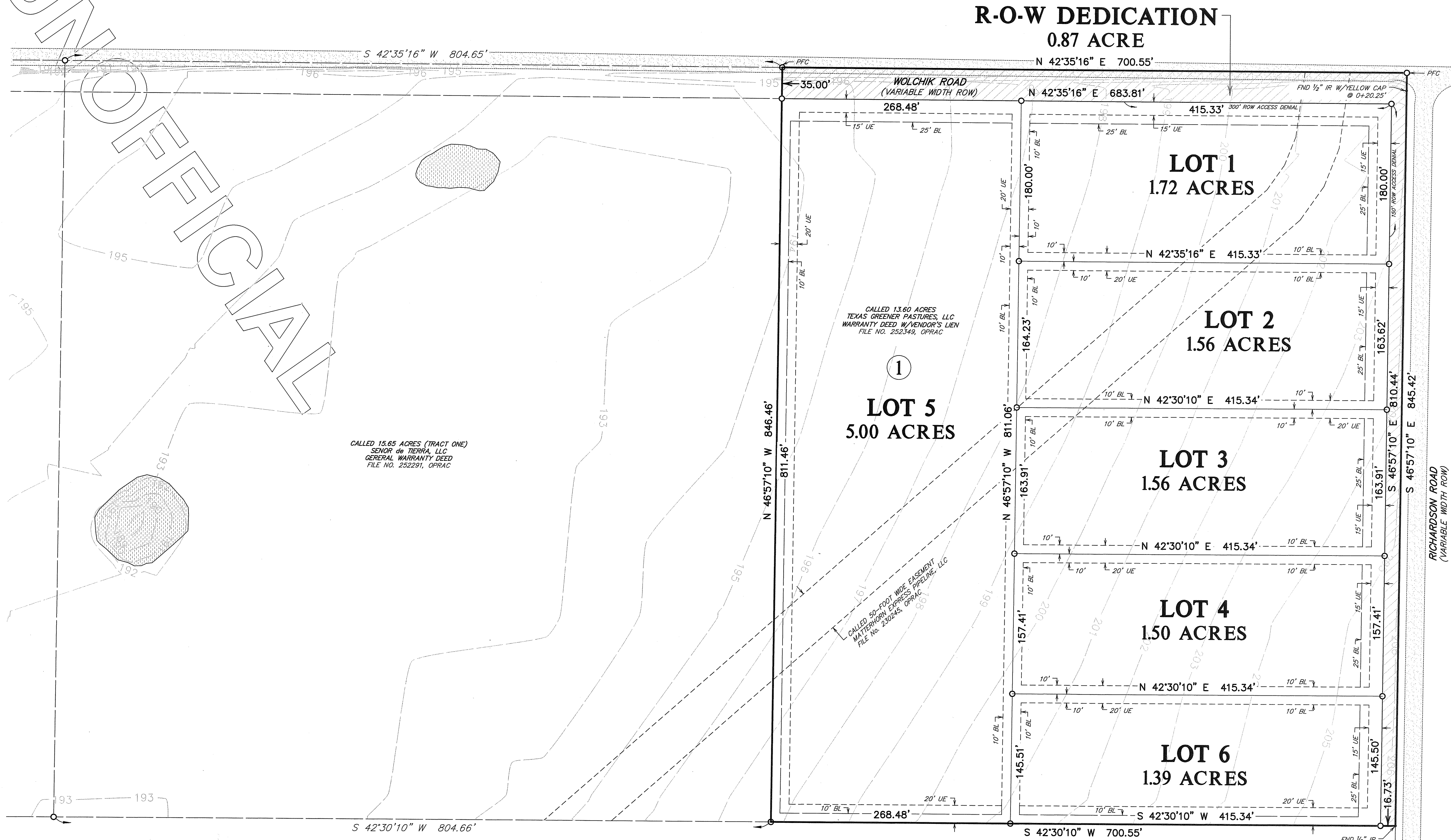


UNOFFICIAL



LOT	GROSS ACRES	NET ACRES	DRIVEWAY PIPE SIZE
1	1.72	1.06	18" HDPE
2	1.56	1.01	18" HDPE
3	1.56	1.23	18" HDPE
4	1.50	1.20	18" HDPE
5	5.00	3.82	18" HDPE
6	1.39	1.01	18" HDPE

LEGEND:

- BL BUILDING SET-BACK LINE
- DRAC DEED RECORDS OF AUSTIN COUNTY
- FND FOUND
- HDPE HIGH DENSITY POLYETHYLENE
- IR IRON ROD
- OPRAC OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY
- PFC POINT FOR CORNER
- R-O-W RIGHT OF WAY
- UE UTILITY EASEMENT
- O 5/8-INCH IRON ROD SET W/CAP STAMPED "QUIDDITY ENG" (UNLESS OTHERWISE SPECIFIED)

GRAVEL

POND

R-O-W DEDICATION

FINAL PLAT
OF THE
SQUIRE GLENN ESTATES SUBDIVISION
SECTION 1
BEING
13.60 ACRES
OUT OF THE
H. & T. C. RAILROAD,
SECTION 179 SURVEY, A-214
AUSTIN COUNTY, TEXAS
DECEMBER 2025

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000

FILED
2025 DEC 23 AM 11:55

AUSTIN COUNTY, TEXAS

#255669

STATE OF TEXAS
COUNTY OF AUSTIN

I, Alton J. Glenn, manager of the property subdivided, in this plat of Squire Glenn Estates Section 1, 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 for public use, 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.

In Testimony, hereto, the TEXAS GREENER PASTURES, LLC,

has caused to be signed by Alton Glenn Manager,

this 4th day of December, 2025.

By: [Signature] Attest: [Signature]

STATE OF TEXAS
COUNTY OF AUSTIN

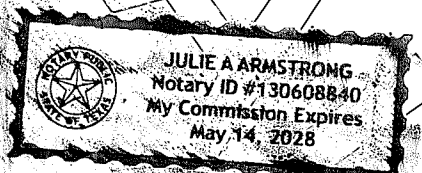
BEFORE ME, the under signed authority, on this day personally appeared ALTON J. GLENN, MANAGER OF TEXAS GREENER PASTURES, LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purpose and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of December, 2025.

Notary Public in and for the State of Texas
Julie A. Armstrong

(Print Name)
May 14, 2028

My Commission Expires:



LIEN HOLDER'S RELEASE

I, Royal Oak Funding, LLC, a Texas Limited Liability Company, Owner and Holder of a lien against the above-described property, the lien, being evidenced by an Instrument of Record in County Clerk's File No. 252349, Official Records, Austin County, Texas, subordinate the lien to this subdivision and dedication. Royal Oak Funding, LLC confirms that it is the present owner of the lien and has not assigned the same, nor any part.

Royal Oak Funding, LLC

Name: George Giannukos

Title: Manager

STATE OF TEXAS
COUNTY OF AUSTIN

BEFORE ME, the under signed authority, on this day personally appeared

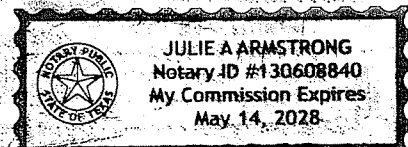
George Giannukos Manager of Royal Oak Funding, LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purpose and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of December, 2025.

Notary Public in and for the State of Texas
Julie A. Armstrong

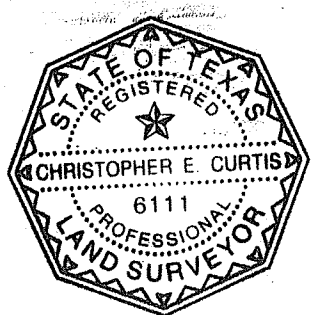
(Print Name)
May 14, 2028

My Commission Expires:



I, Christopher E. Curtis, am 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 1988, south central zone.

[Signature] 12/4/25
Christopher E. Curtis Date
Texas Registration No. 6111



FILED
2025 DEC 23 AM 11:55
AUSTIN COUNTY, TEXAS

I DIANE DAY, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration

in my office on December 23, 2025, at 11:55 o'clock, A.M. and in

Volume 3 Page 100-101 of the Map Records of Austin County for said county.

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

[Signature]
DIANE DAY, County Clerk
Austin County, Texas

By: Stephanie Kovar
Deputy

STATE OF TEXAS COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.
[Signature]
Diane Day, County Clerk
Austin County, Texas

APPROVED by Commissioners Court of Austin County, Texas,
this 22 day of December, 2025.

[Signature]
BREG MIKEL
Commissioner, Precinct 1

[Signature]
LEROY CERNY
Commissioner, Precinct 3

APPROVAL BY PLAT ROOM RECORDER

12/23/25
Date

County Clerk's File No. 255669

Plat Cabinet No. 3 Page No. 100-101

[Signature]
TIM LAPHAM
County Judge

[Signature]
ROBERT RINN
Commissioner, Precinct 2

Absent
CHIP REED
Commissioner, Precinct 4

[Signature]
Stephanie Kovar
Plat Book Recorder

ON-SITE SEWAGE FACILITY (OSSF) CERTIFICATION

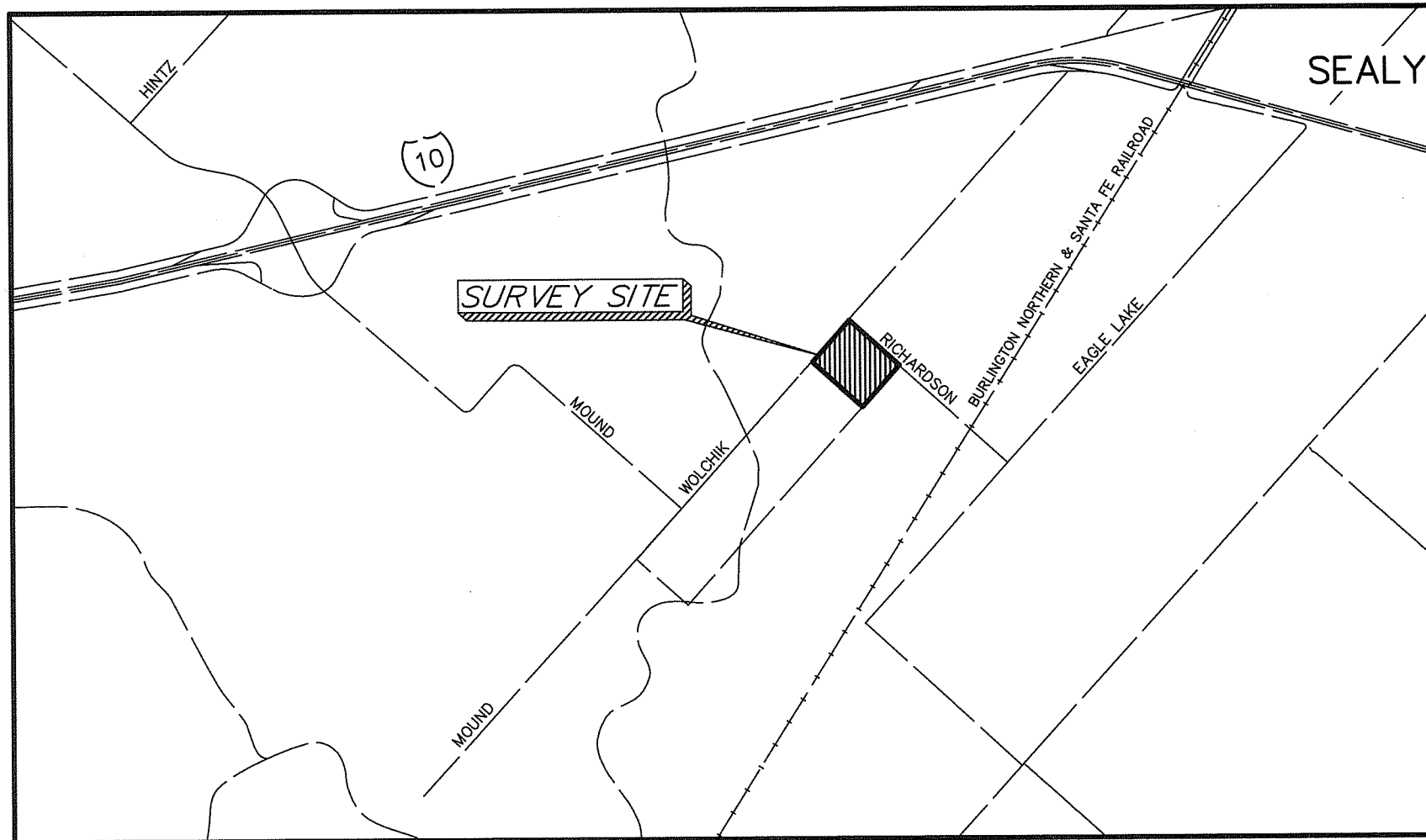
Individual on-site sewage facility designs must be submitted for approval for each lot and built to the current standards as outlined in the Austin County On-Site Sewage Facility (OSSF) Regulations prior to the occupation of the residence. This plat is in general conformance with the Austin County OSSF Regulations and current T.C.E.Q. regulations.

12-22-25
Date:

[Signature]
Austin County Designated Representative

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone (4204).
- Elevations shown hereon are based on GPS observations from Virtual Reference Station HRTK_1012 with a published elevation of 235.56' (NAVD88).
TBM "1": Being a set 3/8 inch iron rod with cap marked "Quiddity Eng. Control Point". Located ±618 feet Northeast of the intersection of Wolchik & Mound Road, ±63 feet Southeast of the Southeast edge of gravel, and 5.7 feet Southwest of a barb wire fence.
Elevation = 190.25' (NAVD88 datum).
- 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.
- 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.
- According to Map Nos. 48015C0325F and 48015C0400F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Austin County, dated October 18, 2019, 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.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- 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.
- Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until a street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.
The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- A 50-foot wide pipe line easement owned by Matterhorn Express Pipeline, LLC, exists within the boundaries of this plat.
- There will be a 100' radius buffer between a well and any septic system drainfield, on all lots.
- There is hereby dedicated a twenty (20) foot utility easement along and adjacent to all interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet as shown hereon.
There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision as shown hereon.
There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lots and tracts within the subdivision.
- The Wolchik Road and Richardson Road right-of-way dedications varies to equate to 35 feet from the centerline to allow for the eventual overall width of 70 feet.
- Building set back Lines:
Building setback lines adjacent to roads/streets are twenty-five feet (25').
Building side setback lines are ten feet (10').
Building setback lines for any buildings for use other than single family dwellings are twenty-five feet (25').
- Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.), whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.
- Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.), whereby the aerial easement totals thirty feet (30'0") in width.
- All lots within this subdivision cannot be further subdivided.
- DRAINAGE EASEMENTS: ALL existing creeks and drainage ways shall have a dedicated 100 foot easement centered on the alignment, floodways shall have easements extending 100 foot on either side of the defined FEMA floodway. Minimum easement width for studied and unstudied FEMA waterways shall be defined as top of bank plus 50 feet each side. The County has no responsibility or obligation to construct, maintain, or clean these waterways; but, may exercise the right to enter upon said easements and perform said construction, maintenance and improvements, associated structures, and drainage channels at the county's sole discretion.
- These lots will have private water wells and on-site septic systems. Generally, the water wells will be in the front and the septic systems will be in the back. each private system will need to be sized for individual construction.
- Operation and maintenance of detention facilities, shall be the responsibility of the developer, or property owners; association, or equivalent, with the authority to levee fees for such maintenance and operation.
- The county has no responsibility or obligation to construct, maintain, or operate detention basins, associated structures, or drainage channels within and "detention, drainage, & access easement" or any "drainage easement" located within the subdivision, however the county may exercise the right to enter upon said easements and perform said construction, maintenance and operation of the detention basins, associated structures, and drainage channels at the county's sole discretion.



VICINITY MAP KEY MAP: 156
(SCALE: 1" = 2,000') (PANEL "L")

Tract 1
13.60 Acres

H. & T. C. Railroad, Section 179 Survey
Abstract No. 214

STATE OF TEXAS
COUNTY OF AUSTIN

A METES & BOUNDS description of a certain 13.60 acre tract situated in the H. & T. C. Railroad, Section 179 Survey, Abstract No. 214 in Austin County, Texas, being a portion of a called 77.109 acre tract conveyed by Judgment to Christine G. Herman, Et. Al. recorded in File No. 103586 of the Official Public Records of Austin County (OPRAC), said 13.60 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 rod, marking the east corner of the herein described subject tract, being common with the east corner of said 77.109 acre tract, the north corner of a called 10.0007 acre tract conveyed by Trustee's Deed to Troy Hoska recorded in File No. 174090 OPRAC, and in the southwest occupied right-of-way line of Richardson Road (variable width right-of-way);

THENCE South 42°30'10" West, along the common line of said 77.109 acre tract and said 10.0007 acre tract, 700.56 feet to a set 5/8-inch iron rod (with cap stamped Quiddity Eng.), marking the south corner of the herein described subject tract;

THENCE North 46°57'10" West, over and across said 77.109 acre tract, 846.46 feet to a point-for-corner in Wolchik Road (variable width right-of-way), marking the west corner of the herein described subject tract, being in the northwest line of said 77.109 acre tract;

THENCE North 42°35'16" East, along the northwest line of said 77.109 acre tract, within the occupied right-of-way of Wolchik Road, 700.55 feet to a point-for-corner in Wolchik Road, marking the north corner of the herein described subject tract, being common with the north corner of said 77.109 acre tract;

THENCE South 46°57'10" East, along the northeast line of said 77.109 acre tract, passing at 20.25 feet a found 1/2-inch iron rod (with yellow cap) for reference, being in the common line of said 77.109 acre tract and the southwest occupied right-of-way line of Richardson Road, continuing in all a total distance of 845.42 feet to the POINT OF BEGINNING, CONTAINING 13.60 acres of land in Austin County, Texas as shown on Dwg No. 20438 filed in the offices of Quiddity in College Station, Texas.

**FINAL PLAT
OF THE
SQUIRE GLENN ESTATES SUBDIVISION
SECTION 1
BEING
13.60 ACRES
OUT OF THE
H. & T. C. RAILROAD,
SECTION 179 SURVEY, A-214
AUSTIN COUNTY, TEXAS
DECEMBER 2025**

OWNER: TEXAS GREENER PASTURES, LLC

Alton J. Glenn (Managing Member)
7676 Hillmont St Ste 204
Houston, TX 77040



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000

Page 2 of 2

SURVEYOR-C.E.C./DRAFTSMAN-B.A.H.

JOB No. 17706-0005-02

DWG. No. 21720