

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Bellamina Section 1

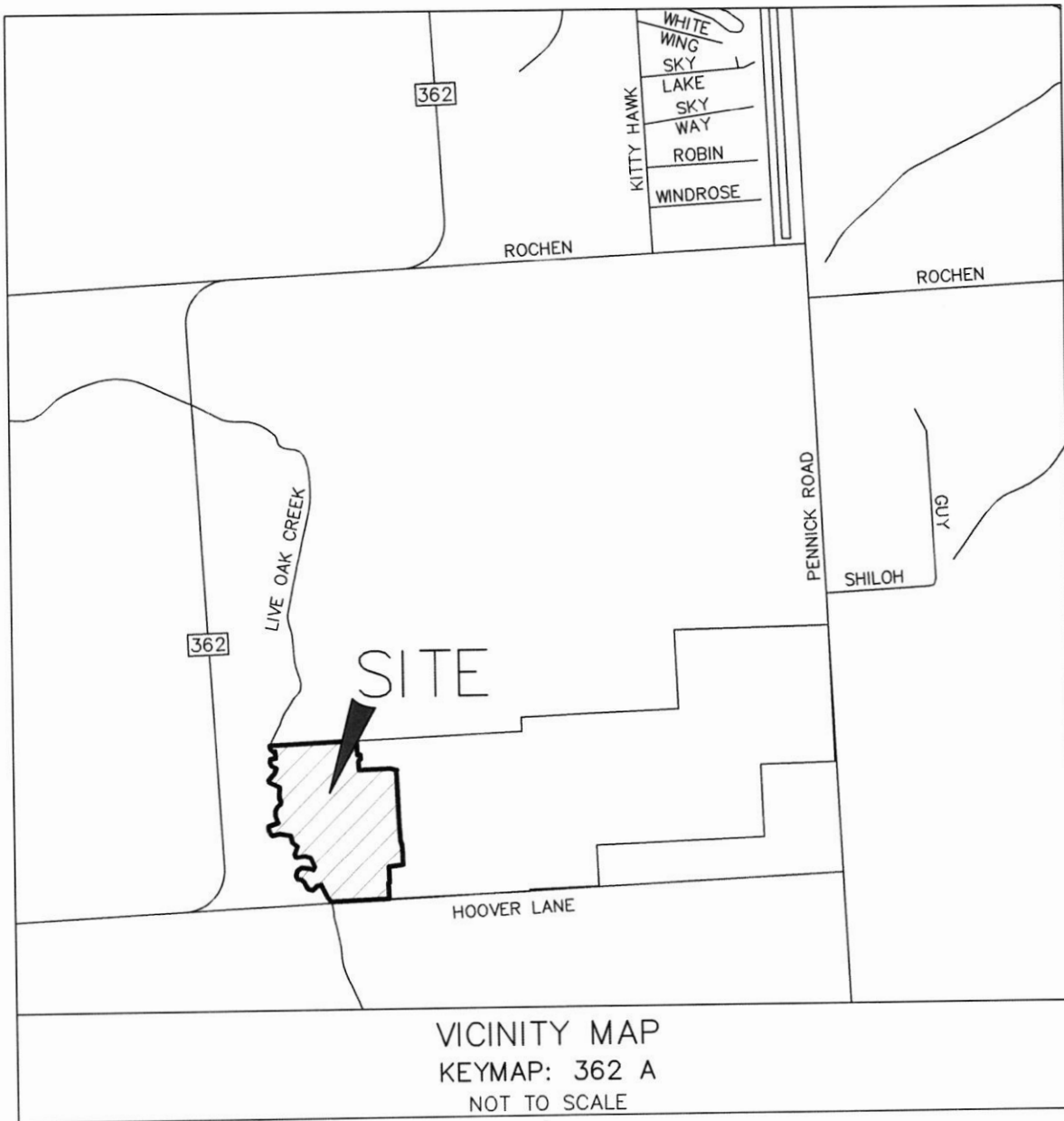
**Date:** July 8, 2026

### **Background**

Final Plat of Bellamina Section 1 which consists of 45.646 acres will include 138 Lots, 6 Blocks, 8 Reserves in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



# FINAL PLAT OF BELLAMINA SECTION 1

A SUBDIVISION OF 45.646 ACRES OF LAND  
LOCATED IN THE POLLY PERRY SURVEY,  
A-236, WALLER COUNTY, TEXAS

DATE: MAY, 2026

SCALE: 1" = 100'

138 LOTS

6 BLOCKS

8 RESERVES

PURPOSE OF PLAT:  
TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES

ENGINEER

**ODYSSEY**  
ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300  
Houston, Texas 77063  
t: 281.306.0240 | www.odysseyeg.com  
TBPE No. F-17637

SURVEYOR

**DCCM**

DCCM Infrastructure, Inc. | TX Firm Reg. No. 10047100  
1760 W. Sam Houston Pkwy. N., Houston, TX 77043  
713.413.1900 | DCCM.com

OWNER/DEVELOPER

MAPLE MEADOWS DEVELOPMENT, LLC  
1333 WEST LOOP SOUTH, SUITE 910  
HOUSTON TEXAS 77027  
RUSS@MAPLEDEVELOPMENT.COM

BELLAMINA  
SHEET 1 OF 16

STATE OF TEXAS  
COUNTY OF WALLER

WE, MAPLE MEADOWS DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, ITIEL KAPLAN, BEING AN OFFICER OF MAPLE MEADOWS DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF BELLAMINA 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 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 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, 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 PURPOSE 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
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 UNDER INSTRUMENT NUMBER: 2608509 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID MAPLE MEADOWS DEVELOPMENT, LLC., TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
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 WHEREOF, MAPLE MEADOWS DEVELOPMENT, LLC, ACTING BY AND THROUGH ITIEL KAPLAN,

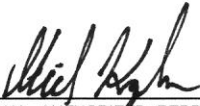
AUTHORIZED REPRESENTATIVE, THIS 16th DAY OF June, 2026

MAPLE MEADOWS DEVELOPMENT LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: MAPLE MEADOWS JV LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: MAPLE MEADOWS GP LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: MAPLE X INC  
A TEXAS CORPORATION  
ITS MANAGER

  
ITIEL KAPLAN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF WALLER

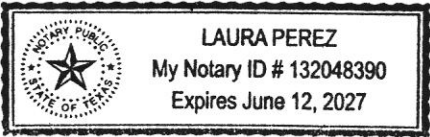
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ITIEL KAPLAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF June, 2026

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Laura Perez  
(PRINT NAME)

MY COMMISSION EXPIRES: 6/12/2027



THIS IS TO CERTIFY THAT I, JOHN MARK OTTO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, DATED 2/18/2009.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, DATED 2/18/2009.

John Mark Otto 6-16-2026  
JOHN MARK OTTO, R.P.L.S.  
TEXAS REGISTRATION No. 6672  
MOTTO@DCCM.COM



I, MARK C. HODGES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.

Mark C. Hodges 6-16-26  
MARK C. HODGES  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 133425



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.  
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

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

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
JUDGE CARBETT "TREY" J. DUHON III  
COUNTY JUDGE

\_\_\_\_\_  
JOHN A. AMSLER  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
WALTER E. SMITH, P.E., R.P.L.S.  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
KENDRIC D. JONES  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
JUSTIN BECKENDORFF  
COMMISSIONER, PRECINCT 4

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN FILE # \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.  
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.  
DEBBIE HOLLAN

\_\_\_\_\_  
CLERK OF THE COUNTY COURT  
WALLER COUNTY, TEXAS

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

H:\A JOB FOLDER\02213-BELLAMINA (HOOVER LANE)\DRAWINGS\02213.PLT - HOOVER LANE SEC 1\_05272026-BOND.DWG 6/15/26 Jacob Catarineau

FIELD NOTES FOR A 45.646 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 45.646 ACRES (1,988,339 SQUARE FEET) LOCATED IN THE POLLY PERRY LEAGUE SURVEY, ABSTRACT NUMBER (NO.) 236, WALLER COUNTY, TEXAS; SAID 45.646 ACRE TRACT BEING A PORTION OF A CALLED 106.568 ACRE TRACT RECORDED IN THE NAME OF MAPLE MEADOWS DEVELOPMENT, LLC IN WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2311052, SAID 45.646 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.):

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED 'LASITER' FOUND AT THE SOUTHWEST CORNER OF A CALLED 199.949 ACRE TRACT RECORDED IN THE NAME OF WAGGONER FAMILY PROPERTIES, INC. IN W.C.C.F. NO. 2113538, BEING ON THE NORTH LINE OF A CALLED 29.510 ACRE TRACT RECORDED IN THE NAME OF ACQUIREMATRIX INVESTMENTS, LLC IN W.C.C.F. NO. 2311784, BEING REFERENCED BY A 1/2-INCH IRON ROD WITH CAP STAMPED 'LASITER' FOUND AT THE SOUTHEAST CORNER OF SAID 199.949 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 106.568 ACRE TRACT, AND BEARING NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 3,355.45 FEET;

THENCE, WITH THE LINE COMMON TO SAID 199.949 ACRE TRACT AND SAID 29.510 ACRE TRACT, NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 560.80 FEET, TO THE NORTHWEST CORNER OF SAID 106.568 ACRE TRACT, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 199.949 ACRE TRACT, AND SAID 106.568 ACRE TRACT, NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 964.27 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 106.568 ACRE TRACT, AND WITH THE LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWENTY (20) COURSES:

1. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 155.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  2. NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 33.39 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  3. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
  4. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 42 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  5. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 95.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  6. NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 348.30 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  7. SOUTH 74 DEGREES 43 MINUTES 26 SECONDS EAST, A DISTANCE OF 74.37 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  8. SOUTH 27 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 18.20 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  9. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 554.49 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  10. SOUTH 03 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 206.37 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  11. SOUTH 16 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 51.26 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  12. SOUTH 05 DEGREES 25 MINUTES 42 SECONDS EAST, A DISTANCE OF 49.49 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  13. SOUTH 03 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 49.45 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  14. SOUTH 02 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.05 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  15. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 75.83 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  16. SOUTH 82 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 53.22 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  17. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 129.59 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  18. SOUTH 87 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 105.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  19. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  20. SOUTH 87 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 3.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
  21. 10.34 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 76 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 10.27 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
  22. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 177.89 FEET TO THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF HOOVER LANE (WIDTH VARIES AS PER VOL. 227, PG. 468, W.C.D.R.), BEING ON THE SOUTH LINE OF SAID 106.568 ACRE TRACT, AND BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE LINE COMMON TO SAID 106.568 ACRE TRACT AND THE NORTHERLY R.O.W. LINE OF SAID HOOVER LANE, SOUTH 87 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 636.82 FEET TO A MAG NAIL SET IN ASPHALT MARKING THE SOUTHWEST CORNER OF SAID 106.568 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

CONTINUED ON SHEET 5

THENCE, ALONG THE MEANDERS OF LIVE OAK CREEK, AND WITH THE WEST LINE OF SAID 106.568 ACRE TRACT, THE FOLLOWING FORTY-SIX (46) COURSES:

1. NORTH 44 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 64.74 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. NORTH 26 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 154.29 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 75 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 52.97 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. SOUTH 45 DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 64.53 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
5. NORTH 74 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF 49.03 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. NORTH 34 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 49.49 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
7. NORTH 23 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 36.53 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. NORTH 46 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 47.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
9. NORTH 81 DEGREES 29 MINUTES 45 SECONDS WEST, A DISTANCE OF 41.69 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
10. NORTH 24 DEGREES 20 MINUTES 24 SECONDS WEST, A DISTANCE OF 43.18 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
11. NORTH 16 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 55.86 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
12. NORTH 57 DEGREES 06 MINUTES 29 SECONDS EAST, A DISTANCE OF 54.62 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
13. SOUTH 84 DEGREES 28 MINUTES 03 SECONDS EAST, A DISTANCE OF 93.51 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
14. SOUTH 65 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 42.23 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
15. NORTH 25 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 41.07 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
16. NORTH 24 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 111.64 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
17. NORTH 74 DEGREES 51 MINUTES 41 SECONDS WEST, A DISTANCE OF 67.34 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
18. SOUTH 80 DEGREES 53 MINUTES 48 SECONDS WEST, A DISTANCE OF 96.63 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
19. NORTH 19 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 48.49 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
20. NORTH 20 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 90.94 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
21. NORTH 52 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 68.35 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
22. NORTH 14 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 79.50 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
23. NORTH 79 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 122.53 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
24. SOUTH 75 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF 87.36 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
25. NORTH 31 DEGREES 53 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.41 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
26. NORTH 07 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 51.34 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
27. NORTH 69 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 116.59 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
28. NORTH 22 DEGREES 45 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.76 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
29. NORTH 02 DEGREES 47 MINUTES 41 SECONDS EAST, A DISTANCE OF 57.94 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
30. NORTH 25 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 40.90 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
31. NORTH 48 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 49.01 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
32. NORTH 12 DEGREES 32 MINUTES 21 SECONDS EAST, A DISTANCE OF 27.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
33. NORTH 21 DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF 45.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
34. NORTH 01 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 118.73 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
35. NORTH 65 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 119.62 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
36. NORTH 18 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.51 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
37. NORTH 42 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 94.31 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
38. NORTH 19 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 63.43 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
39. NORTH 65 DEGREES 24 MINUTES 45 SECONDS WEST, A DISTANCE OF 53.95 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
40. NORTH 26 DEGREES 13 MINUTES 02 SECONDS WEST, A DISTANCE OF 44.71 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
41. NORTH 07 DEGREES 04 MINUTES 16 SECONDS EAST, A DISTANCE OF 41.01 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
42. NORTH 84 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 59.11 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
43. NORTH 03 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 76.95 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
44. SOUTH 76 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 19.13 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
45. NORTH 52 DEGREES 04 MINUTES 27 SECONDS WEST, A DISTANCE OF 44.76 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
46. NORTH 06 DEGREES 18 MINUTES 32 SECONDS WEST, A DISTANCE OF 41.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.646 ACRES (1,988,339 SQUARE FEET) OF LAND.

NOTES:

- 1. ONE-FOOT RESERVES DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISIONS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998940015.
- 3. ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
- 4. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN MUST BE BUILT ON PIERS AND 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.
- 5. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT. IF PIPE LINES DO EXIST WITHIN THE PROPOSED SUBDIVISION, WRITTEN "CROSSING" APPROVALS MUST BE SUBMITTED FROM EACH OWNER.
- 6. 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.
- 7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
- 8. PURPOSE OF PLAT: TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES. ALL LOTS AND RESERVES TO DRAIN INTO R.O.W. WITH CURB AND GUTTER.
- 9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 10. TBM "122" ELEV.=216.61' (NAVD-88)  
  
'X' CUT IN NORTHWEST CORNER OF STORM SEWER MANHOLE. 15' SOUTHWEST OF THE SOUTHWEST CORNER OF CONCRETE DRIVEWAY TO WASTEWATER TREATMENT PLANT. 155' WEST AND 7' SOUTH OF IRON ROD SET AT SOUTHEAST CORNER OF RESERVE 'B'.
- 11. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY STATION No. HCFCD MON0028 (PID: DR8233) BEING AN ALUMINUM ROD INSIDE A SLEEVE WITH AN ACCESS COVER STAMPED "HCFCD" ON THE NORTH SIDE OF CHAPARRAL ROAD. TO REACH START AT THE INTERSECTION OF STATE HIGHWAY 290 AND HEGAR ROAD GO SOUTH APPROXIMATELY 0.4 MILE, THEN CONTINUE ON WARREN RANCH ROAD APPROXIMATELY 2.4 MILES TO THE INTERSECTION OF WARREN RANCH ROAD AND MOUND ROAD, THEN GO WEST AND THEN SOUTH ON MOUND ROAD APPROXIMATELY 2 MILES TO THE INTERSECTION OF MOUND ROAD AND MAHON ROAD, GO WEST ON MAHON ROAD APPROXIMATELY 0.9 MILE TO THE INTERSECTION OF MAHON ROAD AND YELLOW BIRD ROAD, THEN HEAD SOUTH ON YELLOW BIRD ROAD APPROXIMATELY 0.15 MILE TO THE INTERSECTION OF YELLOW BIRD ROAD AND CHAPARRAL ROAD, THEN GO WEST ON CHAPARRAL ROAD APPROXIMATELY 0.18 MILE TO THE INTERSECTION OF CHAPARRAL ROAD AND MEADOW CREEK ROAD. LOCATED APPROXIMATELY 27 FEET NORTHEAST FROM THE EDGE OF ASPHALT ON THE NORTH SIDE OF CHAPARRAL ROAD, 17.30 FEET SOUTHEAST FROM THE MEADOW CREEK ROAD SIGN AND 2.0 FEET SOUTHWEST OF A BARBED WIRE FENCE ON THE NORTH SIDE OF CHAPARRAL ROAD. ELEVATION = 211.70' NAVD88

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| Line Table |         |             |
|------------|---------|-------------|
| Line       | Length  | Direction   |
| L1         | 64.74'  | N44°26'52"W |
| L2         | 154.29' | N26°20'00"W |
| L3         | 52.97'  | S75°54'57"W |
| L4         | 64.53'  | S45°56'40"W |
| L5         | 49.03'  | N74°14'06"W |
| L6         | 49.49'  | N34°12'41"W |
| L7         | 36.53'  | N23°26'33"W |
| L8         | 47.66'  | N46°13'37"W |
| L9         | 41.69'  | N81°29'45"W |
| L10        | 43.18'  | N24°20'24"W |
| L11        | 55.86'  | N16°31'07"E |
| L12        | 54.62'  | N57°06'29"E |
| L13        | 93.51'  | S84°28'03"E |
| L14        | 42.23'  | S65°00'59"E |
| L15        | 41.07'  | N25°39'36"E |
| L16        | 111.64' | N24°09'21"W |
| L17        | 67.34'  | N74°51'41"W |
| L18        | 96.63'  | S80°53'48"W |
| L19        | 48.49'  | N19°11'00"W |
| L20        | 90.94'  | N20°39'43"E |
| L21        | 68.35'  | N52°14'48"W |
| L22        | 79.50'  | N14°46'58"W |
| L23        | 122.53' | N79°20'36"W |
| L24        | 87.36'  | S75°46'51"W |
| L25        | 60.41'  | N31°53'38"W |
| L26        | 51.34'  | N07°25'36"W |
| L27        | 116.59' | N69°25'30"E |
| L28        | 80.76'  | N22°45'09"W |

| Line Table |         |             |
|------------|---------|-------------|
| Line       | Length  | Direction   |
| L29        | 57.94'  | N02°47'41"E |
| L30        | 40.90'  | N25°54'14"E |
| L31        | 49.01'  | N48°03'30"E |
| L32        | 27.80'  | N12°32'21"E |
| L33        | 45.15'  | N21°19'43"W |
| L34        | 118.73' | N01°12'57"E |
| L35        | 119.62' | N65°29'55"W |
| L36        | 29.51'  | N18°59'23"W |
| L37        | 94.31'  | N42°29'52"E |
| L38        | 63.43'  | N19°50'14"E |
| L39        | 53.95'  | N65°24'45"W |
| L40        | 44.71'  | N26°13'02"W |
| L41        | 41.01'  | N07°04'16"E |
| L42        | 59.11'  | N84°03'13"E |
| L43        | 76.95'  | N03°52'01"W |
| L44        | 19.13'  | S76°39'23"W |
| L45        | 44.76'  | N52°04'27"W |
| L46        | 41.90'  | N06°18'32"W |
| L47        | 155.00' | S02°26'27"E |
| L48        | 33.39'  | N87°33'33"E |
| L49        | 50.00'  | S02°26'27"E |
| L50        | 95.00'  | S02°26'27"E |
| L51        | 74.37'  | S74°43'26"E |
| L52        | 18.20'  | S27°41'21"W |
| L53        | 51.26'  | S16°32'36"E |
| L54        | 49.49'  | S05°25'42"E |
| L55        | 49.45'  | S03°20'20"E |
| L56        | 50.05'  | S02°08'13"E |

| Line Table |         |             |
|------------|---------|-------------|
| Line       | Length  | Direction   |
| L57        | 75.83'  | S02°07'51"E |
| L58        | 53.22'  | S82°39'11"W |
| L59        | 129.59' | S02°07'51"E |
| L60        | 105.00' | S87°52'09"W |
| L61        | 50.00'  | S02°07'51"E |
| L62        | 3.44'   | S87°52'09"W |
| L63        | 177.89' | S02°07'51"E |
| L64        | 22.00'  | N87°52'09"E |
| L65        | 21.72'  | S42°56'59"W |
| L66        | 17.98'  | N53°46'52"W |
| L67        | 180.00' | S02°26'27"E |
| L68        | 21.72'  | N42°33'33"E |
| L69        | 145.00' | S87°33'33"W |
| L70        | 22.00'  | N87°52'09"E |
| L71        | 115.00' | N77°49'42"E |
| L72        | 15.09'  | S57°10'18"E |
| L73        | 59.15'  | S07°31'57"E |
| L74        | 70.55'  | S00°00'00"E |
| L75        | 103.80' | S09°25'58"W |
| L76        | 14.14'  | S47°26'27"E |
| L77        | 110.06' | N02°26'27"W |
| L78        | 115.08' | N87°33'33"E |
| L79        | 36.48'  | N16°59'03"W |
| L80        | 30.00'  | N02°26'27"W |
| L81        | 132.00' | N87°33'33"E |
| L82        | 105.44' | N82°39'11"E |
| L83        | 103.12' | S23°04'35"E |
| L84        | 25.00'  | S07°56'27"W |

| Line Table |         |             |
|------------|---------|-------------|
| Line       | Length  | Direction   |
| L85        | 118.14' | S66°38'02"W |
| L86        | 47.37'  | N06°13'43"W |
| L87        | 49.62'  | S04°21'34"W |
| L88        | 72.83'  | S19°15'47"W |
| L89        | 48.62'  | S07°18'58"W |
| L90        | 42.17'  | N22°07'17"W |
| L91        | 15.13'  | S18°42'45"W |
| L92        | 110.00' | S59°32'48"W |
| L93        | 87.31'  | S02°05'58"E |
| L94        | 119.43' | N23°04'35"W |
| L95        | 37.39'  | S07°56'27"W |
| L96        | 16.57'  | N07°56'27"E |
| L97        | 117.57' | N23°04'35"W |
| L98        | 91.01'  | S02°06'17"E |
| L99        | 20.92'  | N87°31'00"E |
| L100       | 15.13'  | S02°29'00"E |
| L101       | 46.35'  | N87°56'36"E |
| L102       | 47.49'  | S87°56'36"W |
| L103       | 87.64'  | S87°04'35"E |
| L104       | 53.35'  | N22°22'15"W |
| L105       | 19.66'  | S82°02'01"W |
| L106       | 20.00'  | N07°57'59"W |
| L107       | 10.97'  | N82°02'01"E |
| L108       | 41.82'  | S87°33'33"W |
| L109       | 21.56'  | N24°24'01"W |
| L110       | 51.71'  | S22°22'15"E |

| RESERVE AREAS |                             |                        |
|---------------|-----------------------------|------------------------|
| RESERVE       | USE                         | AREA                   |
| RESERVE 'A'   | DETENTION/DRAINAGE          | 13.865 AC - 603,945 SF |
| RESERVE 'B'   | WASTE WATER TREATMENT PLANT | 3.013 AC - 131,227 SF  |
| RESERVE 'C'   | LIFT STATION                | 0.136 AC - 5,903 SF    |
| RESERVE 'D'   | DETENTION/DRAINAGE          | 0.135 AC - 5,871 SF    |
| RESERVE 'E'   | DETENTION/DRAINAGE          | 0.375 AC - 16,327 SF   |
| RESERVE 'F'   | DETENTION/DRAINAGE          | 0.091 AC - 3,960 SF    |
| RESERVE 'G'   | LANDSCAPE/OPEN SPACE        | 1.471 AC - 64,090 SF   |
| RESERVE 'H'   | LANDSCAPE/OPEN SPACE        | 0.057 AC - 2,476 SF    |
| TOTALS        |                             | 19.143 AC - 833,799 SF |

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| Curve Table |         |           |            |               |            |
|-------------|---------|-----------|------------|---------------|------------|
| Curve       | Length  | Radius    | Delta      | Chd Direction | Chd Length |
| C1          | 39.27'  | 25.00'    | 90°00'00"  | S42°33'33"W   | 35.36'     |
| C2          | 10.34'  | 25.00'    | 23°41'54"  | S76°01'12"W   | 10.27'     |
| C3          | 178.07' | 1,200.00' | 8°30'08"   | S01°28'08"W   | 177.91'    |
| C4          | 576.10' | 325.00'   | 101°33'49" | S41°20'57"E   | 503.58'    |
| C5          | 176.15' | 850.00'   | 11°52'25"  | N03°29'45"E   | 175.83'    |
| C6          | 78.24'  | 50.00'    | 89°39'42"  | S47°16'18"E   | 70.50'     |
| C7          | 78.54'  | 50.00'    | 90°00'00"  | S42°33'33"W   | 70.71'     |
| C8          | 78.54'  | 50.00'    | 90°00'00"  | N47°26'27"W   | 70.71'     |
| C9          | 241.83' | 2,000.00' | 6°55'41"   | N01°01'23"E   | 241.68'    |
| C10         | 39.05'  | 25.00'    | 89°29'08"  | N43°07'35"E   | 35.20'     |
| C11         | 114.54' | 1,240.00' | 5°17'32"   | S01°01'47"W   | 114.50'    |
| C12         | 34.33'  | 25.00'    | 78°40'52"  | N35°39'53"W   | 31.70'     |
| C13         | 515.80' | 350.00'   | 84°26'17"  | S32°47'11"E   | 470.38'    |
| C14         | 69.54'  | 825.00'   | 4°49'47"   | N07°01'04"E   | 69.52'     |
| C15         | 42.20'  | 25.00'    | 96°42'19"  | N43°44'59"W   | 37.36'     |
| C16         | 8.72'   | 25.00'    | 19°59'04"  | S77°54'19"W   | 8.68'      |
| C17         | 135.50' | 60.00'    | 129°23'45" | S47°23'20"E   | 108.49'    |
| C18         | 8.62'   | 25.00'    | 19°45'00"  | N07°26'03"E   | 8.57'      |
| C19         | 39.27'  | 25.00'    | 90°00'00"  | N47°26'27"W   | 35.36'     |
| C20         | 39.27'  | 25.00'    | 90°00'00"  | S42°33'33"W   | 35.36'     |
| C21         | 23.55'  | 25.00'    | 53°58'05"  | S29°25'30"E   | 22.69'     |
| C22         | 301.53' | 60.00'    | 287°56'10" | N87°33'33"E   | 70.59'     |
| C23         | 23.55'  | 25.00'    | 53°58'05"  | N24°32'36"E   | 22.69'     |
| C24         | 12.25'  | 25.00'    | 28°04'21"  | N16°28'37"W   | 12.13'     |
| C25         | 144.33' | 60.00'    | 137°49'21" | S38°23'52"W   | 111.96'    |
| C26         | 8.62'   | 25.00'    | 19°45'00"  | S82°33'57"E   | 8.57'      |
| C27         | 39.27'  | 25.00'    | 90°00'00"  | N42°33'33"E   | 35.36'     |
| C28         | 39.27'  | 25.00'    | 90°00'00"  | S47°26'27"E   | 35.36'     |
| C29         | 39.27'  | 25.00'    | 90°00'00"  | S47°26'27"E   | 35.36'     |
| C30         | 8.62'   | 25.00'    | 19°45'00"  | N77°41'03"E   | 8.57'      |
| C31         | 135.61' | 60.00'    | 129°29'59" | N47°26'27"W   | 108.53'    |
| C32         | 8.62'   | 25.00'    | 19°45'00"  | S07°26'03"W   | 8.57'      |

| Curve Table |         |           |            |               |            |
|-------------|---------|-----------|------------|---------------|------------|
| Curve       | Length  | Radius    | Delta      | Chd Direction | Chd Length |
| C33         | 39.27'  | 25.00'    | 90°00'00"  | S47°26'27"E   | 35.36'     |
| C34         | 39.27'  | 25.00'    | 90°00'00"  | S42°33'33"W   | 35.36'     |
| C35         | 176.11' | 2,025.00' | 4°58'58"   | N00°03'02"E   | 176.05'    |
| C36         | 23.13'  | 25.00'    | 53°00'06"  | S23°57'32"E   | 22.31'     |
| C37         | 301.51' | 60.00'    | 287°55'26" | S86°29'51"E   | 70.60'     |
| C38         | 23.99'  | 25.00'    | 54°58'18"  | N29°58'43"E   | 23.08'     |
| C39         | 170.06' | 1,975.00' | 4°56'01"   | N00°01'33"E   | 170.01'    |
| C40         | 39.27'  | 25.00'    | 90°00'00"  | N47°26'27"W   | 35.36'     |
| C41         | 39.27'  | 25.00'    | 90°00'00"  | S42°33'33"W   | 35.36'     |
| C42         | 181.33' | 875.00'   | 11°52'25"  | N03°29'45"E   | 181.00'    |
| C43         | 531.79' | 300.00'   | 101°33'49" | S41°20'57"E   | 464.85'    |
| C44         | 26.47'  | 25.00'    | 60°40'16"  | S33°50'07"W   | 25.25'     |
| C45         | 102.82' | 1,160.00' | 5°04'43"   | S00°57'37"W   | 102.78'    |
| C46         | 34.87'  | 25.01'    | 79°52'34"  | S41°30'53"E   | 32.11'     |
| C47         | 27.45'  | 25.00'    | 62°54'32"  | S56°29'20"W   | 26.09'     |
| C48         | 85.64'  | 78.00'    | 62°54'32"  | N56°29'20"E   | 81.40'     |
| C49         | 119.22' | 115.00'   | 59°24'02"  | S62°21'23"E   | 113.96'    |
| C50         | 7.29'   | 22.00'    | 18°59'22"  | N42°09'03"W   | 7.26'      |
| C51         | 82.32'  | 97.55'    | 48°21'04"  | S26°17'17"E   | 79.90'     |
| C52         | 66.95'  | 79.55'    | 48°13'27"  | S26°13'28"E   | 64.99'     |
| C53         | 13.26'  | 40.00'    | 18°59'22"  | N42°09'03"W   | 13.20'     |
| C54         | 100.56' | 97.00'    | 59°24'02"  | S62°21'23"E   | 96.12'     |
| C55         | 65.88'  | 60.00'    | 62°54'32"  | N56°29'20"E   | 62.62'     |
| C56         | 47.21'  | 43.00'    | 62°54'32"  | S56°29'20"W   | 44.88'     |
| C57         | 39.12'  | 25.00'    | 89°39'42"  | S47°16'18"E   | 35.25'     |
| C58         | 39.27'  | 25.00'    | 90°00'00"  | S42°33'33"W   | 35.36'     |
| C59         | 39.27'  | 25.00'    | 90°00'00"  | N47°26'27"W   | 35.36'     |
| C60         | 39.42'  | 25.00'    | 90°20'18"  | N42°43'42"E   | 35.46'     |

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| LOT AREAS        |         |
|------------------|---------|
| BLOCK-LOT        | SQ. FT. |
| BLOCK 1 - LOT 1  | 7,537   |
| BLOCK 1 - LOT 2  | 6,901   |
| BLOCK 1 - LOT 3  | 6,741   |
| BLOCK 1 - LOT 4  | 7,654   |
| BLOCK 1 - LOT 5  | 7,558   |
| BLOCK 1 - LOT 6  | 5,101   |
| BLOCK 1 - LOT 7  | 4,980   |
| BLOCK 1 - LOT 8  | 4,990   |
| BLOCK 1 - LOT 9  | 5,480   |
| BLOCK 1 - LOT 10 | 5,040   |
| BLOCK 1 - LOT 11 | 5,040   |
| BLOCK 1 - LOT 12 | 5,040   |
| BLOCK 1 - LOT 13 | 5,040   |
| BLOCK 1 - LOT 14 | 5,040   |
| BLOCK 1 - LOT 15 | 5,040   |
| BLOCK 1 - LOT 16 | 5,040   |
| BLOCK 1 - LOT 17 | 5,040   |
| BLOCK 1 - LOT 18 | 5,040   |
| BLOCK 1 - LOT 19 | 5,040   |
| BLOCK 1 - LOT 20 | 5,040   |
| BLOCK 1 - LOT 21 | 5,040   |
| BLOCK 1 - LOT 22 | 5,040   |
| BLOCK 1 - LOT 23 | 5,040   |
| BLOCK 1 - LOT 24 | 5,986   |
| BLOCK 1 - LOT 25 | 7,366   |
| BLOCK 1 - LOT 26 | 6,000   |
| BLOCK 1 - LOT 27 | 5,571   |
| BLOCK 1 - LOT 28 | 4,681   |
| BLOCK 1 - LOT 29 | 7,877   |
| BLOCK 1 - LOT 30 | 12,361  |
| BLOCK 1 - LOT 31 | 8,362   |
| BLOCK 1 - LOT 32 | 10,710  |
| BLOCK 1 - LOT 33 | 10,750  |
| BLOCK 1 - LOT 34 | 6,800   |
| BLOCK 1 - LOT 35 | 5,111   |
| BLOCK 1 - LOT 36 | 6,202   |
| BLOCK 1 - LOT 37 | 6,392   |
| BLOCK 1 - LOT 38 | 7,238   |
| BLOCK 1 - LOT 39 | 9,323   |
| BLOCK 1 - LOT 40 | 9,918   |
| BLOCK 1 - LOT 41 | 7,606   |
| BLOCK 1 - LOT 42 | 5,024   |
| BLOCK 1 - LOT 43 | 5,000   |
| BLOCK 1 - LOT 44 | 5,000   |
| BLOCK 1 - LOT 45 | 5,000   |
| BLOCK 1 - LOT 46 | 5,000   |

| LOT AREAS        |         |
|------------------|---------|
| BLOCK-LOT        | SQ. FT. |
| BLOCK 1 - LOT 47 | 5,000   |
| BLOCK 1 - LOT 48 | 5,000   |
| BLOCK 1 - LOT 49 | 5,000   |
| BLOCK 1 - LOT 50 | 5,000   |
| BLOCK 1 - LOT 51 | 6,366   |
| BLOCK 2 - LOT 1  | 6,366   |
| BLOCK 2 - LOT 2  | 5,000   |
| BLOCK 2 - LOT 3  | 5,000   |
| BLOCK 3 - LOT 1  | 7,186   |
| BLOCK 3 - LOT 2  | 6,000   |
| BLOCK 3 - LOT 3  | 6,000   |
| BLOCK 3 - LOT 4  | 5,999   |
| BLOCK 3 - LOT 5  | 7,159   |
| BLOCK 3 - LOT 6  | 12,153  |
| BLOCK 3 - LOT 7  | 9,871   |
| BLOCK 3 - LOT 8  | 6,313   |
| BLOCK 3 - LOT 9  | 6,000   |
| BLOCK 3 - LOT 10 | 6,000   |
| BLOCK 3 - LOT 11 | 6,000   |
| BLOCK 3 - LOT 12 | 6,000   |
| BLOCK 3 - LOT 13 | 7,186   |
| BLOCK 4 - LOT 1  | 7,186   |
| BLOCK 4 - LOT 2  | 6,026   |
| BLOCK 4 - LOT 3  | 6,139   |
| BLOCK 4 - LOT 4  | 6,282   |
| BLOCK 4 - LOT 5  | 6,443   |
| BLOCK 4 - LOT 6  | 6,998   |
| BLOCK 4 - LOT 7  | 6,722   |
| BLOCK 4 - LOT 8  | 8,602   |
| BLOCK 4 - LOT 9  | 13,953  |
| BLOCK 4 - LOT 10 | 6,961   |
| BLOCK 4 - LOT 11 | 8,138   |
| BLOCK 4 - LOT 12 | 6,648   |
| BLOCK 4 - LOT 13 | 7,125   |
| BLOCK 4 - LOT 14 | 6,602   |
| BLOCK 4 - LOT 15 | 6,442   |
| BLOCK 4 - LOT 16 | 6,151   |
| BLOCK 4 - LOT 17 | 6,000   |
| BLOCK 4 - LOT 18 | 6,000   |
| BLOCK 4 - LOT 19 | 6,000   |
| BLOCK 4 - LOT 20 | 6,000   |
| BLOCK 4 - LOT 21 | 6,000   |
| BLOCK 4 - LOT 22 | 6,000   |
| BLOCK 4 - LOT 23 | 6,000   |
| BLOCK 4 - LOT 24 | 6,000   |
| BLOCK 4 - LOT 25 | 7,186   |

| LOT AREAS        |         |
|------------------|---------|
| BLOCK-LOT        | SQ. FT. |
| BLOCK 4 - LOT 26 | 7,186   |
| BLOCK 4 - LOT 27 | 6,000   |
| BLOCK 4 - LOT 28 | 6,000   |
| BLOCK 4 - LOT 29 | 6,000   |
| BLOCK 4 - LOT 30 | 6,000   |
| BLOCK 4 - LOT 31 | 6,000   |
| BLOCK 4 - LOT 32 | 6,000   |
| BLOCK 4 - LOT 33 | 6,158   |
| BLOCK 4 - LOT 34 | 6,349   |
| BLOCK 4 - LOT 35 | 6,466   |
| BLOCK 4 - LOT 36 | 6,659   |
| BLOCK 4 - LOT 37 | 6,589   |
| BLOCK 4 - LOT 38 | 6,217   |
| BLOCK 4 - LOT 39 | 6,887   |
| BLOCK 4 - LOT 40 | 7,650   |
| BLOCK 4 - LOT 41 | 8,393   |
| BLOCK 6 - LOT 1  | 5,986   |
| BLOCK 6 - LOT 2  | 5,040   |
| BLOCK 6 - LOT 3  | 5,040   |
| BLOCK 6 - LOT 4  | 5,400   |
| BLOCK 6 - LOT 5  | 6,000   |
| BLOCK 6 - LOT 6  | 6,000   |
| BLOCK 6 - LOT 7  | 6,000   |
| BLOCK 6 - LOT 8  | 6,000   |
| BLOCK 6 - LOT 9  | 6,000   |
| BLOCK 6 - LOT 10 | 6,000   |
| BLOCK 6 - LOT 11 | 6,000   |
| BLOCK 6 - LOT 12 | 6,000   |
| BLOCK 6 - LOT 13 | 6,000   |
| BLOCK 6 - LOT 14 | 7,294   |
| BLOCK 6 - LOT 15 | 6,133   |
| BLOCK 6 - LOT 16 | 5,040   |
| BLOCK 6 - LOT 17 | 5,040   |
| BLOCK 6 - LOT 18 | 5,040   |
| BLOCK 6 - LOT 19 | 5,040   |
| BLOCK 6 - LOT 20 | 5,040   |
| BLOCK 6 - LOT 21 | 5,040   |
| BLOCK 6 - LOT 22 | 5,040   |
| BLOCK 6 - LOT 23 | 5,040   |
| BLOCK 6 - LOT 24 | 5,040   |
| BLOCK 6 - LOT 25 | 5,040   |
| BLOCK 6 - LOT 26 | 5,040   |
| BLOCK 6 - LOT 27 | 5,040   |
| BLOCK 6 - LOT 28 | 5,040   |
| BLOCK 6 - LOT 29 | 5,040   |
| BLOCK 6 - LOT 30 | 5,986   |

ENGINEER



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TBPE No. F-17637

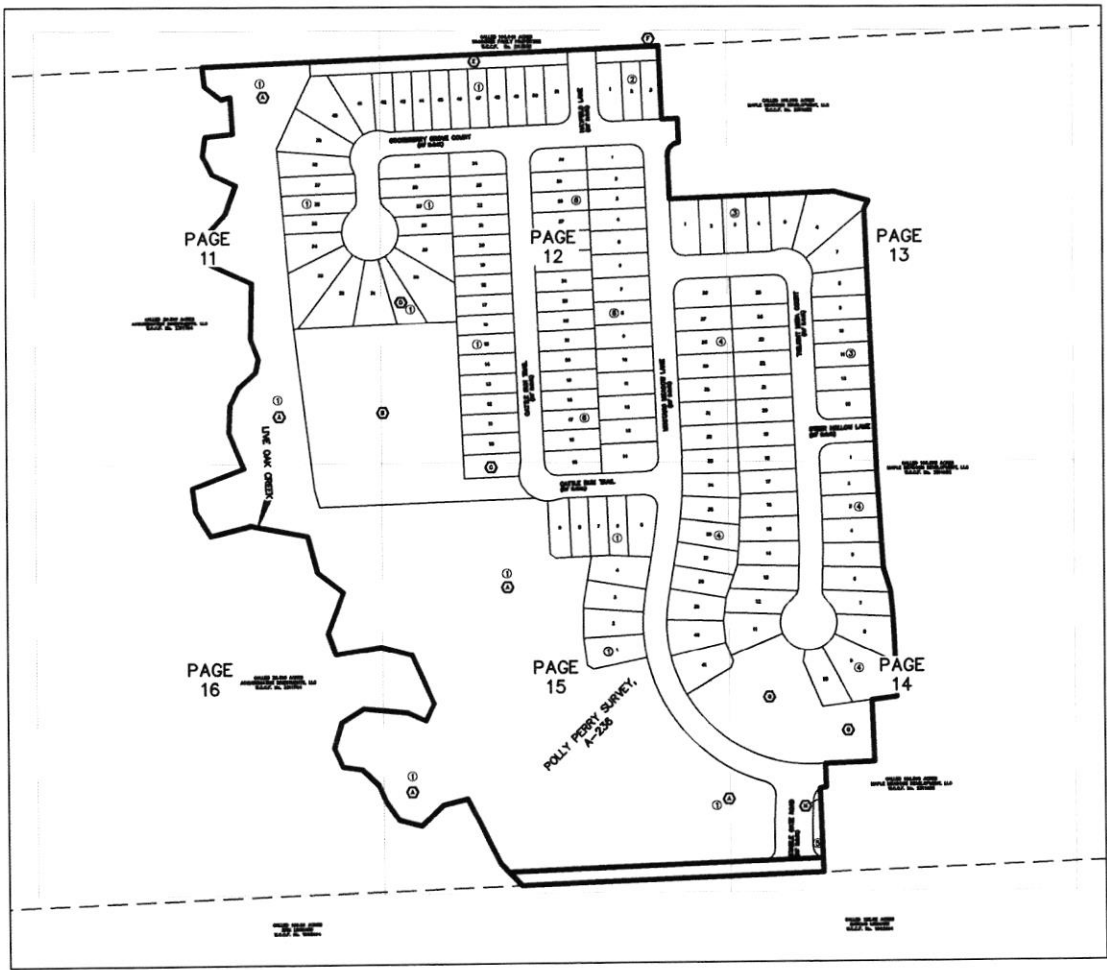
SURVEYOR



DCCM Infrastructure, Inc. | TX Firm Reg. No. 10047100  
1760 W. Sam Houston Pkwy. N., Houston, TX 77043  
713.413.1900 | [DCCM.com](http://DCCM.com)

OWNER/DEVELOPER

MAPLE MEADOWS DEVELOPMENT, LLC  
1333 WEST LOOP SOUTH, SUITE 910  
HOUSTON TEXAS 77027  
[RUSS@MAPLEDEVELOPMENT.COM](mailto:RUSS@MAPLEDEVELOPMENT.COM)



LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORD
- H.C.M.R. = HARRIS COUNTY MAP RECORD
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.C.C.F. = EASTING COORDINATE
- W.C.D.R. = NORTHING COORDINATE
- W.C.M.R. = WALLER COUNTY CLERK'S FILE
- X = WALLER COUNTY DEED RECORDS
- Y = WALLER COUNTY MAP RECORDS
- = STREET NAME CHANGE
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ◆ = BENCHMARK

ENGINEER

**ODYSSEY**  
ENGINEERING GROUP

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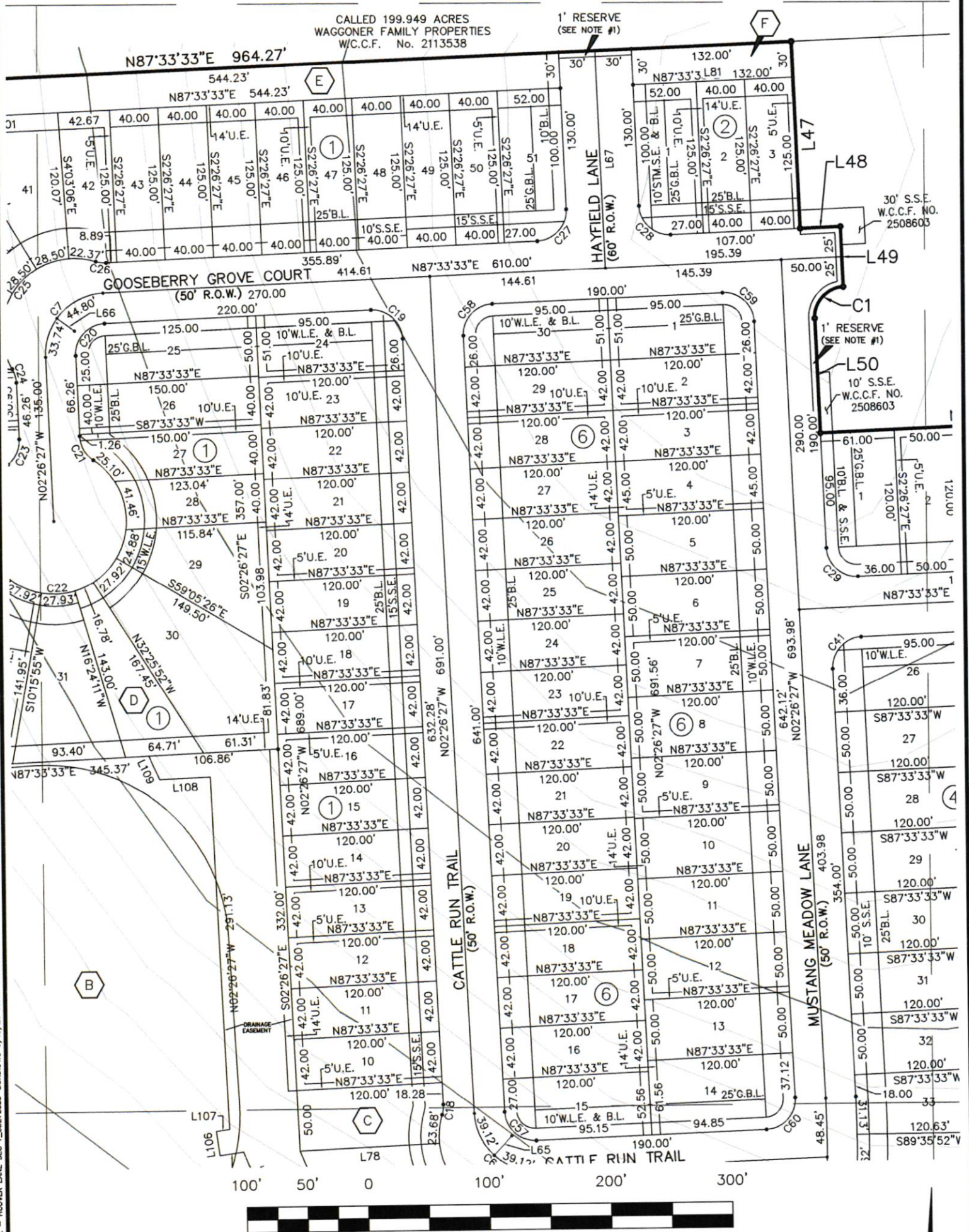
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RUSS@MAPLEDEVELOPMENT.COM



CALLED 199.949 ACRES  
WAGGONER FAMILY PROPERTIES  
W.C.C.F. No. 2113538

1' RESERVE  
(SEE NOTE #1)



SCALE IN FEET  
1" = 100'

ENGINEER

SURVEYOR

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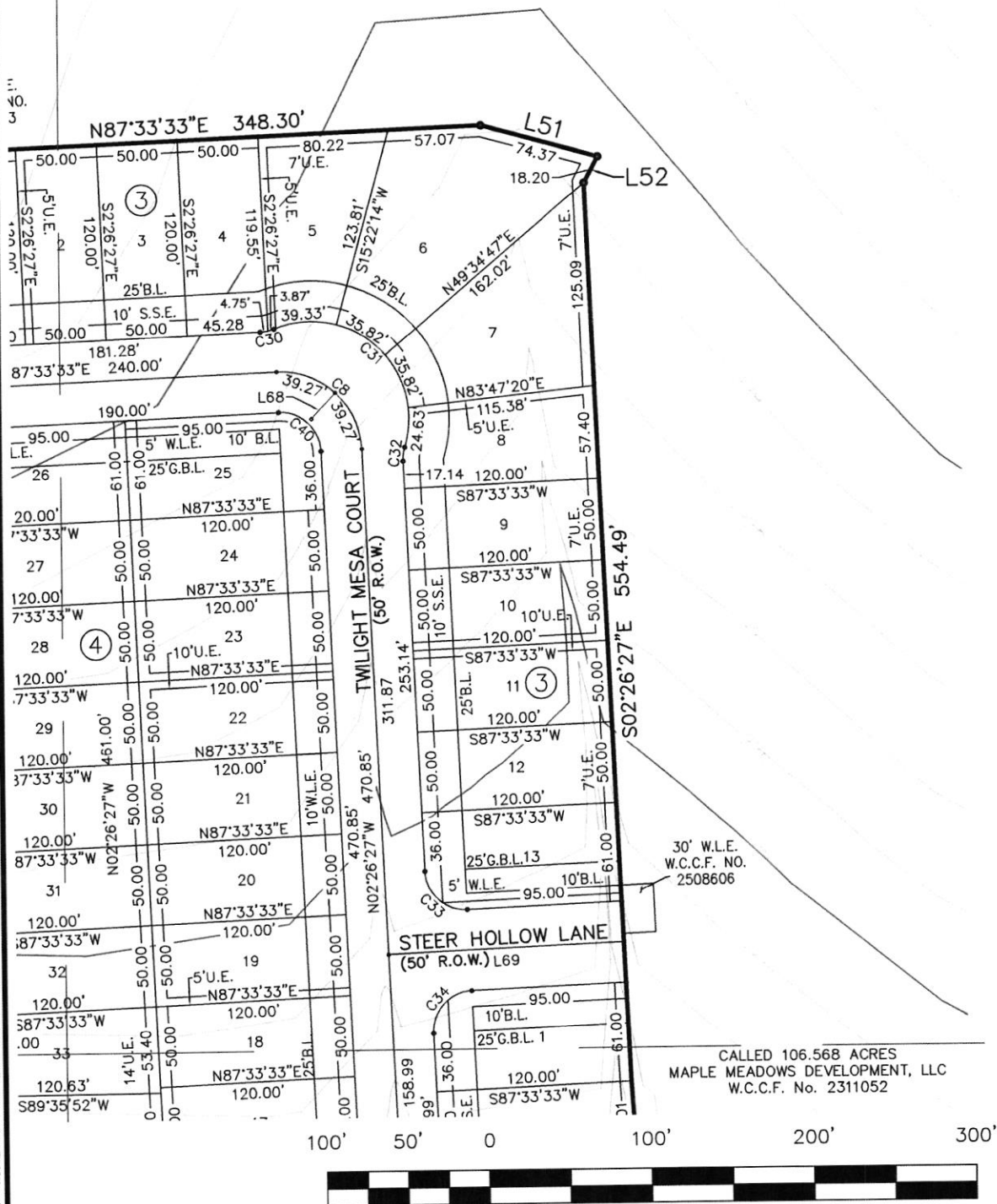
MAPLE MEADOWS DEVELOPMENT, LLC  
1333 WEST LOOP SOUTH, SUITE 910  
HOUSTON TEXAS 77027  
RUSS@MAPLEDEVELOPMENT.COM

BELLAMINA  
SHEET 12 OF 16

10' S.S.E.  
C.C.F. NO.  
2508603

9

CALLED 106.568 ACRES  
MAPLE MEADOWS DEVELOPMENT, LLC  
W.C.C.F. No. 2311052



SCALE IN FEET  
1" = 100'

ENGINEER

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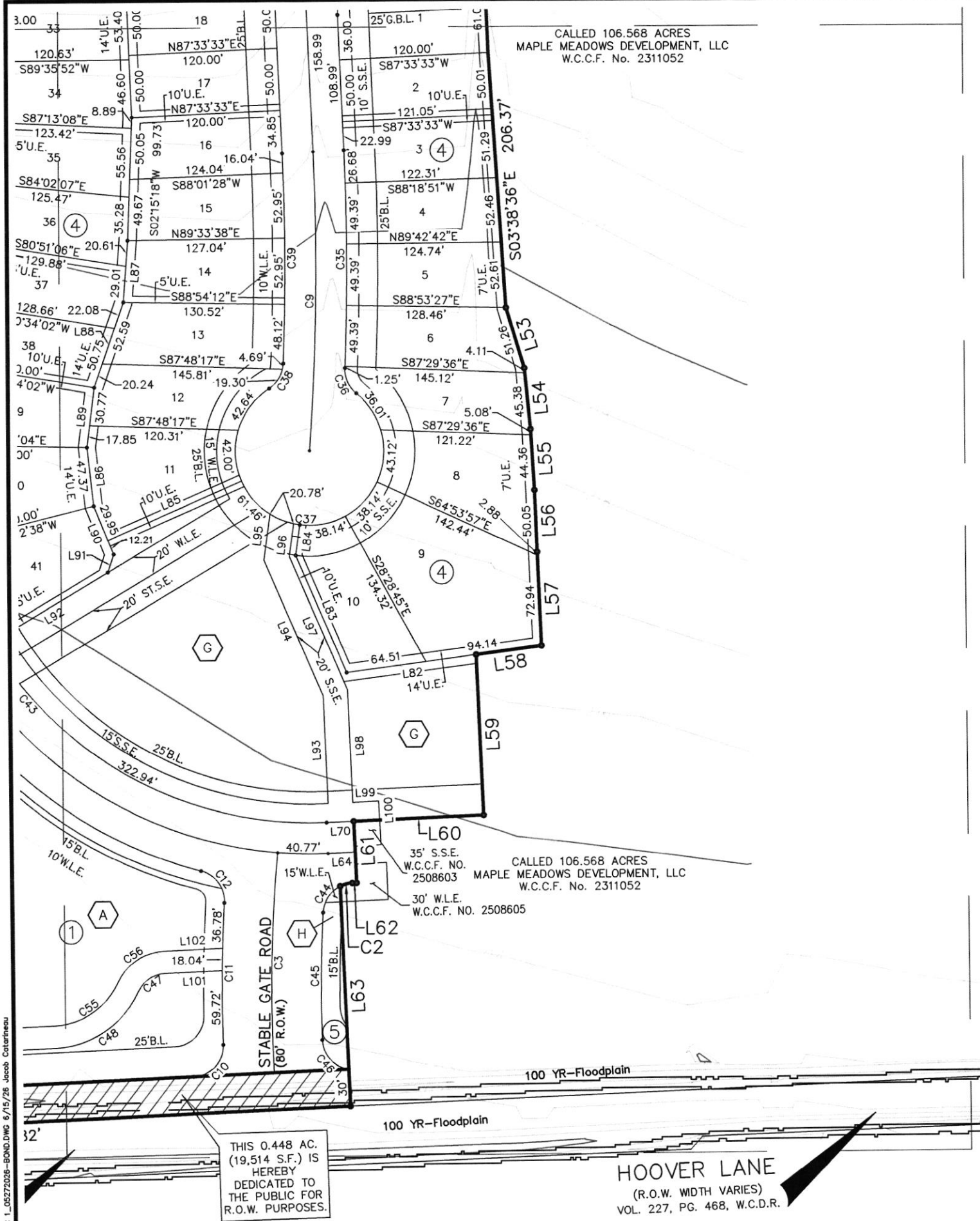
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BELLAMINA  
SHEET 13 OF 16

H:\A\_008 FOLDER\002213-BELLAMINA (HOOPER LANE)\P\PLATTING\4-DRAWINGS\002213.DWG - HOOPER LANE SEC 1\_05272026-BOND.DWG 6/15/26 Jacob Catarineau

H:\A\_008\_FOLDER\002213-BELLAMINA (HOOVER LANE)\P\ATTACH\4-DRAWINGS\002213PL - HOOVER LANE SEC 1\_05272028-BOND.DWG 6/15/25 Jacob Catarineau



THIS 0.448 AC.  
(19,514 S.F.) IS  
HEREBY  
DEDICATED TO  
THE PUBLIC FOR  
R.O.W. PURPOSES.

100' 50' 0 100' 200' 300'

SCALE IN FEET  
1" = 100'

ENGINEER

SURVEYOR

**ODYSSEY**  
ENGINEERING GROUP

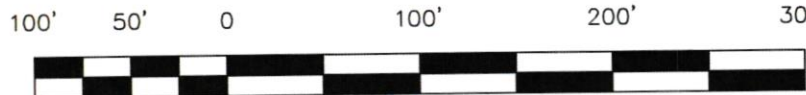
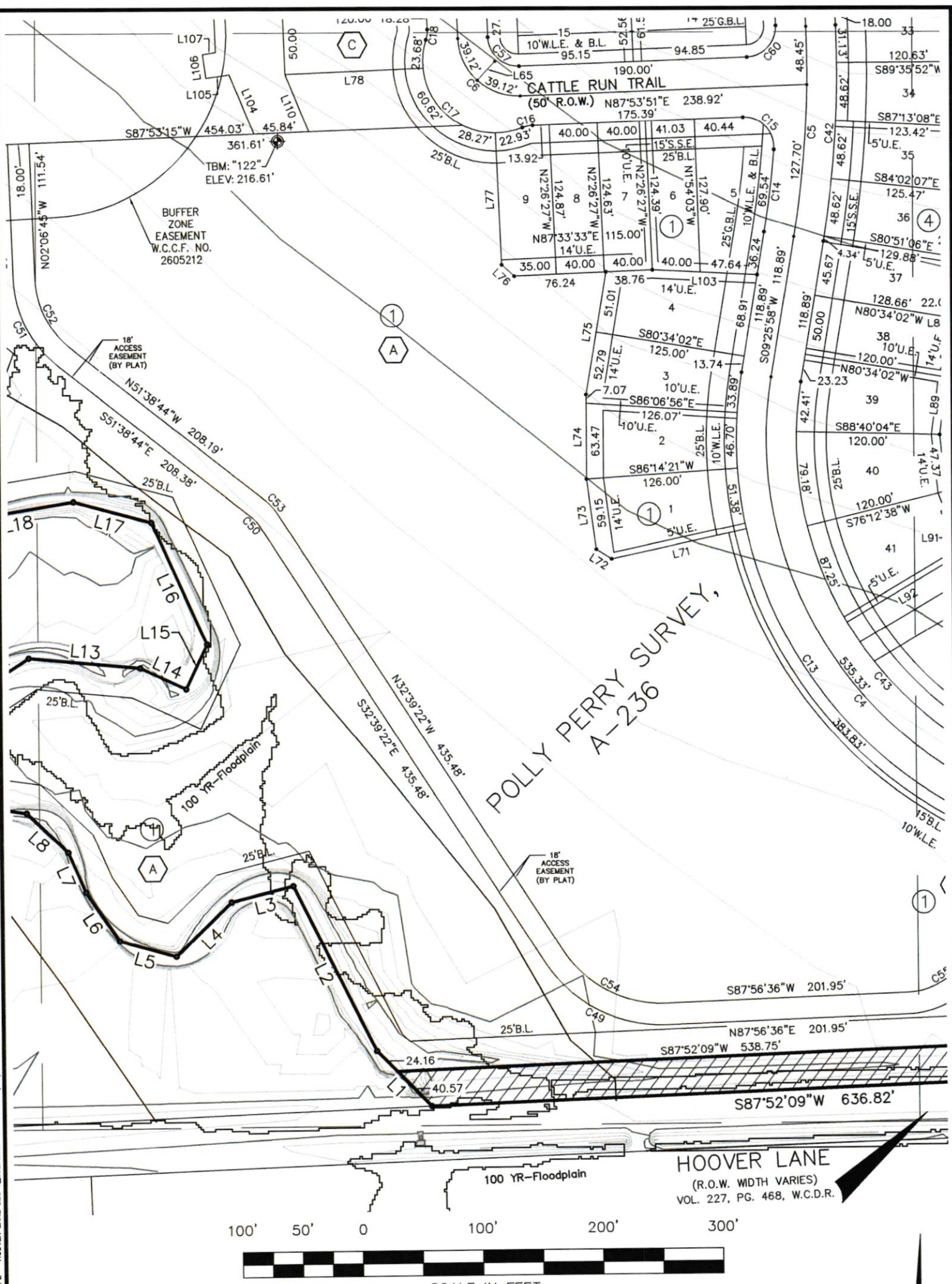
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H:\V\JOB FOLDER\02213-BELLAMINA (HOOVER LANE)\DRAWINGS\02213PL - HOOVER LANE SEC 1\_05272028-BOND.DWG 6/15/26 Jacob Cotarneau



SCALE IN FEET  
1" = 100'

ENGINEER

SURVEYOR

**ODYSSEY**  
ENGINEERING GROUP

**DCCM**

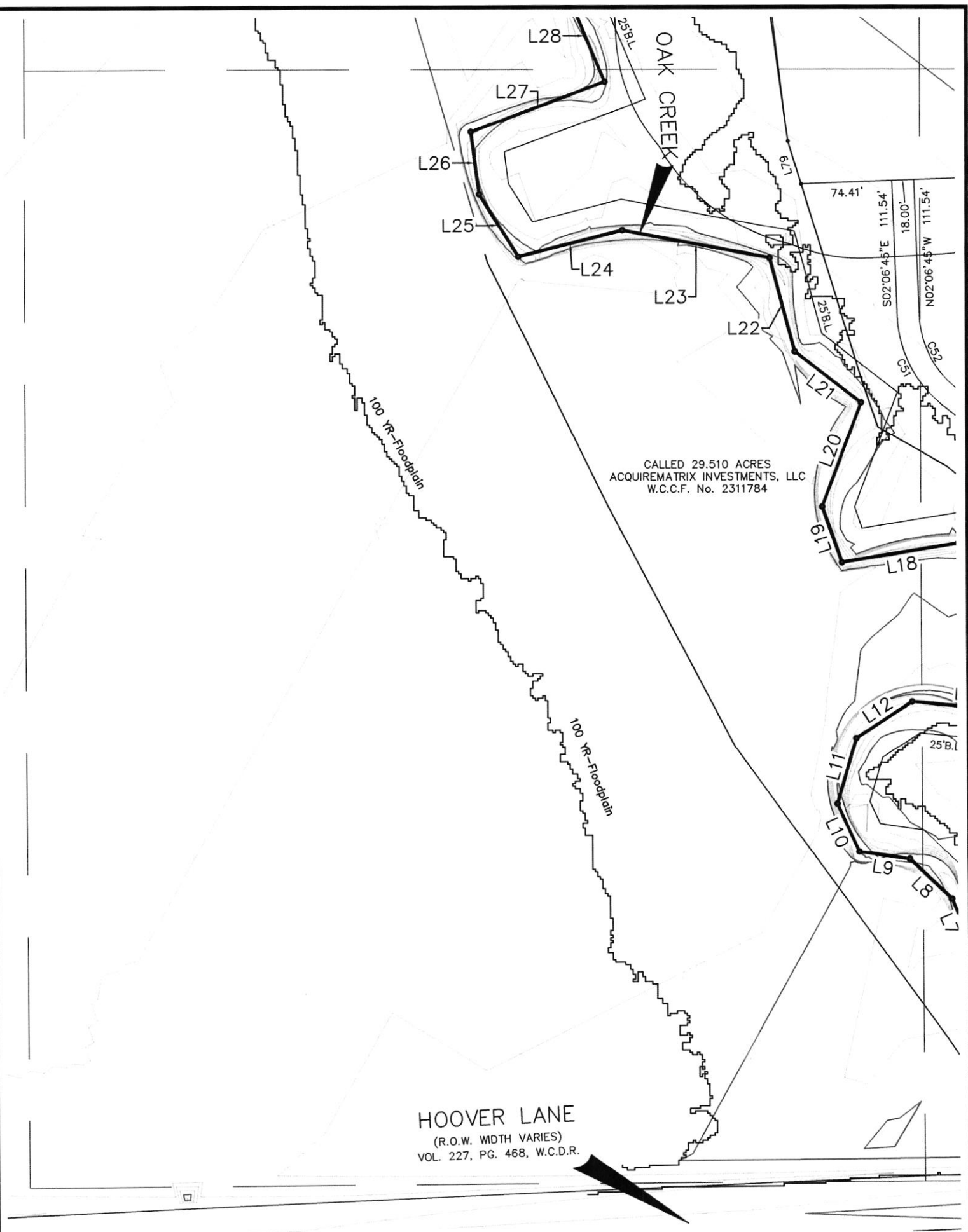
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100' 50' 0 100' 200' 300'



SCALE IN FEET  
1" = 100'

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