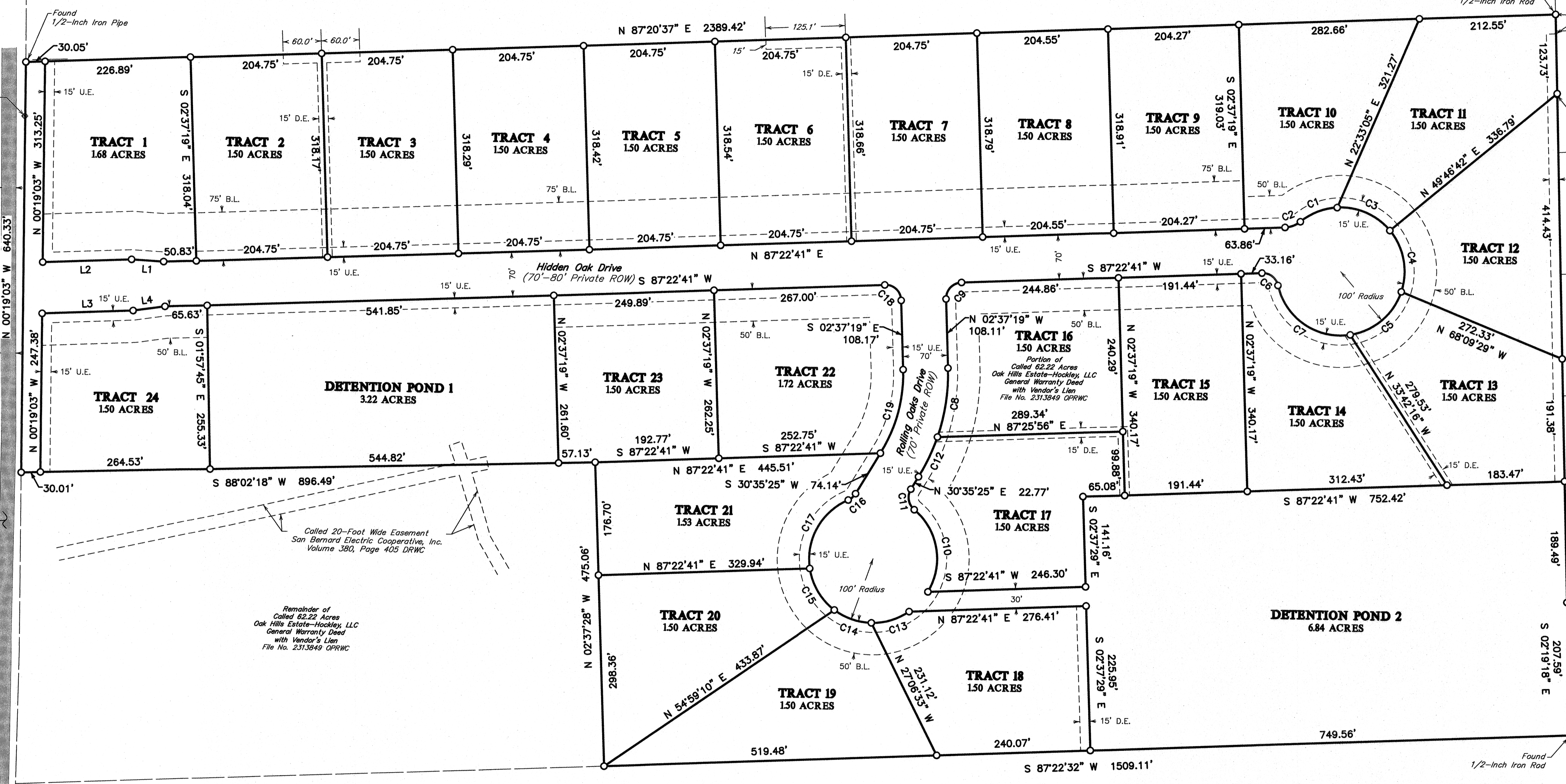
Called 6.0001 Acres  
Kimberly A. Perez and  
Joseph L. Perez  
Warranty Deed with  
Vendor's Lien  
File No. 1601505 OPRWC

Called 1.000 Acres  
MICHAEL JOSEPH SMELEK and  
LESLIE ANN SMELEK, Co-Trustees  
of the SMELEK FAMILY TRUST  
Warranty Deed  
Volume 1228, Page 261 OPRWC

Called 5.000 Acres  
Shelly Bldvia  
Warranty Deed with Vendor's Lien  
Volume 653, Page 557 OPRWC

Remainder of  
Called 62.22 Acres  
Oak Hills Estate-Hockley, LLC  
General Warranty Deed  
with Vendor's Lien  
File No. 2313849 OPRWC

Called 40.00 Acres  
JBAMA Ranch, LLC  
General Warranty Deed  
File No. 1502711 OPRWC



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	62.44'	61.43'	S 68°04'14" W	35°46'23"
C2	40.00'	25.96'	25.51'	S 68°46'47" W	37°11'29"
C3	100.00'	93.14'	89.81'	N 67°21'33" W	53°22'02"
C4	100.00'	101.64'	97.32'	N 11°33'25" W	58°14'16"
C5	100.00'	109.64'	104.23'	N 48°58'17" E	62°49'06"
C6	25.00'	34.55'	31.86'	S 53°02'05" E	79°10'29"
C7	100.00'	150.40'	136.62'	S 56°32'00" E	86°10'20"
C8	300.47'	109.26'	108.66'	N 07°42'18" E	20°50'02"
C9	25.00'	39.28'	35.37'	N 42°21'39" E	90°02'05"
C10	100.00'	141.71'	130.15'	N 10°23'08" W	81°11'43"
C11	25.00'	35.59'	32.66'	N 10°11'48" W	81°34'26"
C12	300.47'	68.71'	68.56'	N 24°40'21" E	13°06'05"
C13	100.00'	62.48'	61.47'	N 72°39'07" E	35°47'57"
C14	100.00'	62.43'	61.42'	S 71°33'47" E	35°46'16"
C15	100.00'	77.24'	75.33'	S 31°33'04" E	44°15'09"
C16	25.00'	15.52'	15.27'	S 48°22'21" W	35°33'51"
C17	100.00'	131.91'	122.55'	S 28°21'53" W	75°34'46"
C18	25.00'	39.27'	35.36'	S 47°37'19" E	90°00'00"
C19	230.47'	136.93'	134.93'	S 14°17'31" W	34°02'50"

LINE	BEARING	DISTANCE
L1	N 86°59'29" W	50.13'
L2	S 87°22'32" W	138.76'
L3	N 87°22'32" E	141.99'
L4	N 81°33'46" E	50.15'

Lot	Address	Street Name
1	201	HIDDEN OAK DRIVE
2	205	HIDDEN OAK DRIVE
3	209	HIDDEN OAK DRIVE
4	213	HIDDEN OAK DRIVE
5	217	HIDDEN OAK DRIVE
6	221	HIDDEN OAK DRIVE
7	225	HIDDEN OAK DRIVE
8	229	HIDDEN OAK DRIVE
9	233	HIDDEN OAK DRIVE
10	237	HIDDEN OAK DRIVE
11	241	HIDDEN OAK DRIVE
12	245	HIDDEN OAK DRIVE
13	249	HIDDEN OAK DRIVE
14	253	HIDDEN OAK DRIVE
15	257	HIDDEN OAK DRIVE
16	261	HIDDEN OAK DRIVE
17	265	HIDDEN OAK DRIVE
18	269	HIDDEN OAK DRIVE
19	273	HIDDEN OAK DRIVE
20	277	HIDDEN OAK DRIVE
21	281	HIDDEN OAK DRIVE
22	285	HIDDEN OAK DRIVE
23	289	HIDDEN OAK DRIVE
24	293	HIDDEN OAK DRIVE
25	297	HIDDEN OAK DRIVE
26	301	HIDDEN OAK DRIVE
27	305	HIDDEN OAK DRIVE
28	309	HIDDEN OAK DRIVE
29	313	HIDDEN OAK DRIVE
30	317	HIDDEN OAK DRIVE
31	321	HIDDEN OAK DRIVE
32	325	HIDDEN OAK DRIVE
33	329	HIDDEN OAK DRIVE
34	333	HIDDEN OAK DRIVE
35	337	HIDDEN OAK DRIVE
36	341	HIDDEN OAK DRIVE
37	345	HIDDEN OAK DRIVE
38	349	HIDDEN OAK DRIVE
39	353	HIDDEN OAK DRIVE
40	357	HIDDEN OAK DRIVE
41	361	HIDDEN OAK DRIVE
42	365	HIDDEN OAK DRIVE
43	369	HIDDEN OAK DRIVE
44	373	HIDDEN OAK DRIVE
45	377	HIDDEN OAK DRIVE
46	381	HIDDEN OAK DRIVE
47	385	HIDDEN OAK DRIVE
48	389	HIDDEN OAK DRIVE
49	393	HIDDEN OAK DRIVE
50	397	HIDDEN OAK DRIVE
51	401	HIDDEN OAK DRIVE
52	405	HIDDEN OAK DRIVE
53	409	HIDDEN OAK DRIVE
54	413	HIDDEN OAK DRIVE
55	417	HIDDEN OAK DRIVE
56	421	HIDDEN OAK DRIVE
57	425	HIDDEN OAK DRIVE
58	429	HIDDEN OAK DRIVE
59	433	HIDDEN OAK DRIVE
60	437	HIDDEN OAK DRIVE
61	441	HIDDEN OAK DRIVE
62	445	HIDDEN OAK DRIVE
63	449	HIDDEN OAK DRIVE
64	453	HIDDEN OAK DRIVE
65	457	HIDDEN OAK DRIVE
66	461	HIDDEN OAK DRIVE
67	465	HIDDEN OAK DRIVE
68	469	HIDDEN OAK DRIVE
69	473	HIDDEN OAK DRIVE
70	477	HIDDEN OAK DRIVE
71	481	HIDDEN OAK DRIVE
72	485	HIDDEN OAK DRIVE
73	489	HIDDEN OAK DRIVE
74	493	HIDDEN OAK DRIVE
75	497	HIDDEN OAK DRIVE
76	501	HIDDEN OAK DRIVE
77	505	HIDDEN OAK DRIVE
78	509	HIDDEN OAK DRIVE
79	513	HIDDEN OAK DRIVE
80	517	HIDDEN OAK DRIVE
81	521	HIDDEN OAK DRIVE
82	525	HIDDEN OAK DRIVE
83	529	HIDDEN OAK DRIVE
84	533	HIDDEN OAK DRIVE
85	537	HIDDEN OAK DRIVE
86	541	HIDDEN OAK DRIVE
87	545	HIDDEN OAK DRIVE
88	549	HIDDEN OAK DRIVE
89	553	HIDDEN OAK DRIVE
90	557	HIDDEN OAK DRIVE
91	561	HIDDEN OAK DRIVE
92	565	HIDDEN OAK DRIVE
93	569	HIDDEN OAK DRIVE
94	573	HIDDEN OAK DRIVE
95	577	HIDDEN OAK DRIVE
96	581	HIDDEN OAK DRIVE
97	585	HIDDEN OAK DRIVE
98	589	HIDDEN OAK DRIVE
99	593	HIDDEN OAK DRIVE
100	597	HIDDEN OAK DRIVE

OWNER/DEVELOPER:  
Oak Hills Estates-Hockley LLC  
Robert Heckerroth  
713-817-4438  
bob@cp-texas.com  
24122 Margerstadt Road  
Hockley, Texas 77447  
James Henderson  
281-732-6338  
henderson15550@sbcglobal.net  
15550 FM 362  
Waller, Texas 77484

**FINAL PLAT**  
OF  
**OAK HILLS ESTATES**  
BEING  
**52.22 ACRES**  
CREATING  
**24 LOTS, 1 BLOCK,**  
AND  
**2 DETENTION POND RESERVES**  
OUT OF THE  
**SAMUEL MCCARLEY SURVEY, A-43**  
WALLER COUNTY, TEXAS  
MAY 2024



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-33290  
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000

OWNER RELEASE

STATE OF TEXAS
COUNTY OF WALLER

We, Robert Heckerth and James Henderson, Signing Partners respectively, of Oak Hills Estates-Hockley LLC, owner of the property subdivided in this plat of Oak Hills Estates, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, 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 easement and streets shown thereon.

Further, all of the property subdivided in the above and 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 pipe, unless specified by the County Road Administrator, or County Engineer.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain 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 at File No. 2403972 of the Official Public Records of Waller County, Texas.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plot.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

In Testimony, hereto, the Oak Hills Estates-Hockley LLC, has caused to be signed

by Robert Heckerth and James Henderson, its Signing Partners, and its seal, this 21 day of May, 2024.

Oak Hills Estates-Hockley LLC
Name of Company

By: [Signature] Signing Partner

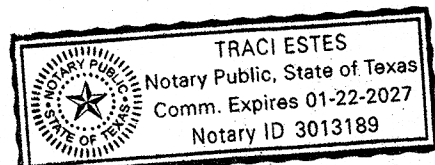
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the under signed authority, on this day personally appeared Robert Heckerth, Signing Partner of Oak Hills Estates-Hockley LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF May, 2024.

[Signature] Traci Estes
Notary Public
Notary's Name (Printed):
Notary's Commission Expires: 01-22-2027



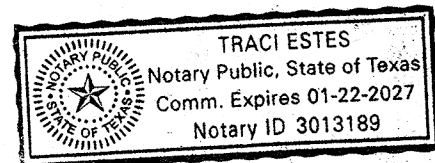
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the under signed authority, on this day personally appeared James Henderson, Signing Partner of Oak Hills Estates-Hockley LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF May, 2024.

[Signature] Traci Estes
Notary Public
Notary's Name (Printed):
Notary's Commission Expires:



COUNTY CLERK CERTIFICATE

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 the certificate of authentication was filed for registration in my office on the 21st day of June, 2024, A.D. at 1:22 o'clock P.M., in File No. 2403972 of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, Texas, the day and date last written above.

[Signature] Debbie Hollan
Debbie Hollan, County Clerk
Waller County, Texas

By: [Signature] Deputy

Oak Hills Estates
52.22 Acres
Samuel McCarley Survey
Abstract No. 43

STATE OF TEXAS
COUNTY OF WALLER

A METES & BOUNDS description of a certain 52.22 acre tract situated in the Samuel McCarley Survey, Abstract No. 43 in Waller County, Texas, being a portion of a called 62.22 acre tract conveyed by General Warranty Deed with Vendor's Lien to Oak Hills Estate-Hockley, LLC recorded in File No. 2313849 of the Official Public Records of Waller County (OPRWC); said 52.22 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204):

BEGINNING at a found 1/2-inch iron pipe, marking the northwest corner of the herein described subject tract, being common with the northwest corner of said 62.22 acre tract, the southwest corner of a called 42.455 acre tract conveyed by Warranty Deed with Vendor's Lien to James F. O'Neil, III and wife, Tracey A. O'Neil recorded in Volume 1236, Page 84 of the Official Public Records of Waller County (OPRWC), and in the occupied east right-of-way line of Murrell Road (Variable width right-of-way);

THENCE North 87°20'37" East, along the common line of said 62.22 acre tract and said 42.455 acre tract, 2389.42 feet to a found 1/2-inch iron rod, marking the northeast corner of the herein described subject tract, being common with the northeast corner of said 62.22 acre tract, the southeast corner of said 42.455 acre tract, and in the west line of Lot 8 of Stallion Lakes Sec. 1 Subdivision recorded in File No. 2208228 of the Plat Records of Waller County (PRWC);

THENCE South 02°05'27" East, along the common line of said 50 acre tract and said Lot 8 of Stallion Lakes Sec. 1 Subdivision, passing at 126.52 feet a found 1-inch iron pipe, continuing in all a total distance of 919.03 feet to a found 1/2-inch iron rod, marking an east angle of the herein described subject tract, being common with an east angle of said 62.22 acre tract and in the west line of Lot 3 of Stallion Lakes Sec. 1 Subdivision;

THENCE South 02°19'18" East, along the common line of said 62.22 acre tract and said Lot 3 of Stallion Lakes Sec. 1 Subdivision, 207.59 feet to a found 1/2-inch iron rod, marking the southeast corner of the herein described subject tract, being common with the northeast corner of a called 40.00 acre tract conveyed by General Warranty Deed to JBAMA Ranch, LLC recorded in File No. 1502711 OPRWC and in the west line of Lot 2 of Stallion Lakes Sec. 1 Subdivision;

THENCE South 87°22'32" West, along the common line of said 62.22 acre tract and said 40.00 acre tract, 1509.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a south exterior corner of the herein described subject tract,

THENCE over and across said 62.22 acre tract, the following two (2) courses and distances:

- 1. North 02°37'28" West, 475.06 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. South 88°02'18" West, 896.49 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a west exterior corner of the herein described subject tract, being in the aforementioned occupied east right-of-way line of Murrell Road;

THENCE North 00°19'03" West, along the common line said 62.22 acre tract and said occupied east right-of-way line of Murrell Road, 540.33 feet to the POINT OF BEGINNING, CONTAINING 52.22 acres of land in Waller County, Texas as shown on Dwg No. 18879 filed in the offices of Quiddity in College Station, Texas.

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by Commissioners Court of Waller County, Texas, this day 20th June, 2024 A.D.

Absent
Corbett "Trey" J. Duhon III
County Judge

[Signature] John A. Amstel
John A. Amstel
Commissioner, Precinct 1

[Signature] Walter E. Smith, P.E., RPLS
Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

[Signature] Kendrick D. Jones
Kendrick D. Jones
Commissioner, Precinct 3

[Signature] Justin Beckendorf
Justin Beckendorf
Commissioner, Precinct 4

Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

Privately maintained paved streets:

Oak Hills Estates-Hockley LLC, by filing this Plat of Record, and all future owners of property within this subdivision, by purchasing such property, acknowledge and agree that Waller County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless Oak Hills Estates-Hockley LLC and/or the Oak Hills Estates Homeowners Association has improved the roadways to the then current standards required by Waller County and the roads have been accepted for maintenance by formal, written action of the Waller County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. Oak Hills Estates-Hockley LLC and all future owners of property within this subdivision shall look solely to Oak Hills Estates-Hockley LLC and/or the Oak Hills Estates Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

WASTEWATER DISPOSAL

STATE OF TEXAS
COUNTY OF WALLER

SEPTIC SYSTEM CERTIFICATION

This is to certify that Oak Hills Estates lies in the S.C. Segro fine sandy loam soil formation/formations, this/these soil formation(s) has/have a clay strata to a depth of 33 inches. Suitable systems in this/these formation(s) can be aerobic spray aerobic drip

[Signature] Certified True & Correct

[Signature] Andrew Ross, RS
Andrew Ross, RS
(Name of Registered Engineer)
6/21/2024 (#4283)
Date (Registration No.)

No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system which has been approved and permitted by Waller County Environmental Department.

Per Texas Administrative Code 285.4, FACILITY PLANNING
(c) Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

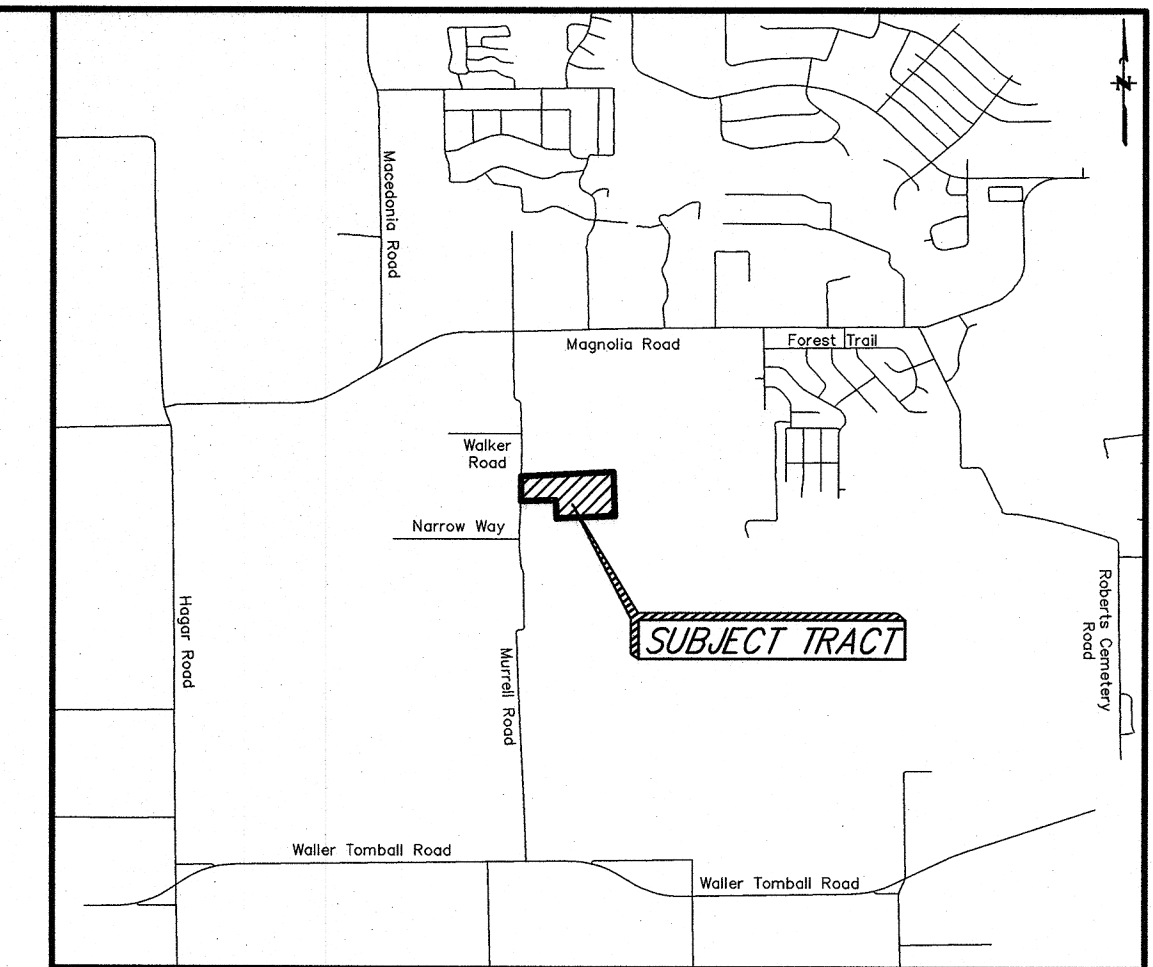
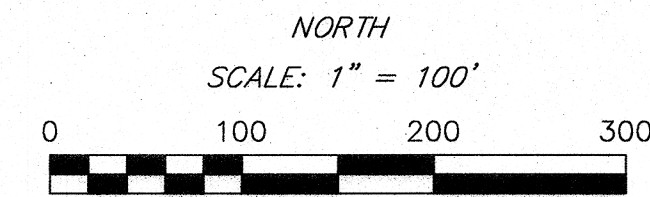
LEGEND:

- B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
DRWC DEED RECORDS OF WALLER COUNTY
OPRWC OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
PRWC PLAT RECORDS OF WALLER COUNTY
U.E. UTILITY EASEMENT

SET 5/8-INCH IRON ROD WITH CAP STAMPED "QUIDDITY ENG" (UNLESS NOTED OTHERWISE)

ASPHALT

- ADJOINER LINE
BOUNDARY LINE
EASEMENT



VICINITY MAP (NOT TO SCALE)

SAN BERNARD ELECTRIC COOPERATIVE UTILITY EASEMENTS:

- 1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.
2. There is a ten feet (10') unobstructed utility easement along and adjacent to all property lines in this subdivision and reserve areas, being ten feet (10') on either side of the property lines for a total width of twenty feet (20').
3. There is a twenty feet (20') wide unobstructed utility easement for guys being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
4. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.
5. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.
6. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of re-clearing vegetation, constructing, reconstructing, repaving, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
7. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstructions except fences not to exceed eight feet (8') in height to be placed or constructed within said easement area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
8. All above descriptions are further described and locations indicated on plat drawing.

GENERAL NOTES:

- 1. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone (4204).
2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. According to Map No. 48473C0200E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
6. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
7. Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
8. No pipe line or pipe line easement exist within the boundaries of this plat.
9. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
10. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
(1) For a subdivision of fewer than 50 houses, 2,500 gallons of storage.
(2) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
11. All lots 1-24 are for residential use only.

SURVEYOR'S CERTIFICATE

This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6111, have platted the above subdivision from an actual survey on the ground; and that all block corner, lot corners and permanent referenced monuments have been set, meeting all minimum standards as set forth by the TPBLS; and that all easements as appear of record in the office of the County Clerk of Waller County, Texas, are depicted thereon, and that this plat correctly represents that survey made by me.

[Signature] 5/23/24
Christopher E. Curtis

6111
Texas Registration No.

CERTIFICATE OF COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WALLER

I, Ross McCall, 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 begin until all Waller County permit requirements have been met.

6-13-2024
Date

[Signature] Ross McCall
Ross McCall
County Engineer

OWNER'S RELEASE

[Signature] Robert Heckerth

Owner and Holder of a lien (or liens) against the above-described property, the lien (or liens), being evidenced by an instrument of Record in Volume 2313850 Page

1-13 of the Mortgage Records of Waller County, Texas subordinate to the subdivision and dedication the lien (or liens), and I confirm that I am the present owner of the lien (or liens) and have not assigned the same, nor any part.

BENCHMARKS

Benchmark #100225: Brass Disc stamped "Wessler BM-25" located on the east side of the bridge over spring creek on Nichols Road, approximately 1700 feet north of Mesquite River Trail at the Harris-Waller County Line.

ELEVATION: 202.84 Feet

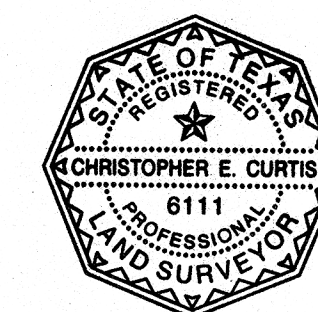
Benchmark #BL1838: Brass Disc located in the east right-of-way of Murrell Road, approximately 325 south of the southwest corner of this subdivision and approximately 350 feet north of the intersection of Narrow Way and Murrell Road.

ELEVATION: 232.13

TBM #6000: 3/4-inch iron rod with Aluminum Cap set in concrete in the east right-of-way of Murrell Road, approximately 85 feet south of the northwest corner of this subdivision and approximately 555 feet north of the southwest corner of this subdivision.

ELEVATION: 242.24

FINAL PLAT
OF
OAK HILLS ESTATES
BEING
52.22 ACRES
CREATING
24 LOTS, 1 BLOCK,
AND
2 DETENTION POND RESERVES
OUT OF THE
SAMUEL MCCARLEY SURVEY, A-43
WALLER COUNTY, TEXAS
MAY 2024



OWNER/DEVELOPER:

Oak Hills Estates-Hockley LLC
Robert Heckerth
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24122 Margerstadt Road
Hockley, Texas 77447
James Henderson
281-732-6338
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15550 FM 362
Waller, Texas 77484

SURVEYOR:

[Logo] QUIDDITY

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