

WE, R & L SOLUTIONS, INC., OWNER OF RECORD OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF REPLAT OF FRONTIER FARMS, SECTION TWO, DO HEREBY MAKE SUBDIVISION OF A SAID PROPERTY ACCORDING TO THE LINES LOTS AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS REPLAT OF FRONTIER FARMS, SECTION TWO, LOCATED IN THE DAVID SCOTT 1/3 LEAGUE SURVEY, ABSTRACT NO. 247, WALLER COUNTY, TEXAS.

WE, THE AFOREMENTIONED HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS AND ROAD SHOWN HEREON. THERE IS ALSO DEDICATED UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS SHOWN HEREON.

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 ENFORCED AT THE OPTION OF WALLER COUNTY, OR ANY CITIZEN THEREOF BY INJUNCTION AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE AREA OF SUFFICIENT SIZE TO PERMIT THE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE) REINFORCED CONCRETE PIPE UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATION OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS.
- PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL BUILDING CONSTRUCTION WITHIN THE 100 YEAR FLOOD PLAIN.
- THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS WILL BE FURNISHED TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
- THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.

SIGNATURE \_\_\_\_\_

BY: RICARDO F. ROMERO, OWNER

SIGNATURE \_\_\_\_\_

BY: IDA G. SOTO, OFFICE ADMINISTRATOR

STATE OF TEXAS  
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO F. ROMERO, OWNER AND IDA G. SOTO, OFFICE ADMINISTRATOR, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF WALLER COUNTY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF FRONTIER FARMS, SECTION TWO, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CURRENT WALLER COUNTY DEVELOPMENT REGULATIONS AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: COUNTY JUDGE CARBETT "TREV" J. DUHON III  
COMMISSIONER PRECINCT ONE JOHN A. AMSLER

BY: COMMISSIONER PRECINCT TWO WALTER E. SMITH, P.E., R.P.L.S.  
COMMISSIONER PRECINCT THREE KENDRIC D. JONES

BY: COMMISSIONER PRECINCT FOUR JUSTIN BECKENDORFF

I, DEBBIE HOLLAN, COUNTY CLERK OF WALLER COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF WALLER COUNTY FOR SAID COUNTY.

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

DEBBIE HOLLAN  
COUNTY CLERK  
WALLER COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

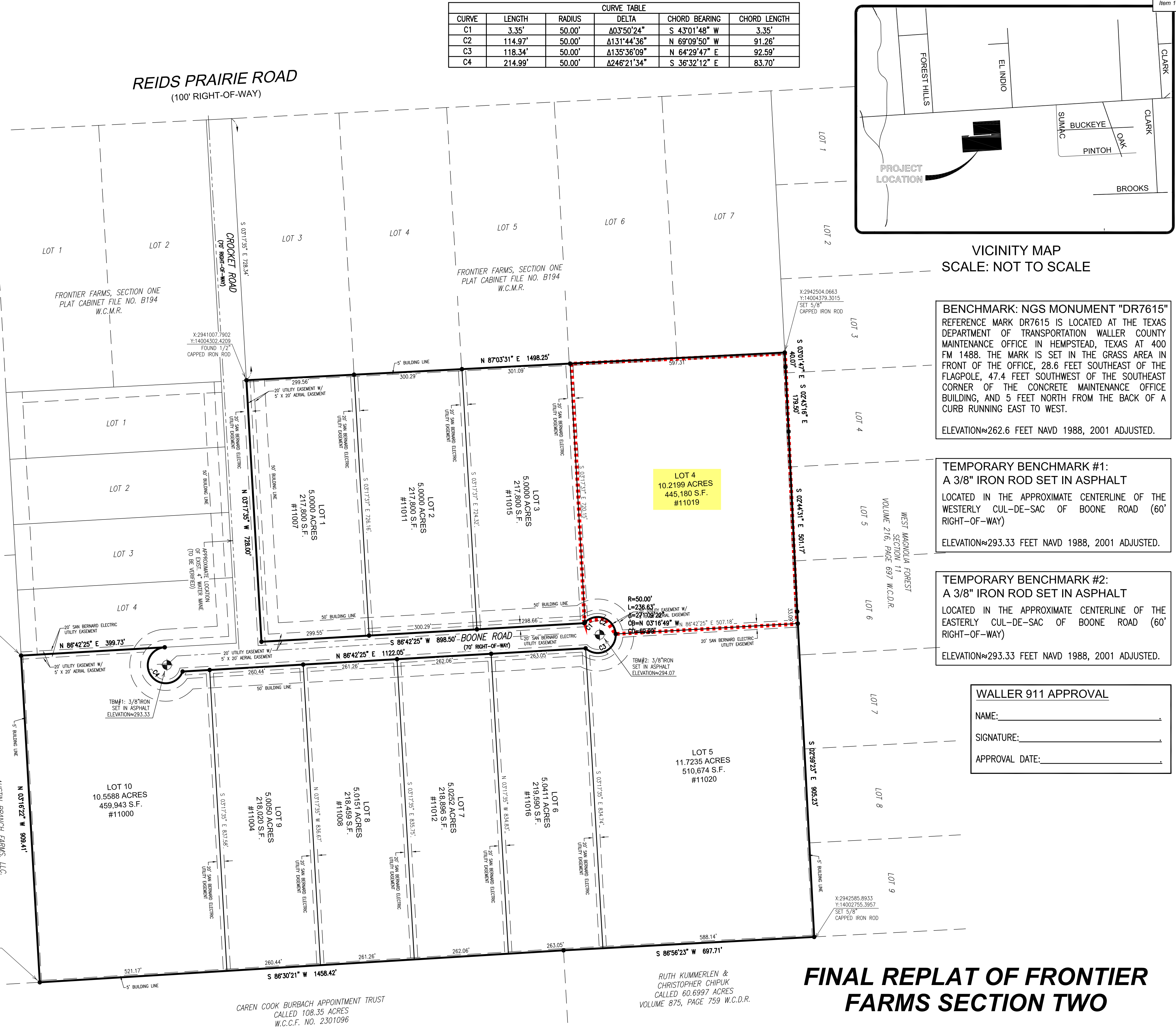
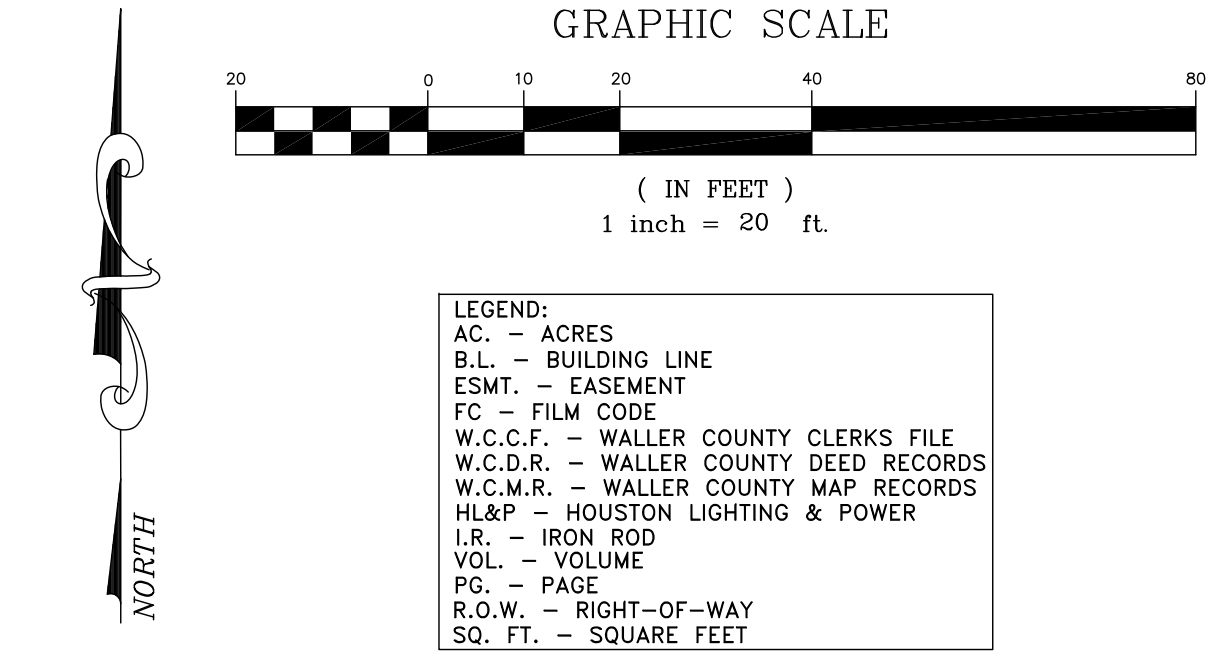
SURVEYOR'S CERTIFICATION:

I, XAVIER CHAPA, A REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

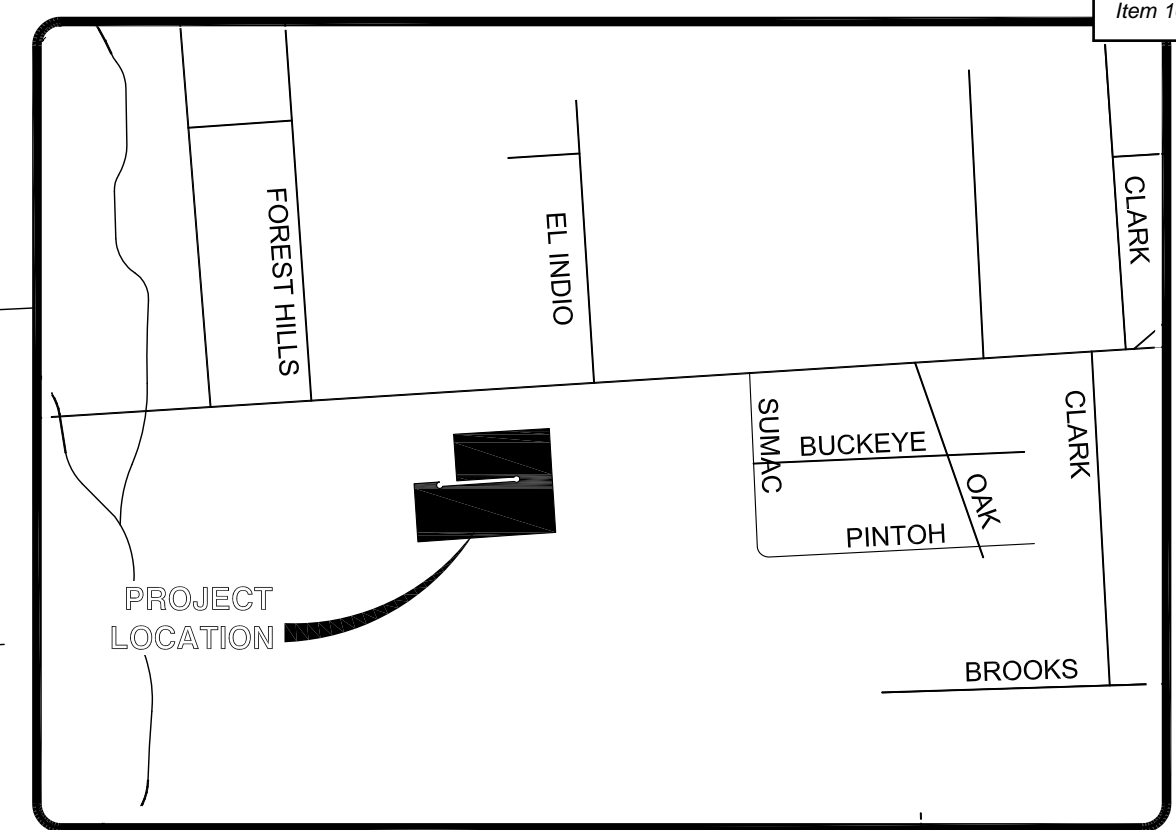
XAVIER CHAPA  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF TEXAS  
TEXAS REGISTRATION NO. 2568



Xavier Chapa



| CURVE TABLE |         |        |             |               |              |
|-------------|---------|--------|-------------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS | DELTA       | CHORD BEARING | CHORD LENGTH |
| C1          | 3.35'   | 50.00' | Δ03°50'24"  | S 43°01'48" W | 3.35'        |
| C2          | 114.97' | 50.00' | Δ131°44'36" | N 69°09'50" W | 91.26'       |
| C3          | 118.34' | 50.00' | Δ135°36'09" | N 64°29'47" E | 92.59'       |
| C4          | 214.99' | 50.00' | Δ246°21'34" | S 36°32'12" E | 83.70'       |



VICINITY MAP  
SCALE: NOT TO SCALE

**BENCHMARK: NGS MONUMENT "DR7615"**  
 REFERENCE MARK DR7615 IS LOCATED AT THE TEXAS DEPARTMENT OF TRANSPORTATION WALLER COUNTY MAINTENANCE OFFICE IN HEMPSTEAD, TEXAS AT 400 FM 1488. THE MARK IS SET IN THE GRASS AREA IN FRONT OF THE OFFICE, 28.6 FEET SOUTHEAST OF THE FLAGPOLE, 47.4 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF THE CONCRETE MAINTENANCE OFFICE BUILDING, AND 5 FEET NORTH FROM THE BACK OF A CURB RUNNING EAST TO WEST.  
 ELEVATION≈262.6 FEET NAVD 1988, 2001 ADJUSTED.

**TEMPORARY BENCHMARK #1:**  
 A 3/8" IRON ROD SET IN ASPHALT  
 LOCATED IN THE APPROXIMATE CENTERLINE OF THE WESTERLY CUL-DE-SAC OF BOONE ROAD (60' RIGHT-OF-WAY)  
 ELEVATION≈293.33 FEET NAVD 1988, 2001 ADJUSTED.

**TEMPORARY BENCHMARK #2:**  
 A 3/8" IRON ROD SET IN ASPHALT  
 LOCATED IN THE APPROXIMATE CENTERLINE OF THE EASTERLY CUL-DE-SAC OF BOONE ROAD (60' RIGHT-OF-WAY)  
 ELEVATION≈293.33 FEET NAVD 1988, 2001 ADJUSTED.

**WALLER 911 APPROVAL**  
 NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_

# FINAL REPLAT OF FRONTIER FARMS SECTION TWO

67.5874 ACRES (2,944,108 SQUARE FEET) OF LAND SITUATED IN THE DAVID SCOTT 1/3 LEAGUE, ABSTRACT NO. 247, WALLER COUNTY TEXAS, BEING A REPLAT OF LOTS 5 THROUGH 27, OF FRONTIER FARMS, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 1041, PAGE 46 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

REASON FOR PLAT:  
TO CREATE TEN (10) LOTS, AND ONE (1) BLOCK  
SCALE: 1"= 20' DATE: JUNE, 2025

OWNERS:  
R & L SOLUTIONS, INC.,  
3520 MANFIELD STREET  
HOUSTON, TEXAS 77091

PREPARED BY:  
**SURVEY SOLUTIONS OF TEXAS**  
 Professional Land Surveying  
 5450 NW CENTRAL DR. SUITE 121  
 HOUSTON, TX, 77092  
 713-834-2277  
 FIRM NUMBER 10194375

CERTIFICATE OF WALLER COUNTY ENGINEER:  
 I, J. ROSS McCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY, TEXAS.

DATE \_\_\_\_\_ J. ROSS McCALL, P.E.

DATE \_\_\_\_\_ J. ROSS McCALL, P.E.