

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakeview Section 7

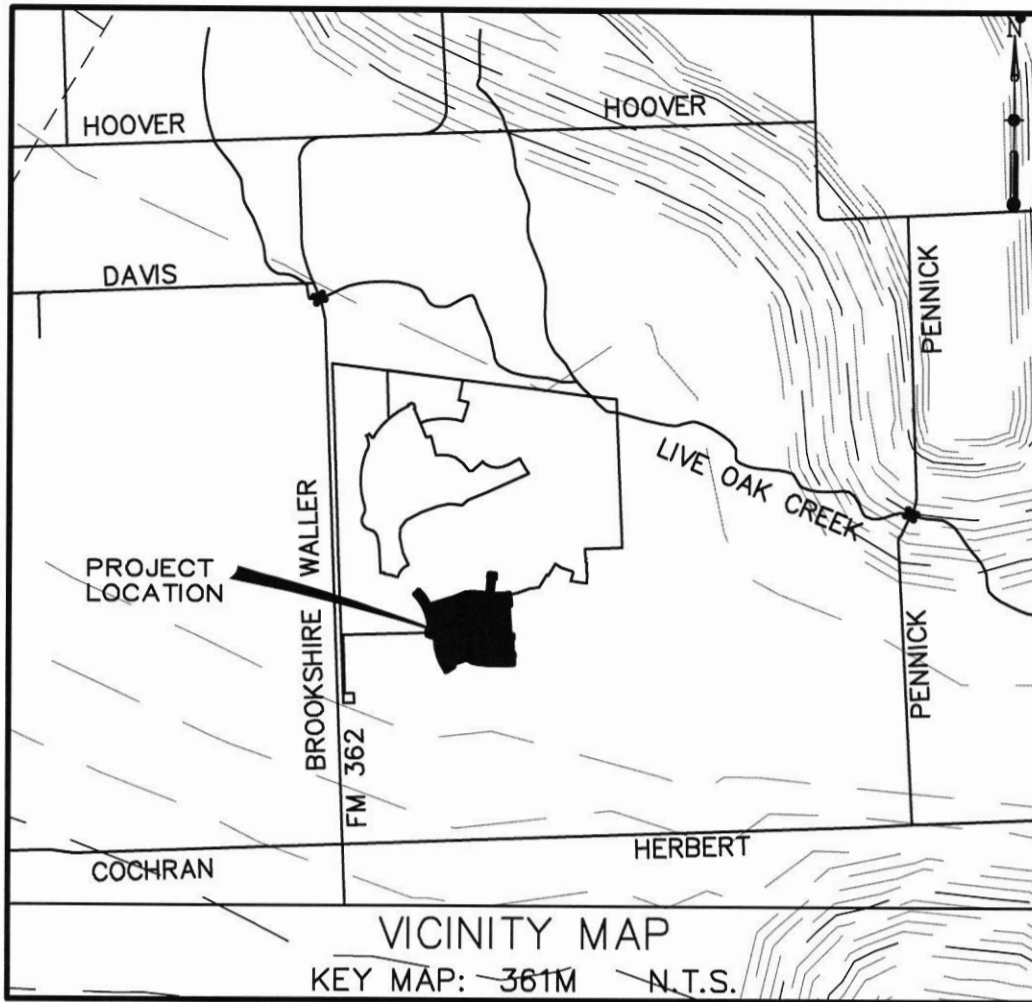
Date: June 10, 2026

Background

Final Plat of Lakeview Section 7 which consists of 43.42 acres will include 86 Lots, 5 Reserves and 8 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKEVIEW SECTION SEVEN

A SUBDIVISION OF 43.42 ACRES
SITUATED IN THE H.&T.C.R.R. CO. SURVEY, A-145
WALLER COUNTY, TEXAS

86 LOTS 8 BLOCKS 5 RESERVES
(PURPOSE OF THIS SUBDIVISION IS
TO CREATE SINGLE FAMILY LOTS)
MAY, 2026

OWNER/DEVELOPER:
PRAIRIE LEGACY PARTNERS, INC., A TEXAS CORPORATION
800 BERING DRIVE, SUITE 350
HOUSTON, TEXAS 77057
TEL. 713-854-8485
KIRK@LONESTARALLIANCE.COM

JOB NO. 49179-24
DATE APRIL 2026
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 1 of 7

LAKEVIEW SECTION SEVEN
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY
PARTNERS, INC., A TEXAS CORPORATION

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS
COUNTY OF WALLER

WE, KIRK M. PFEFFER AND MARY VICTORIA FARRELL, PRESIDENT AND SECRETARY RESPECTIVELY, OF PRAIRIE LEGACY PARTNERS, INC., OWNER OF THE PROPERTY SUBDIVDED, IN THIS PLAT OF LAKEVIEW SECTION SEVEN, 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 ALTERNATION 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.

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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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 (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 SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

WE, THE AFOREMENTIONED, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN HEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS SHOWN THEREON.

FURTHER, ALL THE PROPERTY SUBDIVDED 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 ALL 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 SUBDIVDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ VOLUME _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID PRAIRIE LEGACY PARTNERS, INC., 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, HERETO, PRAIRIE LEGACY PARTNERS, INC., A TEXAS CORPORATION, HAS CAUSED TO BE SIGNED BY KIRK M. PFEFFER, ITS PRESIDENT, ATTESTED BY ITS SECRETARY, MARY VICTORIA FARRELL, AND ITS SEAL,

THIS 20th DAY OF May, 2026.

PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

BY: Kirk M. Pfeffer
KIRK M. PFEFFER, PRESIDENT

ATTEST: Mary Victoria Farrell
MARY VICTORIA FARRELL, SECRETARY

JOB NO. 49179-24
DATE APRIL 2026
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 2 of 7

LAKEVIEW SECTION SEVEN
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC., A TEXAS CORPORATION

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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.

PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING [C] REVIEW OF SUBDIVISION OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSF_s FOR SEWAGE DISPOSAL SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.

THIS IS TO CERTIFY THAT I, DEVIN R. ROYAL, 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.

NO 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.

NO 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.

Devin Royal 5-21-26
DEVIN R. ROYAL
TEXAS REGISTRATION NO. 6667

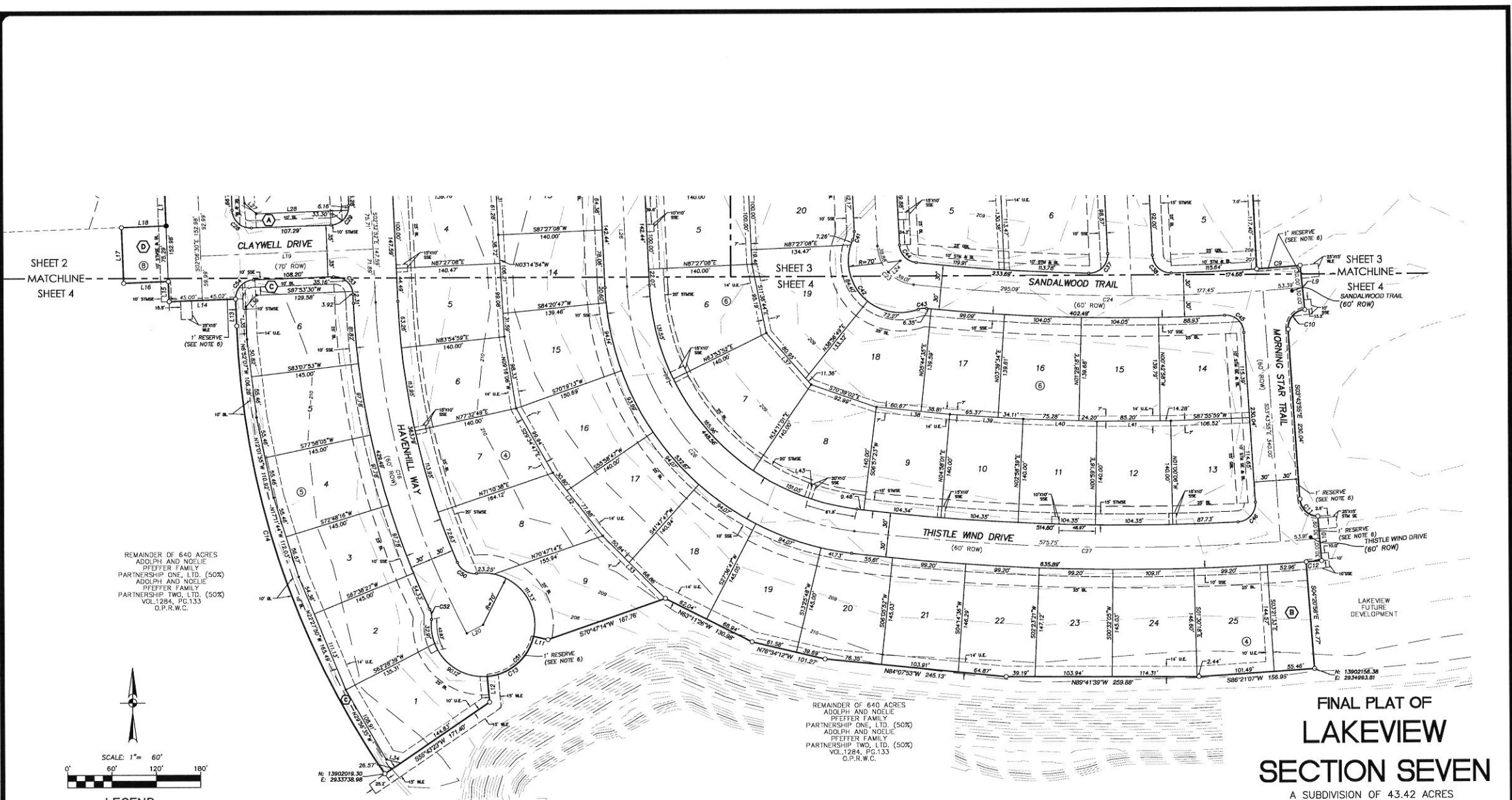


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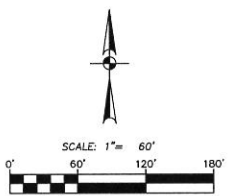
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Date: May 27, 2026, 3:47pm User: ID: arifiana.gomez
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REMAINDER OF 640 ACRES
 ADOLPH AND NOELIE
 PFEFFER FAMILY
 PARTNERSHIP ONE, L.P. (50%)
 ADOLPH AND NOELIE
 PFEFFER FAMILY
 PARTNERSHIP TWO, L.P. (50%)
 VOL. 1284, PG. 133
 O.P.R.W.C.

REMAINDER OF 640 ACRES
 ADOLPH AND NOELIE
 PFEFFER FAMILY
 PARTNERSHIP ONE, L.P. (50%)
 ADOLPH AND NOELIE
 PFEFFER FAMILY
 PARTNERSHIP TWO, L.P. (50%)
 VOL. 1284, PG. 133
 O.P.R.W.C.



- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PO)-ROW/LOT
 - WCCF NO WALLER COUNTY CLERK'S FILE NUMBER
 - ESMT EASEMENT
 - AE AERIAL EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - STW SE STORM SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - BL BUILDING LINE
 - R RADIUS
 - ROW RIGHT-OF-WAY
 - SP SQUARE FEET
 - BL BUILDING LINE
 - IR IRON ROD
 - FD FOUND
 - OPRW OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
 - WCCR WALLER COUNTY DEED RECORDS
 - DOC NO DOCUMENT NUMBER
 - VOL VOLUME
 - PG PAGE
 - NTS NOT TO SCALE
 - ||||| PROPERTY ADDRESS
 - AC ACRE

FINAL PLAT OF LAKEVIEW SECTION SEVEN

A SUBDIVISION OF 43.42 ACRES
 SITUATED IN THE H.&T.C.R.R. CO. SURVEY, A-58
 WALLER COUNTY, TEXAS

86 LOTS 8 BLOCKS 5 RESERVES
 (PURPOSE OF THIS SUBDIVISION IS
 TO CREATE SINGLE FAMILY LOTS)
 MAY, 2026

OWNER/DEVELOPER:
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