

# CERTIFICATE OF PLAT EXEMPTION

(Under Section 232.001, a division of a tract includes any division regardless of whether it is made using a metes and bounds description in a deed of conveyance or in a contract for deed, by using a contract of sale or other executor contract to convey, or by using any other method.)



Fee: Effective February 7, 2024 \$0.00

## OWNER'S INFORMATION (Please print legibly)

Property Owner's Name: Krivacka Brandon S & Crystal M  
Mailing Address: PO Box 1048 City Hemp State TX Zip Code 77445  
Daytime Phone 979-826-0011 Fax N/A Email Fife realty@icloud.com

## LOCATION OF PARENT TRACT (911 Address will be provided/verified)

Property ID # / R 6525

Address 42857 Henson RD City Hempstead Zip Code 77445

### PLEASE PROVIDE THE FOLLOWING:

- Boundary survey or WCAD map noting proposed division.
- Copy of Recorded Deed

### BRIEFLY DESCRIBE REQUEST:

Cutting out 1.5 Acres  
With home.

Per Section 12 of Subdivision and Development Regulations a Certificate of Plat Exemption shall be issued by the County Engineer or Road Administrator for presentation to the County Clerk stating that the division of land is exempt from the subdivision plat requirements.

OWNER'S SIGNATURE: Crystal Krivacka DATE: 9/19/25

### FOR OFFICE USE ONLY

Payment: Cash \_\_\_\_\_ Check \$ \_\_\_\_\_ # \_\_\_\_\_ CC Tran # \_\_\_\_\_

### PLAT NOT REQUIRED UNDER THE FOLLOWING PROVISION:

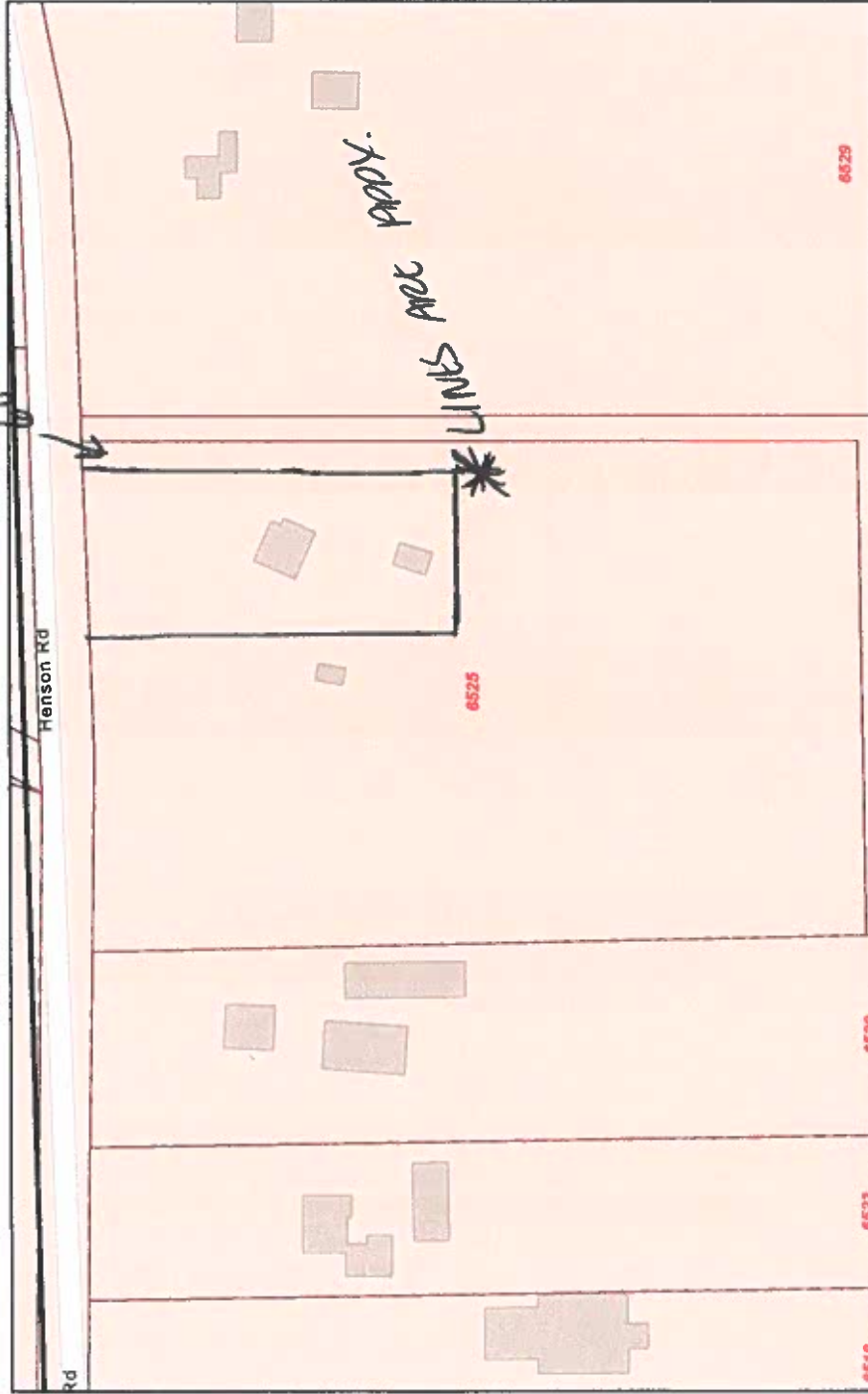
- |                                 |                         |   |
|---------------------------------|-------------------------|---|
| _____ 13.1 - Family             | _____ 13.2 - 10 Acre    | _____ 13.3 - Veterans                             |
| _____ 13.4 - State              | _____ 13.5 - Floodplain | <input checked="" type="checkbox"/> 13.6 - Single |
|                                 | Dissolution             | Division  |
| _____ 13.7 - Undivided Interest | _____ 13.8 - Mortgage   | _____ 13.9 - Adjacency                            |

### Notes:

Parcel division unaffected by Flood Zone, No existing or proposed thoroughfare. \*Note to Surveyor to check for septic lines. No objection

APPROVAL BY: Ross McCall DATE: 9/19/2025  
Ross McCall, P.E.  
Waller County Engineer

# Waller CAD Web Map



9/18/2025, 4:36:07 PM

Parcels Abstracts Lot Lines

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Waller County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Capital Farm Credit, ACA, as agent/nominee, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Capital Farm Credit, ACA, as agent/nominee and are transferred to Capital Farm Credit, ACA, as agent/nominee without recourse against Grantor.

EXECUTED effective as of this the 20<sup>th</sup> day of February, 2025.

GRANTOR:

THE ESTATE OF BERT G. HALE, SR.,  
DECEASED

Adam Lamar Hale Independent Executor  
Adam Lamar Hale, Independent Executor

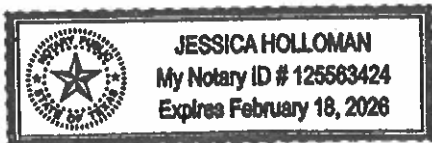
TRISHA ANNE RAWSON

Adam Lamar Hale AIF  
By: Adam Lamar Hale, Attorney-in-Fact

THE STATE OF TEXAS §

COUNTY OF Waller §  
§

On the 20<sup>th</sup> day of February in the year 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared Adam Lamar Hale, Independent Executor of The Estate of Bert G. Hale, Sr., Deceased and Adam Lamar Hale, attorney-in-fact for Trisha Anne Rawson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Jessica Holloman  
Notary Public

Exhibit "A"  
Legal Description

Being 11.853 acres of land, more or less, situated in the JAMES HALL SURVEY, A-33, Waller County, Texas, and being out of a called 12.478 acre (part 1) tract described in a partition deed dated August 30, 1974, between Weldon H. Frank and James C. Roberson of record in Volume 252, Page 567 of the Deed Records of Waller County, Texas, said 11.853 acres being all of part 1 of 12.478 acres less a 0.625 acre access strip of 30 feet off the East line of original 12.478 acre tract, said 11.053 acres remaining described as follows:

Beginning at a stake located N 89°07'23"W 30.00 feet from the original Northeast corner of part 1 of 12.478 acres in the South line of Henson Road, being the Northeast corner of 11.853 acres remaining of part 1 at the Northwest corner of said 0.625 acre access strip of 30 feet going to the part 2 tract of said partition deed in Volume 252, Page 567 of the Waller County Deed Records;

Thence S 01°43'18"W with the East line of remaining part 1 and 30 feet West of original East line of 12.478 acre tract, 907.45 feet to an iron pipe (called) at the Southeast corner of said 11.853 acre tract in the original South line of part 1 and the original North line of part 2 of partition deed, said corner being located N 88°52'43"W 30.00 feet from the original Southeast corner of part 1 and the Northeast corner of part 2 of said partition deed;

Thence N 88°52'43"W with the South line of this 11.853 acre tract along the original partition tracts known as part 1 and 2, 566.53 feet to an iron pipe for the Southwest corner of original part 1 and the Northwest corner of part 2 of said partition;

Thence N 01°18'50"E with the West line of original part 1 tract and the East line of a tract owned by Frank Kmiec of 10.00 acres of record in Volume 356, Page 844 of the Deed Records of Waller County, Texas, 904.93 feet to a 1/2" iron rod located at corner post in the South line of Henson Road, being the Northwest corner of this 11.853 acre tract, the original Northwest corner of 12.478 acre part 1 tract, and the Northeast corner of said Kmiec 10.00 acre tract;

Thence S 89°07'23"E with the South line of Henson Road, the North line of this 11.853 acre tract, the North line of part 1 of 12.478 acre tract, 573.00 feet to the place of beginning.

**FILED AND RECORDED**

**Instrument Number: 2502194**

Filing and Recording Date: 02/28/2025 11:31:52 AM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To:  
OLD 300 TITLE, LLC  
20 S HOLLAND ST  
BELLVILLE, TX 77418-2129