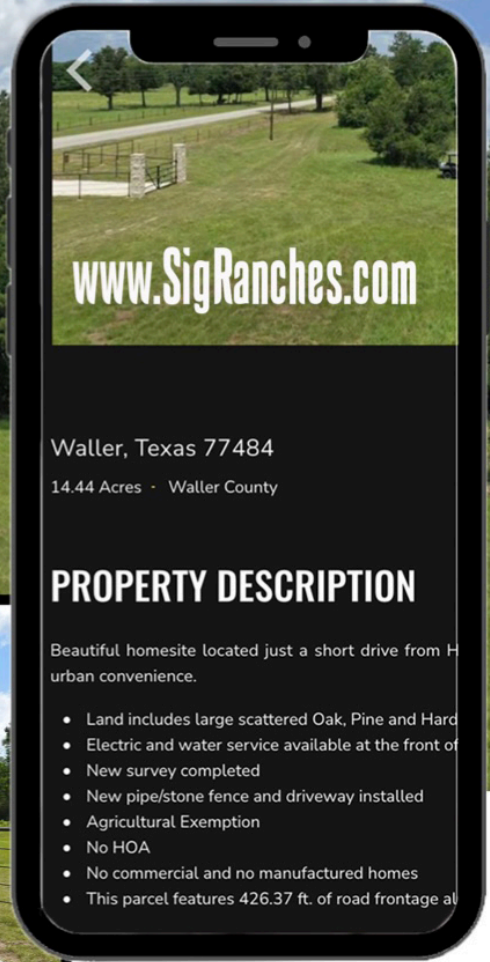


Located at the intersection of FM 2979 and FM 362 in Waller, TX

STONEGATE FARMS

OF WALLER



www.SigRanches.com

Waller, Texas 77484
14.44 Acres - Waller County

PROPERTY DESCRIPTION

Beautiful homesite located just a short drive from H urban convenience.

- Land includes large scattered Oak, Pine and Hard
- Electric and water service available at the front of
- New survey completed
- New pipe/stone fence and driveway installed
- Agricultural Exemption
- No HOA
- No commercial and no manufactured homes
- This parcel features 426.37 ft. of road frontage al

Several Tracts Available!

ABOUT PROPERTIES

Stonegate Farms is a rural community providing secluded ranch style living with a select offering of 12-16 acre properties. Each available property has been designed to offer homesite locations, space to build, play and enjoy. Available tracts of land include custom stone column and iron gate entrances with features like pipe fencing, and more. Light restrictions make Stonegate Farms one of the most desirable places to build the home you have always dreamed of, retire, or expand your horizons with your growing family. Enjoy a wonderful mix of wooded seclusion and open rolling land ready for panoramic views, windswept lush grasses and wide fields welcoming your legacy.



Katy Wunderlich
Ranch Broker



979-571-7498

info@sigranches.com

STONEGATE FARMS

OF WALLER

Several Tracts Available!



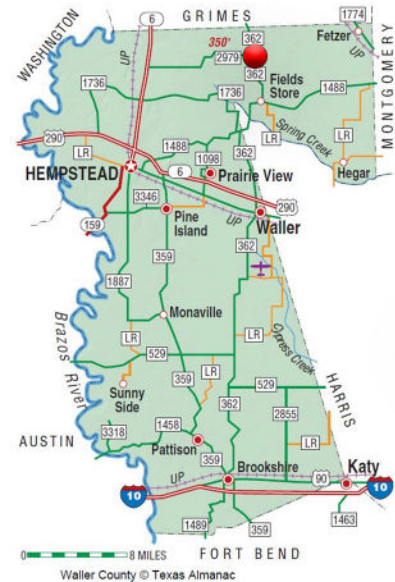
STONEGATE FARMS
BUILD YOUR DREAM

14.44 Acres Per Tract

SOLD! SOLD! SOLD!

SOLD! SOLD!

Homesites | Waller ISD | Mixed Terrain



AREA INFORMATION

Located at the intersection of FM 2979 and FM 362 in Waller, TX

10 Miles to Highway 6 in Hempstead

12 Miles to Highway 290 in Waller

5 Miles to Waller ISD Schools

14 Miles to Magnolia

15 Miles to Plantersville

42 Miles to College Station

55 Miles to Houston



WALLER
HIGH SCHOOL



FIELDS STORE
ELEMENTARY



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Schedule your private ranch tour today!

DEED RESTRICTIONS

1. Manufactured, mobile or modular buildings of any type will not be allowed. RV's and campers may be used for weekend camping or up to 180-days during construction.
2. Property owners may wait as long as they wish to build. Once construction begins, building must be completed within twelve (12) months.
3. Non-running vehicles must be garaged or screened from view.
4. All tracts are restricted against cell towers, water towers, billboards, commercial buildings, commercial feed lots, and business or commercial activity to which the general public is invited.
5. No trash or other rubbish may be thrown on or dumped on any tract.
6. Burning of trash or rubbish may be done under local fire department regulations.
7. All restrictions and covenants run with the land and inure to the benefit of all owners.
8. No division of land under five (5) acres. Each lot shall be devoted exclusively to single family residential use and shall not be further subdivided.

www.SigRanches.com



Katy Wunderlich
Ranch Broker



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

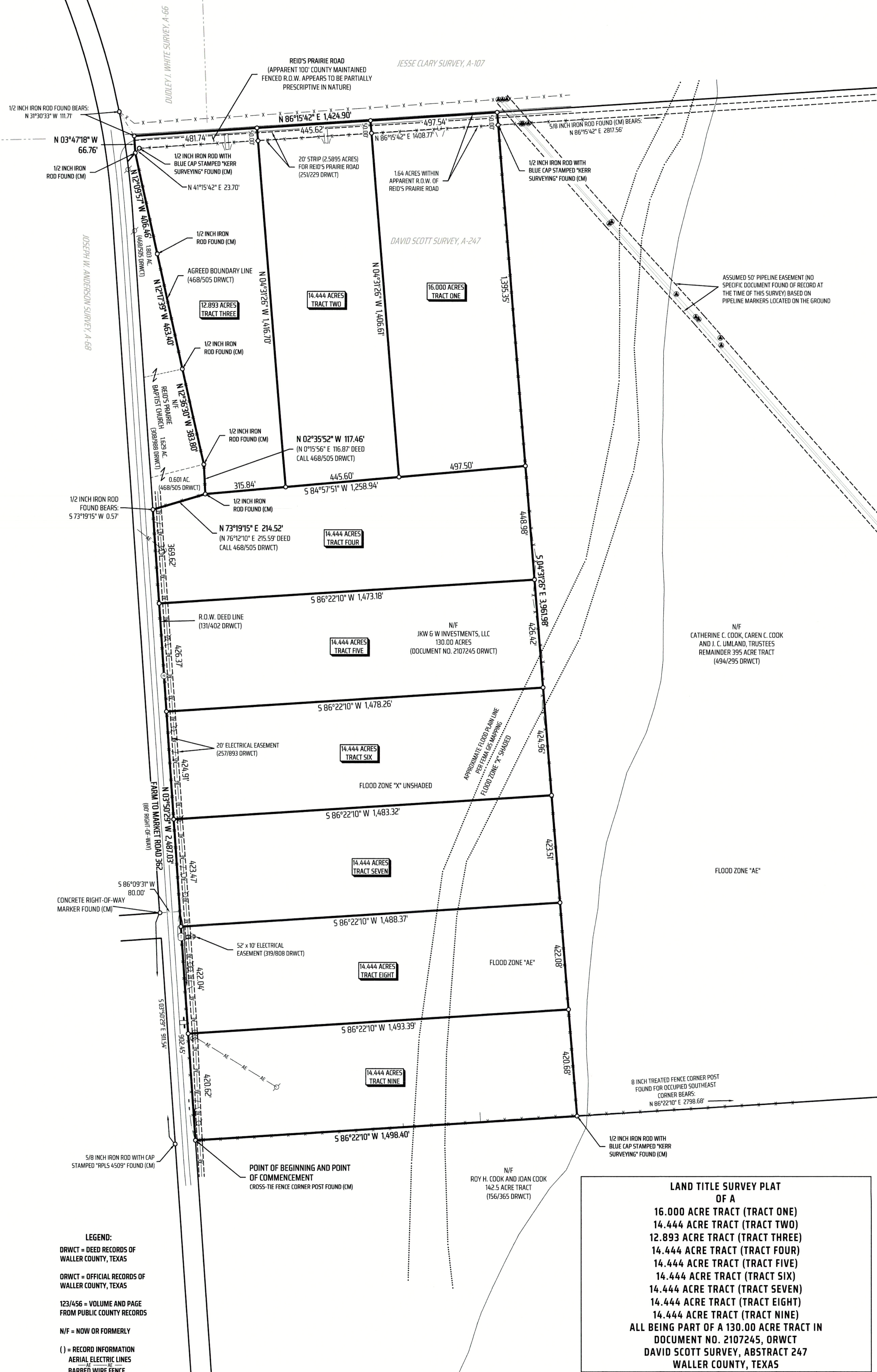
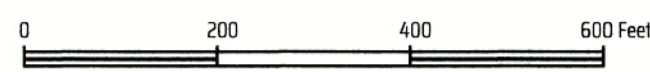
Nathan Paul Kerr
 NATHAN PAUL KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6834



5/6/2022



SCALE: 1" = 200'



FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'Y' SHADED AND ZONE 'A' AND A PORTION OF THIS TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WALLER COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48473C0075E, EFFECTIVE DATE: 02-18-2009.

GENERAL NOTES
 BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00003585498596 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

ALL EXTERIOR PROPERTY LINE BEARINGS AND DISTANCES ARE DEED CALLED AND MEASURED, PER THE DEED RECORDED IN DOCUMENT NO. 2107245, DRWCT.

ALL DIVISION LINES HAVE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT THE PROPERTY CORNERS.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 2200330HE, EFFECTIVE DATED: APRIL 10TH, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10e. BLANKET PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 46, PAGE 145, DRWCT, DOES APPLY TO THIS TRACT.
- 10f. RIGHT-OF-WAY TO THE STATE OF TEXAS RECORDED IN VOLUME 131, PAGE 402, DRWCT, DOES APPLY TO THIS TRACT, DEED LINE IS SHOWN HEREON.
- 10g. PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 160, PAGE 516, DRWCT, DOES NOT CROSS THIS TRACT.
- 10h. 20' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC., IN VOLUME 257, PAGE 893, DRWCT, DOES APPLY TO THIS TRACT, AS SHOWN HEREON.
- 10i. 10' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC., IN VOLUME 319, PAGE 808, DRWCT, DOES APPLY AND IS SHOWN HEREON.
- 10j. BOUNDARY LINE AGREEMENT IN VOLUME 468, PAGE 505, DRWCT, DOES APPLY TO THE COMMON LINE OF THIS TRACT AND THE ADJOINING CHURCH TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

- LEGEND:**
- DRWCT = DEED RECORDS OF WALLER COUNTY, TEXAS
 - ORWCT = OFFICIAL RECORDS OF WALLER COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - UTILITY POLE
 - GUY WIRE
 - PIPE LINE MARKER
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER

LAND TITLE SURVEY PLAT OF A 16.000 ACRE TRACT (TRACT ONE) 14.444 ACRE TRACT (TRACT TWO) 12.893 ACRE TRACT (TRACT THREE) 14.444 ACRE TRACT (TRACT FOUR) 14.444 ACRE TRACT (TRACT FIVE) 14.444 ACRE TRACT (TRACT SIX) 14.444 ACRE TRACT (TRACT SEVEN) 14.444 ACRE TRACT (TRACT EIGHT) 14.444 ACRE TRACT (TRACT NINE) ALL BEING PART OF A 130.00 ACRE TRACT IN DOCUMENT NO. 2107245, DRWCT DAVID SCOTT SURVEY, ABSTRACT 247 WALLER COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET
 SURVEY DATE: 05-04-2022 | PLAT DATE: 05-05-2022
 JOB NUMBER: 22-349 | CAD NAME: 22-349
 POINT FILE: 22-349 (cont).
 DRAWN BY: REU CHECKED BY: NPK
 PREPARED BY: KERR SURVEYING, LLC
 TSP'S FIRM# 10019500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"