



June 29th, 2026

Robert Pechukas
Director of Policy and Administration
Waller County Commissioner's Court
836 Austin Street, Suite 216
Hempstead, TX 77445

Re: Maple Grove Development Agreement Amendment No. 1

Dear Robert,

On behalf of Maple Grove Development LLC, we, META Planning + Design, respectfully request an amendment to the Maple Grove Development Agreement (Maple Grove DA) to increase the cap on the total lot count from 900 lots to 925 lots. The change is shown in the attached redline of the original Maple Grove DA Exhibit "B" Plan of Development and is visible in one place: Section III – Single-Family Residential.

The lot count cap in the original Development Agreement was based on an earlier landplan and was our best estimate at the time of the anticipated total lot count. After further refining the land plan and better defining the project's drainage infrastructure, we were able to develop a more efficient layout, resulting in a total of approximately 925 lots. The change is a 2.7% increase from the original maximum lot count.

For reference, please note that the Maple Grove community also goes by the name "Azalea", but that name is not referenced herein.

Please contact me if you need any additional information.

Sincerely,

Jennifer Curtis
META Planning + Design

Enclosure: Maple Grove DA Exhibit "B" Plan of Development – redline
New signature pages for Amendment No. 1

**SUBDIVISION DEVELOPMENT AGREEMENT
BETWEEN WALLER COUNTY, TEXAS AND
MAPLE GROVE DEVELOPMENT, LLC FOR
MAPLE GROVE –
AMENDMENT No. 1**

The revised Exhibit “B” (“Plan of Development”) is attached below.

Maple Grove Development Agreement

Amendment No. 1

Maple Grove Development LLC,

a Texas limited liability company

By: _____

Itiel Kaplan

Manager

Date

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of
_____ 2026, by Itiel Kaplan as Manager on behalf
of Maple Grove Development LLC, a Texas limited liability company.

Notary Public, State of Texas

Maple Grove Development Agreement

Amendment No. 1

[S E A L]

Waller County

Carbett "Trey" J. Duhon III

County Judge

Date

STATE OF TEXAS §

§

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of
_____ 2026, by Carbett "Trey" J. Duhon, III,
Waller County Judge on behalf of Waller County, a political
subdivision of the State of Texas.

Notary Public, State of Texas

[S E A L]

**Maple Grove Development Agreement
Amendment No. 1**

EXHIBITS

Exhibit B – Plan of Development

EXHIBIT "B"
PLAN OF DEVELOPMENT
FOR
MAPLE GROVE
± 257.5 Acres

in Waller County

PREPARED BY:



24285 Katy Freeway, Suite 525
Katy, TX 77494

I. INTRODUCTION AND GENERAL PROVISIONS

Maple Grove (the “Project”) is a proposed residential community within the City of Pattison’s extraterritorial jurisdiction (ETJ) and in Waller County. This Plan of Development describes the proposed layout and characteristics of the Project, and lists modifications to Pattison’s regulations under which the Project will develop.

II. DEVELOPMENT REGULATIONS

The City of Pattison has established a Development Agreement with the developer (“Pattison DA”). The Pattison DA does not cover regulations applicable to Waller County. Described below are certain portions of Waller County’s Subdivision Regulations and Waller County’s Engineering Design Standards, with specific modifications that shall be applicable to the Project. Where these specifications require a variance from the minimum standards, such variances have been identified in Exhibit D.

Nothing in this Agreement or the Pattison DA waives the requirements of the Waller County Major Thoroughfare Plan or the regulations of the Brookshire Katy Drainage District. Developer will still be obligated to dedicate right of way for road and drainage uses and follow all other applicable regulations.

1. Roadway Design Variances

Roadways within the PD shall be developed in accordance with the regulations of the City of Pattison and Waller County, except as listed in the Pattison DA and as provided below:

1. Collector Streets – connections to Neuman Rd (aka Stalknecht Road), Morton Road, or the future Prairie Parkway shall meet the County’s minimum requirements for curb-and-gutter collector streets.
2. Local Streets – streets which primarily provide access to individual lots, or which guide residents to and from the main access points to Morton Road, and may or may not have residential driveways taking direct access, shall meet the following criteria:
 - a. 50’ minimum ROW width for curb-and-gutter streets
 - b. 250’ minimum centerline radius
3. Cul-de-Sac and Knuckle/Eyebrow Corner Geometry
 - a. Minimum 50’ paving radius
 - b. Minimum 60’ ROW radius
4. If a traffic signal is warranted in the future at the intersection of Morton Road and the Project’s main entry street west of the detention pond, the MUD shall be

compelled to provide a 25% contribution towards the cost of signal design and construction.

2. Block Length and Intersection Spacing

Block lengths and intersection spacings within the PD shall be in accordance with the regulations of the City of Pattison and Waller County, except as provided below:

1. Internal Collector Streets and Local Streets

- a. Crossings of detention ponds or drainage channels shall be required only where necessary to provide access to residential units within the Maple Grove development.
- b. Except as provided above, each local street shall intersect with another street at least every 1,500 feet, measured from edge of right-of-way to edge of right-of-way.

3. Single-Family Residential

Single-family residential lots within the PD shall be in accordance with the regulations of the City of Pattison and Waller County, except as listed in the Pattison DA and as provided below:

A. Lots

- a. There shall be no more than ~~900~~925 single-family lots within the development as a whole.
- b. Minimum lot size is forty (40') feet minimum width, with the following percentage requirements:
 - a. Not more than 40% of lots shall be 40' to 44' in width.
 - b. Not more than 30% of lots shall be 45' to 49' in width.
 - c. At least 30% of total lots shall be at least 50' wide.
- c. Lot width shall be measured at the building line, and shall be measured tangent to the building line arc for radial lots.

B. Setbacks

- a. Minimum front yard setbacks shall be 25'.
- b. Minimum side yard building setbacks:
 - i. five-foot (5') setback for interior, non-corner lots and the non-street side of corner lots

- ii. ten-foot (10') setback for exterior side yard for corner lots
 - iii. twenty-five-foot (25') garage setback if the garage door faces the side street
 - iv. Where a corner lot is separated from the side street by a landscape reserve, the five-foot (5') interior side setback shall apply to the lot from its side lot line and the side street shall have a five-foot (5') building setback line across the landscape reserve.
- C. At least one tree shall be planted in the yard of every single-family residential lot.
 - D. Each home shall have a continuous sidewalk or trail connection to the Recreation Center.
 - E. Each detention pond shall have a trail around at least 50% of the pond circumference.

4. Other Restrictions

- A. No portion of the land within the boundary of this Project shall be designed or used for multi-family residential. For purposes of this restriction, a single tract or a single structure with four or more residential dwelling units under common ownership shall be considered residential.
- B. After the third single-family residential section plat in the Project is recorded and at least 50% of the homes in the third section are occupied, the HOA or MUD shall enter into an officer agreement with Waller County for the provision of police services to the neighborhood. The County Sheriff shall have the first opportunity for said agreement.