

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval- Grange Section 12

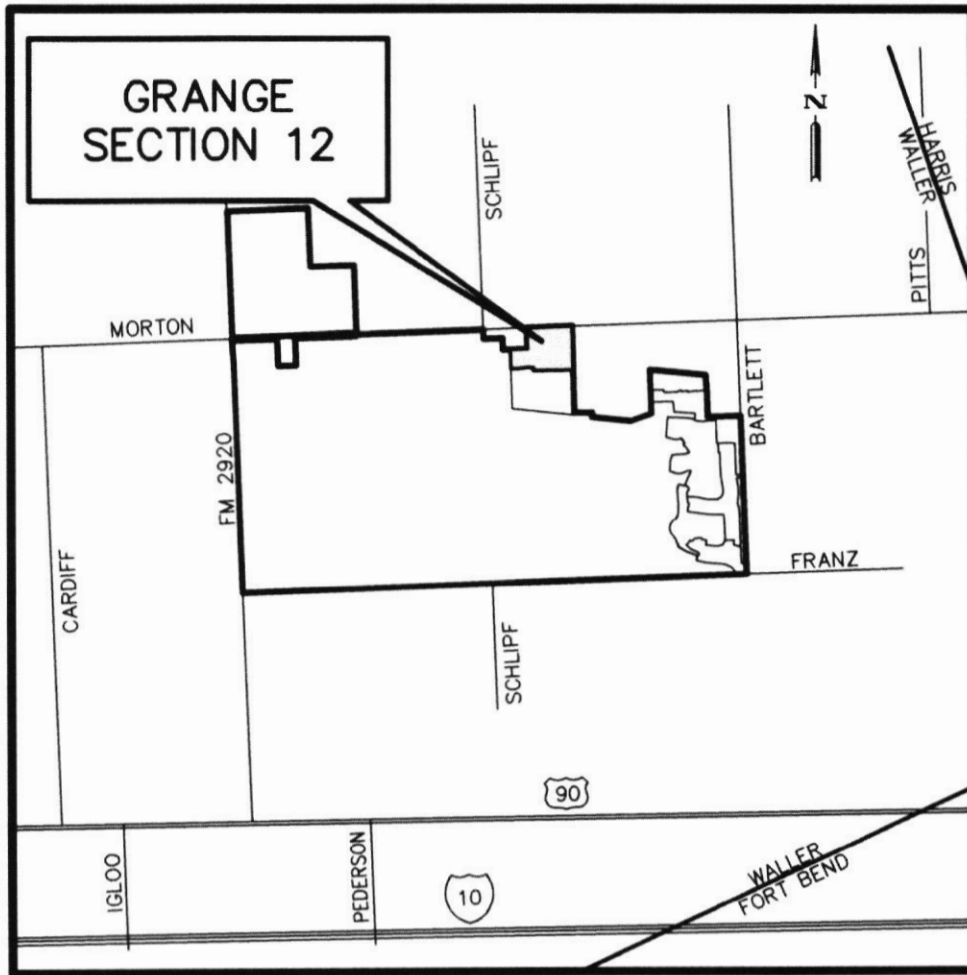
**Date:** June 10, 2026

### Background

Final Plat of Grange Section 12 Subdivision which consists of 23.01 acres will include 98 Lots, 4 Blocks and 3 Reserves in Precinct 4.

### Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

SCALE: N.T.S.

KEY MAP NO. 443 Q & R

FINAL PLAT

**GRANGE  
SECTION 12**

A SUBDIVISION OF 23.01 ACRES OF LAND  
LOCATED IN THE  
H. & T.C. R.R. CO. SURVEY, BLOCK 1,  
SECTION 123, A-202  
WALLER COUNTY, TEXAS

LOTS: 98


RESERVES: 3

BLOCKS: 4

SCALE: 1"=100'

DATE: APRIL, 2026

B.K.D.D. PERMIT NO. 2025-94

DATE: APRIL, 2026	OWNER: KATY 2855 DEVELOPMENT LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TX, 77056, 281-341-8198 JACOB W. RICE	<b>GRANGE SECTION 12</b>	 <b>BGE, Inc.</b> 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281 558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 1 OF 12			

DESCRIPTION OF A 23.01-ACRE TRACT OF LAND SITUATED  
IN THE H. & T.C.R.R. CO. SURVEY, BLOCK 1, SECTION 123, ABSTRACT NO. 202,  
WALLER COUNTY, TEXAS

BEING a 23.01-acre (1,002,277-square-foot) tract of land situated in the H. & T.C.R.R. Co. Survey, Block 1, Section 123, Abstract No. 202 of Waller County, Texas and being a portion of a remainder of a called 482.21-acre tract of land as described in an instrument to Katy 2855 Development, LLC recorded, said 23.01-acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the South line of a called 4.6202-acre tract of land as described in an instrument to Enserch Gas Transmission Co. recorded under Volume (Vol.) 388, Page (Pg.) 522 of the Deed Records of Waller County (D.R.W.C.):

COMMENCING at a 5/8-inch iron rod found on the East line of a called 11.98-acre tract of land described as "Tract 3" in an instrument to Katy 2855 Development, LLC recorded under I.N. 2216150 of the O.P.R.W.C., for the Southwest corner of said 4.6202-acre, from which a 1/2-inch iron rod with cap stamped "LONESTAR SURVEY" found for the Northeast corner of said Tract 3, lying on the South line of a called 1.360-acre tract of land as described in an instrument to Enserch Gas Transmission Co. recorded under Vol. 388, Pg. 517 of the D.R.W.C. bears N 01°58'24"W, 237.97 feet;

THENCE, N 87°56'16" E, a distance of 152.22 feet along and with the South line of said 4.6202-acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Westerly Northwest corner of the herein described tract;

THENCE, N 87°56'16" E, a distance of 352.90 feet along and with the South line of said 4.6202-acre tract to a 5/8-inch iron rod found for the Southeast corner of said 4.6202-acre tract and an interior corner of the herein described tract;

THENCE, N 02°03'34" W, along and with the East line of said 4.6202-acre tract and a West line of said remainder of 482.21-acre tract at a distance of 400.22 feet pass a 5/8-inch iron rod found for the Northeast corner of said 4.6202-acre tract and continuing along and with the West line of said remainder of 482.21-acre tract, pass a point on the South right-of-way line of Morton Road (width varies) (as occupied - No deed record found) and continuing along and with the West line of said remainder of 482.21-acre tract and over and across said Morton Road for a total distance of 429.67 feet to a Mag nail found for the Northerly Northwest corner of the herein described tract, lying on the centerline of said Morton Road and being the abstract line of H. & T.C. R.R. Co. Survey, Block 1, Section 122, Abstract No. 333 and H. & T.C. R.R. Co. Survey;

THENCE, N 87°55'07" E, a distance of 957.10 feet along and with the common line of center line of said Morton Road and said abstract line to a mag nail found for the Northeast corner of the herein described tract and being the common North corner of said 482.21-acre tract and a remainder of a called 618-acre tract of land as described in an instrument to F. Glenn Beckendorff recorded under Vol. 384, Pg. 846 of the D.R.W.C. and further recorded under Vol. 33, Pg. 486 of the D.R.W.C;

THENCE, S 01°11'27" E, a distance of 916.07 feet along and with the common line of said 482.21-acre tract and said 681-acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

THENCE, over and across said 482.21-acre tract, the following courses and distances:

S 88°48'33" W, a distance of 788.59 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 89°33'29" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southerly Southwest corner of the herein described tract, being the beginning of a non-tangent curve to the right, from which its center bears N 89°33'29" E, 1,025.00 feet;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 64.27 feet, having a radius of 1,025.00 feet, a central angle of 03°35'33" and chord which bears N 01°21'15" E, 64.26 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 87°32'04" W, a distance of 136.16 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 75°22'26" W, a distance of 89.48 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 87°35'23" W, a distance of 239.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Westerly Southwest corner of the herein described tract;

N 01°58'08" W, a distance of 418.60 feet to the POINT OF BEGINNING and containing 23.01-acres (1,002,277 square feet) of land.

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 2 OF 12

OWNER:  
KATY 2855 DEVELOPMENT LLC.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX, 77056,  
281-341-8198  
JACOB W. RICE

GRANGE  
SECTION 12



BGE, Inc.  
10777 Westheimer, Suite 500, Houston, TX 77042  
Tel: 281.558.8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

CALLED 39.3116 ACRES  
CAROLYN SCHLIPF SCHOLZ  
VOL. 427, PG. 11 D.R.W.C.

1.318 ACRE / 57  
HEREBY DEDICATED TO  
FOR RIGHT-OF-WAY

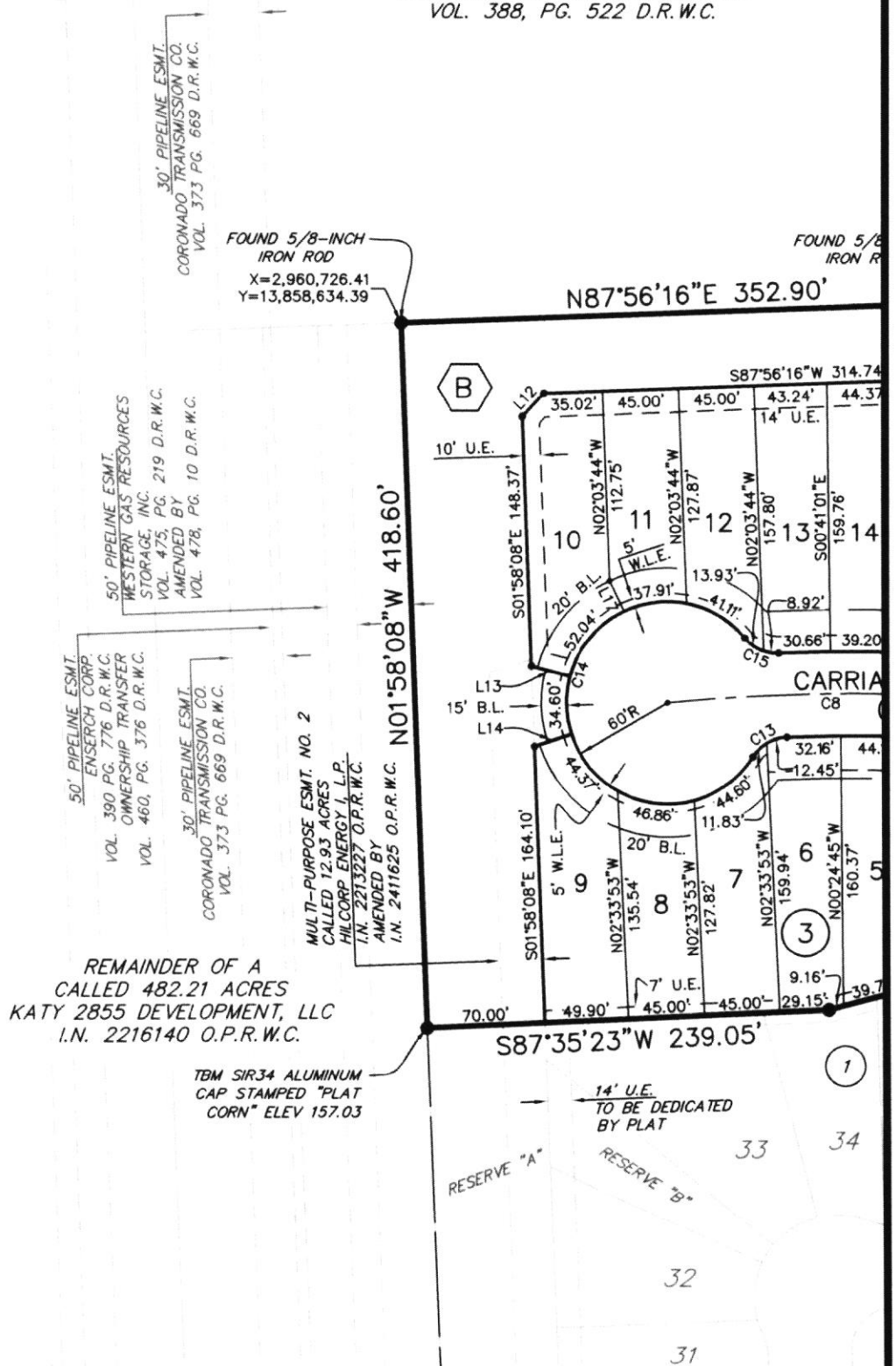
X=2,961,063  
Y=13,859,076

FOUND MAG N

H.&T.C. R.R. CO. SURVEY, SECTION 122, A-333  
H.&T.C. R.R. CO. SURVEY, SECTION 123, A-202

REMAINDER OF  
CALLED 618 ACRES  
F. GLENN BECKENDORFF  
VOL. 384, PG. 846 D.R.W.C.

CALLED 4.6202 ACRES  
ENSERCH GAS TRANSMISSION CO.  
VOL. 388, PG. 522 D.R.W.C.



DATE: APRIL, 2026  
SCALE: 1"=100'  
SHEET 3 OF 12

OWNER:  
KATY 2855 DEVELOPMENT LLC.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX, 77056,  
281-341-8198  
JACOB W. RICE

GRANGE  
SECTION 12

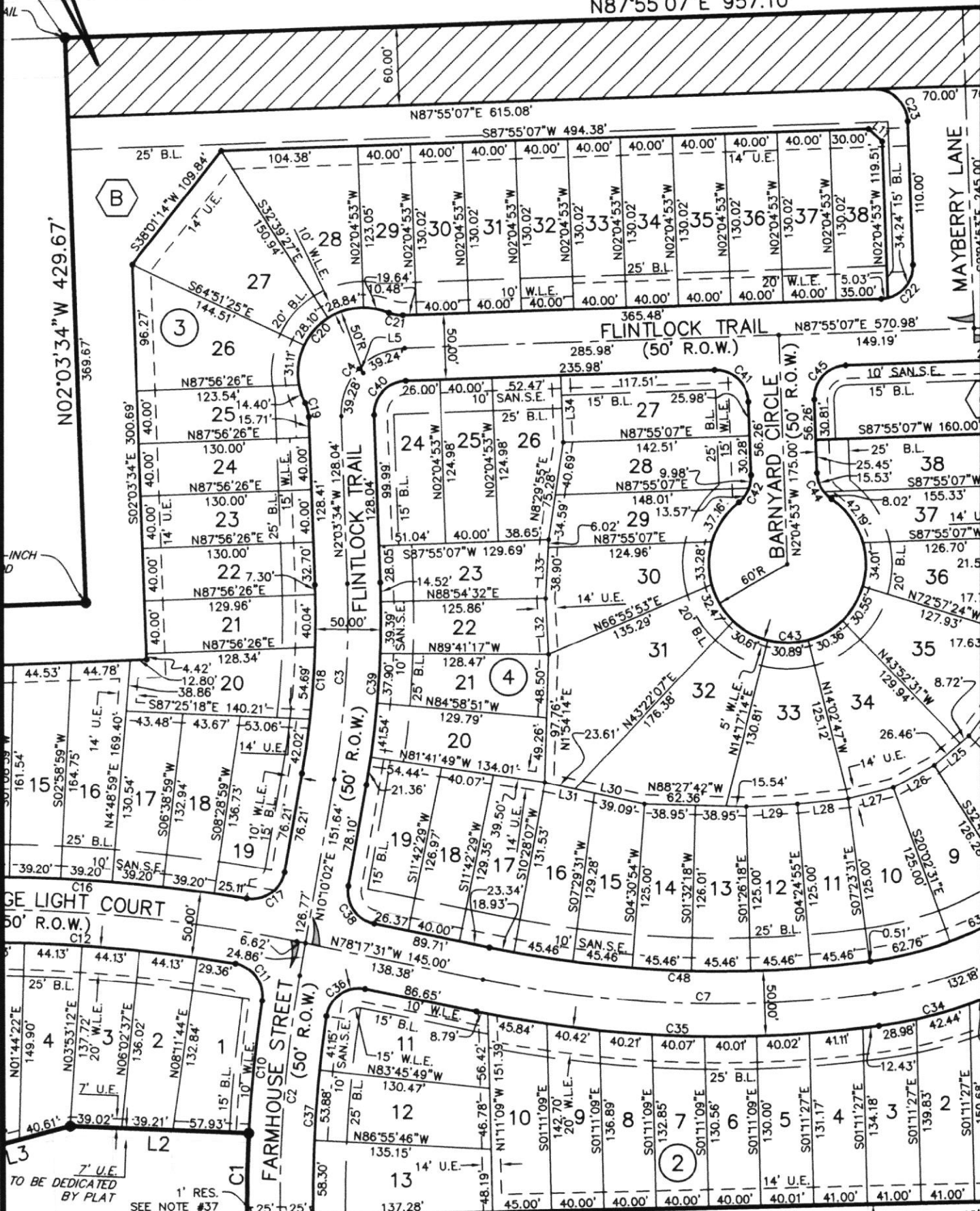
**BGE** BGE, Inc.  
10777 Westheimer, Suite 500, Houston, TX 77042  
Tel: 281-658-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

399 S.F.  
 THE PUBLIC  
 PURPOSES

64  
 48  
 41L

CALLER 8.6128, 0.0181 & 1.458 ACRES  
 KATY STORAGE AND TRANSPORTATION, L.P.  
 VOL. 757, PG. 74 D.R.W.C.  
 DESCRIBED UNDER VOL. 478, PG. 218 D.R.W.C.  
 & VOL. 582, PG. 428 D.R.W.C.

N87°55'07"E 957.10'



35 36 37 38

FARMHOUSE STREET (50' R.O.W.)

FARMHOUSE STREET (50' R.O.W.)

REMAINDER OF A CALLED 482.21 ACRES KATY 2855 DEVELOPMENT, LLC I.N. 2216140 O.P.R.W.C.

(FUTURE) GRANGE SECTION 11

RESERVE "C"

DRILL SITE NO. 3 CALLED 3.00 ACRES HILCORP ENERGY I, L.P. I.N. 2213227 O.P.R.W.C.

MULTI-PURPOSE ESMT. NO. 2 CALLED 12.93 ACRES HILCORP ENERGY I, L.P. I.N. 2213227 O.P.R.W.C. AMENDED BY I.N. 2411625 O.P.R.W.C.

TO BE DEDICATED BY PLAT

14' U.E. TO BE DEDICATED BY PLAT

DATE: APRIL, 2026  
 SCALE: 1"=100'  
 SHEET 4 OF 12

OWNER:  
 KATY 2855 DEVELOPMENT LLC.  
 5005 RIVERWAY, SUITE 500  
 HOUSTON, TX, 77056,  
 281-341-8198  
 JACOB W. RICE

GRANGE SECTION 12

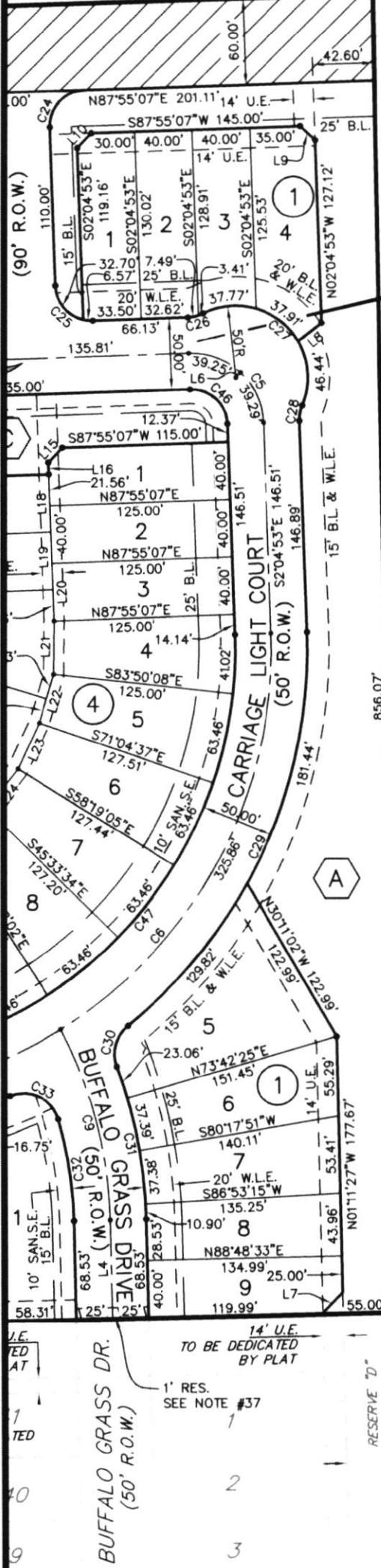
**BGE** BGE, Inc.  
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 Tel: 281-558-8700 • www.bgeinc.com  
 TBPE Registration No. F-1046  
 TBPLS Licensed Surveying Firm No. 101065-00

CALLED 14.1112 ACRES  
EUGENE H. MATURA, JR.  
VOL. 644, PG. 531 D.R.W.C.

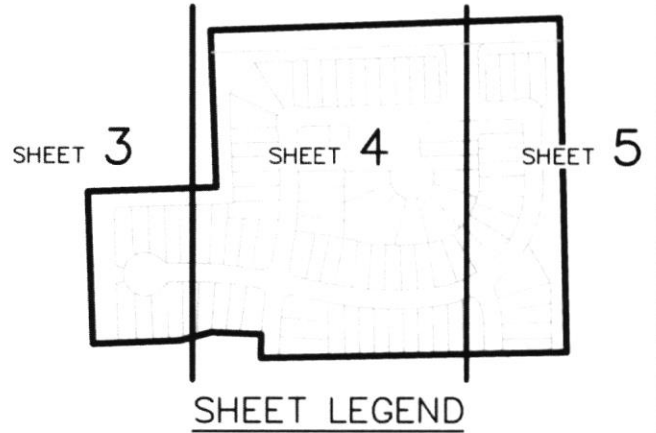
X=2,962,020.11  
Y=13,859,111.24

FOUND MAG NAIL

MORTON ROAD  
(WIDTH VARIES  
NO DEED OF RECORD FOUND)



CARRIAGE LIGHT COURT (50' R.O.W.)



REMAINDER OF A  
CALLED 618 ACRES  
F. GLENN BECKENDORFF  
VOL. 384, PG. 846 D.R.W.C.  
DESCRIBED UNDER  
VOL. 33, PG. 486 D.R.W.C.

X=2,962,039.15  
Y=13,858,195.36

MULTI-PURPOSE ESMT. NO. 2  
CALLED 12.93 ACRES  
HILCORP ENERGY I, L.P.  
I.N. 221,3227 O.P.R.W.C.  
AMENDED BY  
I.N. 2411625 O.P.R.W.C.

TBM SIR34 ALUMINUM  
CAP STAMPED "PLAT  
CORN" ELEV 156.04




DATE: APRIL, 2026  
SCALE: 1"=100'  
SHEET 5 OF 12


OWNER:  
KATY 2855 DEVELOPMENT LLC.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX, 77056,  
281-341-8198  
JACOB W. RICE

GRANGE  
SECTION 12

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GENERAL NOTES

1. " ① " indicates Block Number.
2.  indicates street name break.
3. "B.L." indicates Building Line.
4. "U.E." indicates Utility Easement.
5. "W.L.E." indicates Water Line Easement.
6. "SAN. S.E." indicates Sanitary Sewer Easement.
7. "STM. S.E." indicates Storm Sewer Easement.
8. "VOL." indicates Volume.
9. "PG." indicates Page.
10. "D. R. W. C" idicates Deed Record Waller County.
11. "R. O. W." indicates Right of Way.
12. "ESMT." indicates easement.
13. "I. N." indicates Instrument Number.
14. "O. P. R. W. C." indicates Of Public Record Waller County.
15. This property lies in the Unshaded Zone "X " of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 375, Suffix "E" dated February 18, 2009, for Waller County, Texas and incorporated areas, and revised under LOMR Case No. 10-06-2439P, dated July 8, 2011. Unshaded Zone "X" is defended as areas determined to be outside the 0.2% annual chance floodplain. This determination was done by graphic plotting and is approximate only and has not been field verified. This flood note does not imply that the property or structures thereon will be free from flooding or flood damage, on occasion floods can and will occur and flood heights may be increased by man-made or natural causes. This flood note shall not create liability on the part of R. P. L. S.
16. 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.
17. Structures built on lots in the designated floodplain 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.
18. This subdivision is proposed for single-family residential, drill site, remote well and other related uses.
19. The radius on all block corners is 25-feet, unless otherwise noted.
20. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by multiplying by the following combined scale 0.9998970027.
21. There is no observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Abstract Services of Houston, April 8, 2026.
22. Right-of-Way easements for widening streets or improving drainage shall be maintained by the landowner until all 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.
23. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct: (1) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or (2) For a subdivision of 50 or more house, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

DATE: APRIL, 2026	OWNER: KATY 2855 DEVELOPMENT LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TX, 77056, 281-341-8198 JACOB W. RICE	<b>GRANGE SECTION 12</b>	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET <b>6</b> OF 12			

GENERAL NOTES (continued)

24. Single-family residential lots shall not have direct access or front an urban arterial or an urban collector street.
25. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
26. No structure in this subdivision shall be occupied until connected to an individual septic system or a public sewer system.
27. All lots are restricted to single family residential as defined by deed restrictions.
28. Project boundary is not part of any city ETJ.
29. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
30. All pipelines and pipeline easements within the platted area are shown hereon.
31. New development within the subdivision plat shall obtain a storm waster quality permit before issuance of any development permits.
32. All corners are set 3/4-inch iron rod with cap stamped "BGE INC" unless otherwise noted.
33. 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 the plat or 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 on the plat. Floodplain 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. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid KATY 2855 DEVELOPMENT LLC, a Texas limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032.
34. Elevations shown hereon are based on GPS observations taken October 12, 2022, and processed using data from CORS stations TXCM, TXLI, TXLM, TXLV, TXSO and TXWH.
35. Tract is subject to Development Agreement recorded under Instrument Number 2408500, O. P. R. W. C.
36. Tract is subject to Short Form Blanket Easement recorded under I.N. 2409377, O. P. R. W. C.
37. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.

PROJECT BENCHMARK

PRIMARY BENCHMARKS: PROJECT ELEVATIONS ARE BASED ON NAVD-88, GEOID18 AND WERE ESTABLISHED USING GPS OBSERVATIONS REFERENCED TO NGS CORS STATIONS AND THE TEXAS RTKNET VRS NETWORK.


SITE BENCHMARKS:

CP35000: CONTROL POINT/TBM IS A 3/4-INCH IRON ROD WITH ALUMINUM CAP STAMPED "PLAT CORN" LOCATED AT THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF GRANGE SECTION 11, SAME BEING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "B" OF GRANGE SECTION 12.

ELEVATION: 157.03 FEET NAVD-88, GEOID18

CP35001: CONTROL POINT/TBM IS A 3/4-INCH IRON ROD WITH ALUMINUM CAP STAMPED "PLAT CORN" LOCATED AT THE NORTHEAST CORNER OF RESTRICTED RESERVE "D" OF GRANGE SECTION 11, SAME BEING THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" OF GRANGE SECTION 12.

ELEVATION: 156.04 FEET NAVD-88, GEOID18

DATE: APRIL, 2026	OWNER: KATY 2855 DEVELOPMENT LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TX, 77056, 281-341-8198 JACOB W. RICE	GRANGE SECTION 12	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 7 OF 12			

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1025.00'	3°35'33"	64.27'	N 1°21'15" E	64.26'
C2	1000.00'	10°36'33"	185.17'	S 4°51'45" W	184.90'
C3	700.00'	12°13'36"	149.38'	N 4°03'14" E	149.09'
C4	50.00'	89°58'41"	78.52'	S 42°55'46" W	70.70'
C5	50.00'	90°00'00"	78.54'	N 47°04'53" W	70.71'
C6	310.00'	84°39'23"	458.04'	N 40°14'48" E	417.49'
C7	900.00'	19°07'59"	300.54'	S 87°51'31" E	299.15'
C8	1200.00'	17°02'31"	356.92'	N 86°48'46" W	355.61'
C9	300.00'	26°22'32"	138.10'	N 14°22'43" W	136.89'
C10	1025.00'	5°40'32"	101.54'	N 5°59'18" E	101.49'
C11	25.00'	89°11'55"	38.92'	N 35°46'23" W	35.11'
C12	1175.00'	11°36'30"	238.06'	N 86°10'36" W	237.65'
C13	25.00'	55°39'45"	24.29'	S 60°11'17" W	23.34'
C14	60.00'	287°54'07"	301.49'	N 3°41'32" W	70.62'
C15	25.00'	52°22'35"	22.85'	S 65°55'46" E	22.07'
C16	1225.00'	11°46'31"	251.76'	S 86°13'48" E	251.31'
C17	25.00'	89°29'25"	39.05'	N 54°54'45" E	35.20'
C18	675.00'	12°13'36"	144.04'	N 4°03'14" E	143.77'
C19	25.00'	24°56'57"	10.89'	N 14°32'02" W	10.80'
C20	50.00'	139°54'52"	122.10'	N 42°56'55" E	93.94'
C21	25.00'	24°59'14"	10.90'	S 79°35'16" E	10.82'
C22	25.00'	90°00'00"	39.27'	N 42°55'07" E	35.36'
C23	25.00'	89°59'59"	39.27'	N 47°04'52" W	35.36'
C24	25.00'	90°00'00"	39.27'	S 42°55'07" W	35.36'
C25	25.00'	90°00'00"	39.27'	S 47°04'53" E	35.36'
C26	25.00'	24°59'16"	10.90'	N 75°25'29" E	10.82'
C27	50.00'	139°56'20"	122.12'	S 47°05'59" E	93.95'
C28	25.00'	24°57'04"	10.89'	S 10°23'39" W	10.80'
C29	335.00'	53°14'08"	311.26'	S 24°32'11" W	300.18'
C30	25.00'	71°30'45"	31.20'	S 15°23'52" W	29.22'
C31	325.00'	19°10'03"	108.72'	S 10°46'29" E	108.22'
C32	275.00'	14°57'50"	71.82'	N 8°40'22" W	71.62'
C33	25.00'	96°21'00"	42.04'	N 64°19'47" W	37.26'
C34	335.00'	15°04'47"	88.17'	S 75°02'07" W	87.91'
C35	925.00'	19°07'59"	308.89'	N 87°51'31" W	307.46'
C36	25.00'	93°08'23"	40.64'	S 55°08'17" W	36.31'
C37	975.00'	9°00'37"	153.33'	S 4°03'47" W	153.17'
C38	25.00'	88°27'33"	38.60'	N 34°03'45" W	34.88'
C39	725.00'	12°13'36"	154.71'	N 4°03'14" E	154.42'
C40	25.00'	89°58'41"	39.26'	N 42°55'46" E	35.35'
C41	25.00'	90°00'00"	39.27'	S 47°04'53" E	35.36'
C42	25.00'	53°58'05"	23.55'	S 24°54'10" W	22.69'
C43	60.00'	287°56'10"	301.53'	N 87°55'07" E	70.59'
C44	25.00'	53°58'05"	23.55'	N 29°03'56" W	22.69'
C45	25.00'	90°00'00"	39.27'	N 42°55'07" E	35.36'

DATE: APRIL, 2026  
SCALE: 1"=100'  
SHEET 8 OF 12

OWNER:  
KATY 2855 DEVELOPMENT LLC.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX, 77056,  
281-341-8198  
JACOB W. RICE




GRANGE  
SECTION 12

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TBPE Registration No. F-1046  
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CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C46	25.00'	90°00'00"	39.27'	S 47°04'53" E	35.36'
C47	285.00'	84°39'23"	421.10'	S 40°14'48" W	383.82'
C48	875.00'	19°07'59"	292.19'	N 87°51'31" W	290.84'

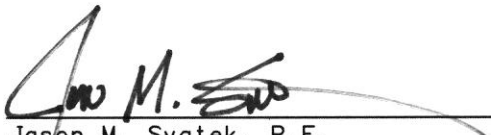
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S89°33'29"W	50.00'
L2	N87°32'04"W	136.16'
L3	S75°22'26"W	89.48'
L4	N1°11'27"W	68.53'
L5	S47°03'06"E	4.74'
L6	S42°54'02"W	4.73'
L7	N43°48'33"E	21.21'
L8	N51°41'47"E	20.65'
L9	N47°04'53"W	14.14'
L10	S42°55'07"W	14.14'
L11	N47°04'53"W	14.14'
L12	S42°56'16"W	18.74'
L13	S74°53'36"E	23.68'
L14	S72°03'46"W	23.20'
L15	S42°55'07"W	14.14'
L16	S2°04'53"E	8.44'
L17	S25°11'59"E	20.00'

LINE DATA		
NUMBER	BEARING	DISTANCE
L18	S2°04'53"E	40.00'
L19	N2°04'53"W	40.00'
L20	S2°04'53"E	40.00'
L21	N0°28'20"E	37.13'
L22	S16°35'41"W	35.36'
L23	S25°11'11"W	35.00'
L24	S37°40'01"W	35.04'
L25	S49°19'25"W	35.18'
L26	S61°31'45"W	35.44'
L27	S76°20'37"W	35.59'
L28	S84°05'47"W	38.96'
L29	S87°04'24"W	38.96'
L30	S77°42'19"E	54.22'
L31	N77°42'19"W	38.75'
L32	N2°56'46"W	42.54'
L33	N3°02'36"E	44.92'
L34	N2°04'53"W	50.98'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
	1.229 AC. / 53,539 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
	1.947 AC. / 84,822 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
	0.3072 AC. / 13,382 S. F.	LANDSCAPE/OPEN SPACE

I, Jason M. Svatek, A Professional Engineer licensed in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County, to the best of my knowledge.



  
 Jason M. Svatek, P. E.  
 Texas License No. 100192  
 BGE, Inc.  
 TBPE Registration No. F-1046

STATE OF TEXAS  
COUNTY OF WALLER

We, KATY 2855 DEVELOPMENT, LLC, a Texas limited liability company, acting by and through Jacob W. Rice, Vice President, owner of the 23.01 acre tract subdivided in this plat of GRANGE SECTION 12, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 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 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 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above subdivision of GRANGE SECTION 12 where building setback lines or public utility easements are to be established outside the boundaries of the forgoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all utility easements shown in said adjacent acreage

FURTHER, All of the property subdivided in the above and forgoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the opinion 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 and in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three 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 driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with public road.

IN TESTIMONY WHEREOF, KATY 2855 DEVELOPMENT, LLC, a Texas limited liability company, has caused these presents to be signed by Jacob W. Rice, Vice President, thereunto authorized,

this 23rd day of April, 2026.

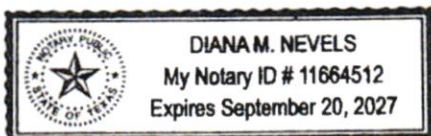
KATY 2855 DEVELOPMENT, LLC,  
a Texas limited liability company

By: Jacob W. Rice  
Jacob W. Rice  
Vice President


STATE OF TEXAS  
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Jacob W. Rice, Vice President of KATY 2855 DEVELOPMENT, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of April, 2026.



D. Nevels  
Diana Nevels  
Notary Public in and for the State of Texas  
Commission Expires: 9-20-27

DATE: APRIL, 2026	OWNER: KATY 2855 DEVELOPMENT LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TX, 77056, 281-341-8198 JACOB W. RICE	GRANGE SECTION 12	 <b>BGE</b> , Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'	SHEET <u>10</u> OF 12		

Certificate of Surveyor

This is to certify that I, Chris Jordan, 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 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 No. 480640, Map No. 4873C0375E, Panel 0375, suffix "E" dated February 18, 2009, and revised under LOMR 10-06-2439P dated July 8, 2011.

No Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No. 480640, Map No. 4873C0375E, Panel 0375, suffix "E" dated February 18, 2009, and revised under LOMR 10-06-2439P dated July 8, 2011.



4/22/26

*Chris Jordan*

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Chris Jordan, R. P. L. S.  
Texas Registration No. 6750

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. **2025-94**

APPROVED BY THE BOARD OF SUPERVISORS ON

03.23.2026

DATE

*Donald E. Ford*

PRESIDENT

*Del W. [Signature]*

SECRETARY

*[Signature]*

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S 'RULES, REGULATIONS, AND GUIDELINES'. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

DATE: APRIL, 2026	OWNER: KATY 2855 DEVELOPMENT LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TX, 77056, 281-341-8198 JACOB W. RICE	<b>GRANGE SECTION 12</b>	<b>BGE, Inc.</b> 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET <b>11</b> OF 12			

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.

\_\_\_\_\_  
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

NOTE: ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

I, DEBBIE HOLLAN, COUNTY CLERK OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ .M., AT INSTRUMENT NUMBER \_\_\_\_\_, 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  
COUNTY CLERK  
OF WALLER COUNTY, TEXAS

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