

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval- Grange Section 11

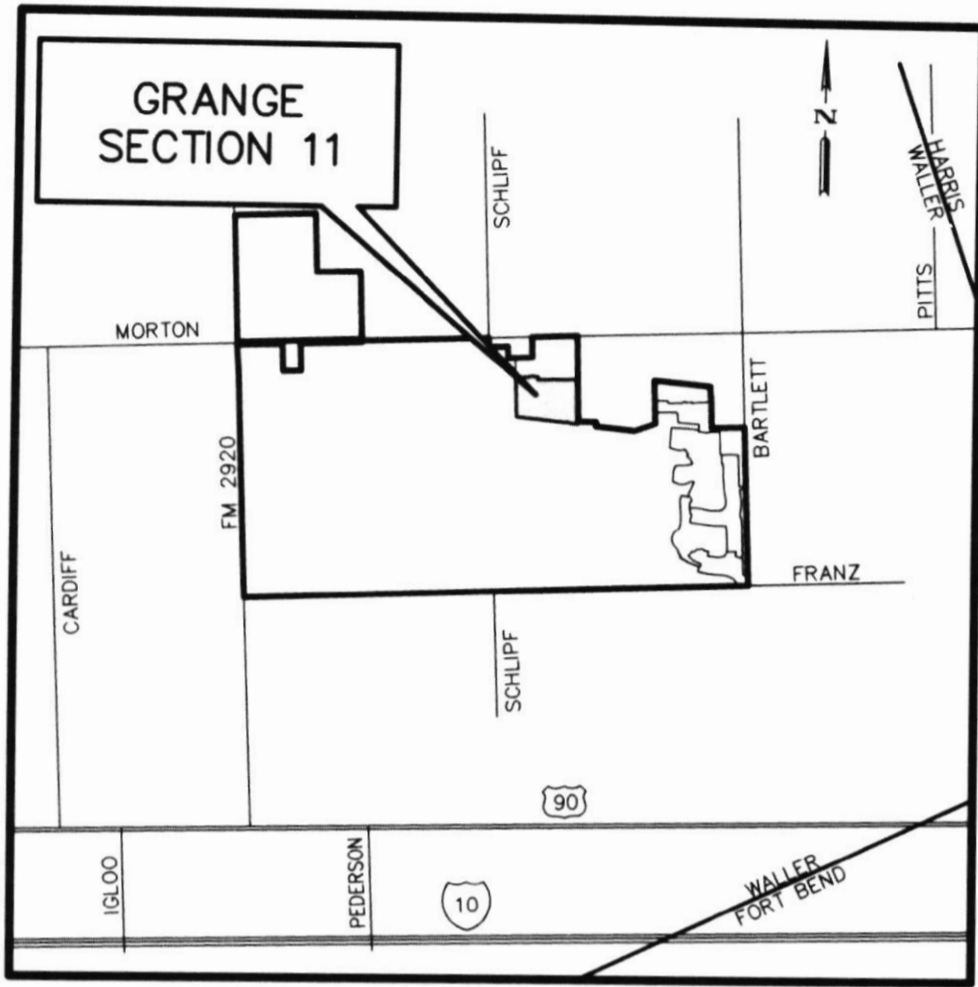
**Date:** June 10, 2026

### Background

Final Plat of Grange Section 11 Subdivision which consists of 25.80 acres will include 104 Lots, 4 Blocks and 5 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 11**

A SUBDIVISION OF 25.80 ACRES OF LAND  
LOCATED IN THE  
H. & T.C. R.R. CO. SURVEY, BLOCK 1,  
SECTION 123, A-202  
WALLER COUNTY, TEXAS

LOTS: 104


RESERVES: 5

BLOCKS: 4

SCALE: 1"=100'

DATE: APRIL, 2026

B.K.D.D. PERMIT NO. 2025-93

DATE: APRIL, 2026	OWNER: KATY 2855 DEVELOPMENT LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TX, 77056, 281-341-8198 JACOB W. RICE	<b>GRANGE SECTION 11</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 25.80 ACRE TRACT OF LAND SITUATED  
IN THE H. & T. C. R. R. CO. SURVEY SECTION 123, BLOCK 1, ABSTRACT NO. 202  
WALLER COUNTY, TEXAS

BEING a 25.80 acre (1,123,967 square foot) tract of land situated in the H. & T. C. R. R. Co. Survey, Section 123, Abstract No. 202 of Waller County, Texas and being a portion of the remainder of a called 482.21 acre tract of land as described in an instrument to Katy 2855 Development, LLC recorded under Instrument Number (I.N.) 2216140 of the Official Public Records of Waller County (O.P.R.W.C.), said 25.80 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 East line of a called 10.302 acre tract as cited herein:

COMMENCING at a 1/4-inch iron rod found for the most Northerly Northeast corner of a called 10.302 acre tract of land described in an instrument to Monument Pipeline, LP recorded under I.N. 2309805 of the O.P.R.W.C., from which a 1/4-inch iron rod found for the most Easterly Northeast corner of said 10.302 acre tract bears S 18°08'16" E, 151.08 feet;

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

N 41°54'56" E, a distance of 1,758.42 feet over and across said 482.21 acre tract to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the POINT OF BEGINNING and the Southeast corner of the herein described tract;

N 84°09'03" W, a distance of 202.61 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 68°04'27" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract and being the beginning of a non-tangent curve to the right, from which its center bears N 68°04'27" W, 275.00 feet;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 14.53 feet, having a radius of 275.00 feet, a central angle of 03°01'36" and chord which bears

S 23°26'21" W, 14.53 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 84°09'03" W, a distance of 1,041.25 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Southwest corner of the herein described tract;

N 01°58'08" W, a distance of 818.27 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Northwest corner of the herein described tract;

N 87°35'23" E, a distance of 239.05 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 75°22'26" E, a distance of 89.48 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Northerly corner of the herein described tract;

S 87°32'04" E, a distance of 136.16 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Northerly Northeast corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 86°50'58" E, 1,025.00 feet;

In a Southwesterly direction, along and with said curve to the left, 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 S 01°21'15" W, 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 89°33'29" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 88°48'33" E, a distance of 788.59 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set on an Easterly line of said 482.21 acre tract and being the Northeast corner of the herein described tract;

THENCE, S 01°11'27" E, at a distance of 875.74 feet along and with an Easterly line of said 482.21 acre tract passing a 5/8-inch iron rod with cap stamped 'EHRA 713-784-4500' found for an interior corner of said 482.21 acre tract, continuing over and across said 482.21 acre tract for a total distance of 929.41 feet to the POINT OF BEGINNING and containing 25.80 acres (1,123,967 square feet) of land.


DATE: APRIL, 2026

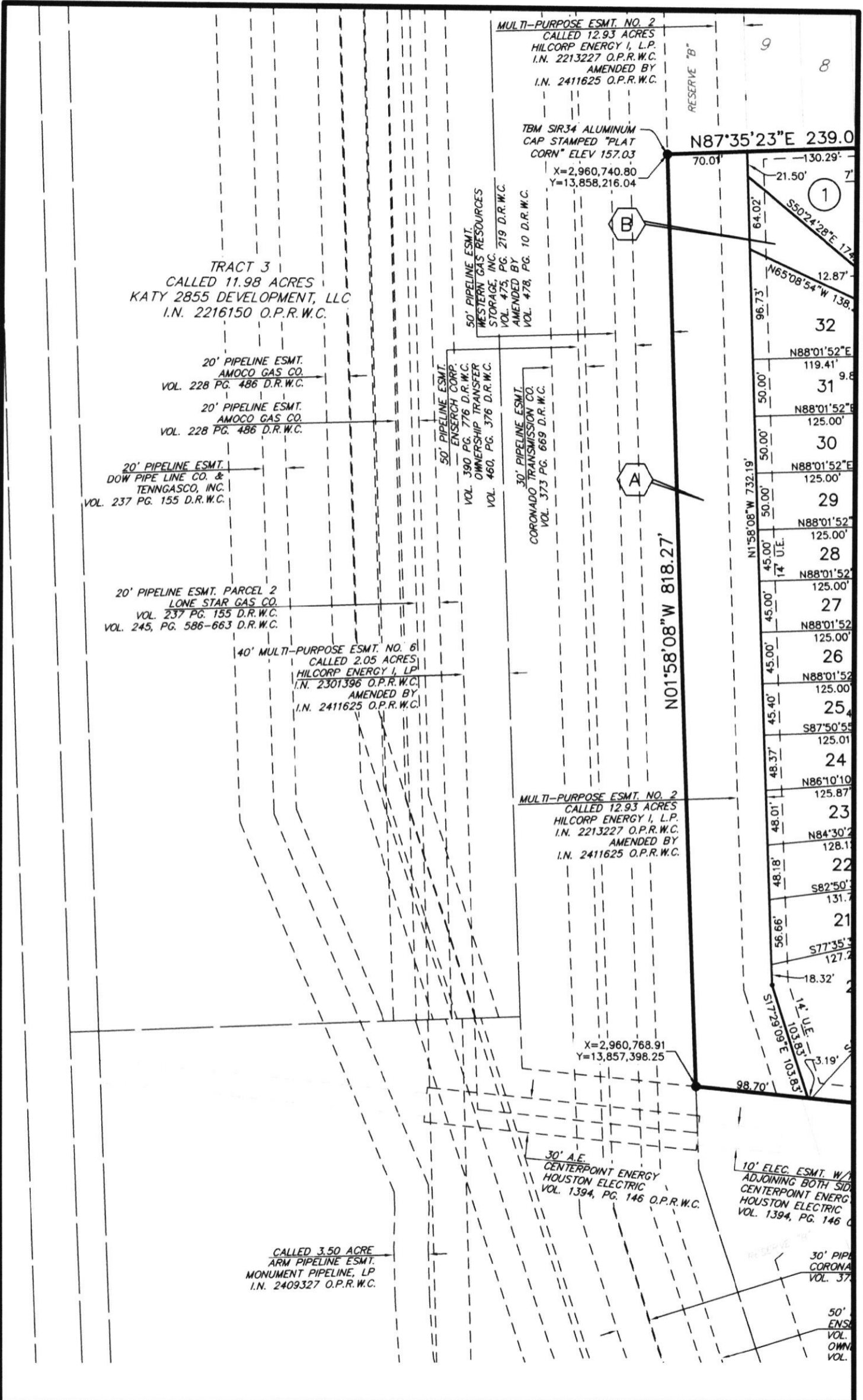
SCALE: 1"=100'

SHEET 2 OF 12

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

GRANGE  
SECTION 11

 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

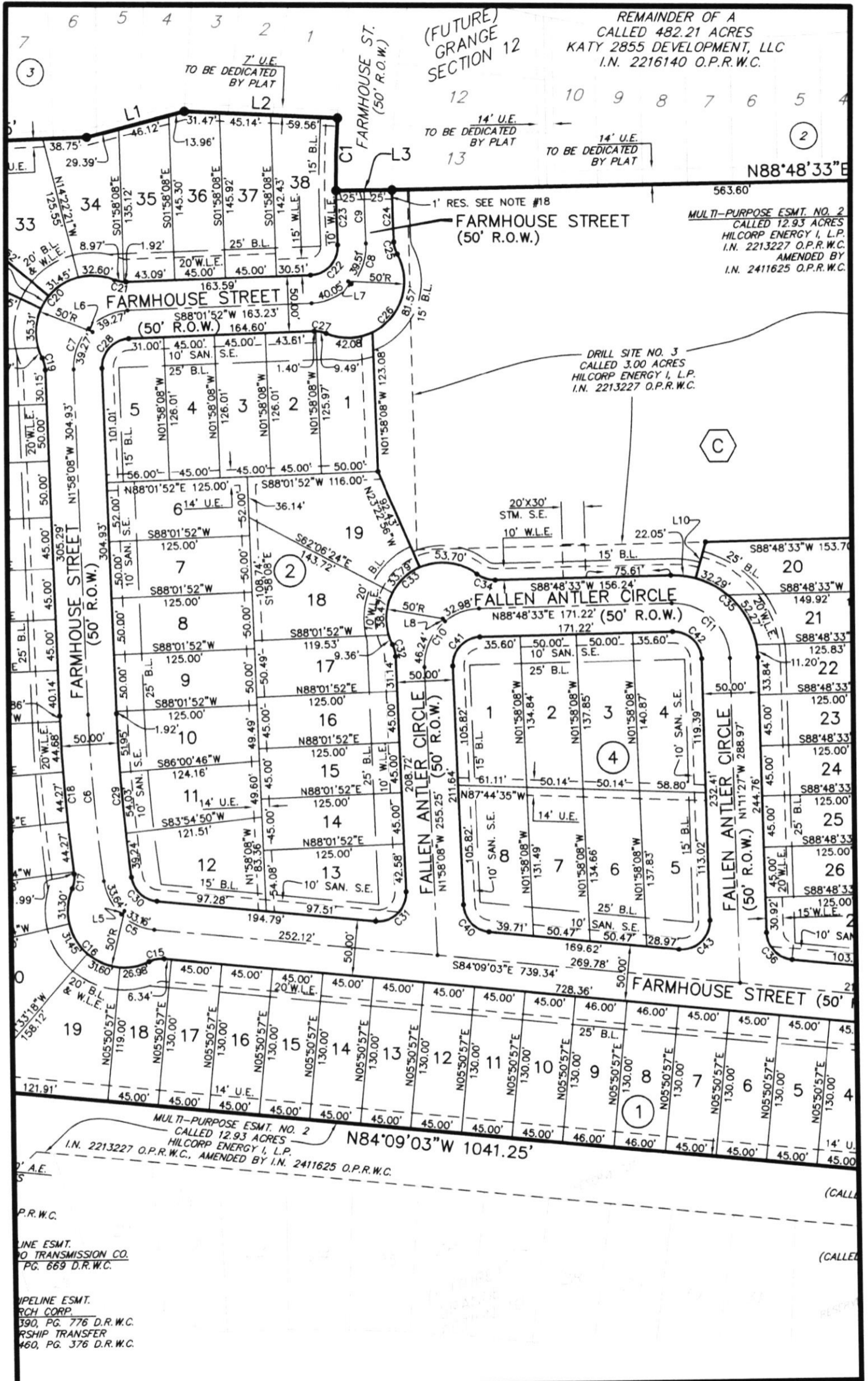


DATE: APRIL, 2026  
 SCALE: 1"=100'  
 SHEET 3 OF 12

OWNER:  
 KATY 2855 DEVELOPMENT LLC.  
 5005 RIVERWAY, SUITE 500  
 HOUSTON, TX, 77056,  
 281-341-8198  
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REMAINDER OF A  
CALLED 482.21 ACRES  
KATY 2855 DEVELOPMENT, LLC  
I.N. 2216140 O.P.R.W.C.

(FUTURE)  
GRANGE  
SECTION 12

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.

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.

LINE ESMT.  
NO TRANSMISSION CO.  
PG. 669 D.R.W.C.

PIPELINE ESMT.  
RCH CORP.  
390, PG. 776 D.R.W.C.  
SHIP TRANSFER  
460, PG. 376 D.R.W.C.

DATE: APRIL, 2026  
SCALE: 1"=100'  
SHEET 4 OF 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. "RES." indicates Reserve"
16. 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.
17. 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.
18. 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 revest in the dedicator, his heirs, assigns, or successors.
19. 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.
20. This subdivision is proposed for single-family residential, drill site, remote well and other related uses.
21. The radius on all block corners is 25-feet, unless otherwise noted.
22. 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.
23. 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.

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SHEET <b>6</b> OF 12			

GENERAL NOTES (continued)

24. 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.
25. 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.
26. Single-family residential lots shall not have direct access or front an urban arterial or an urban collector street.
27. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
28. No structure in this subdivision shall be occupied until connected to an individual septic system or a public sewer system.
29. All lots are restricted to single family residential as defined by deed restrictions.
30. Project boundary is not part of any city ETJ.
31. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
32. All pipelines and pipeline easements within the platted area are shown hereon.
33. New development within the subdivision plat shall obtain a storm waster quality permit before issuance of any development permits.
34. All corners are set 3/4-inch iron rod with cap stamped "BGE INC" unless otherwise noted.
35. 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.
36. 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.
37. Tract is subject to Development Agreement recorded under Instrument Number 2408500, O. P. R. W. C.
38. Tract is subject to Short Form Blanket Easement recorded under I.N. 2409377, O. P. R. W. C.

RESERVE TABLE		
RESERVE	ACREAGE/SQUARE FOOTAGE	RESTRICTION
<b>A</b>	1.354 AC. / 58,973 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
<b>B</b>	0.1161 AC. / 5,056 S. F.	LANDSCAPE/OPEN SPACE
<b>C</b>	3.438 AC. / 149,765 S. F.	DRILL SITE
<b>D</b>	0.9802 AC. / 42,699 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
<b>E</b>	0.2093 AC. / 9,118 S. F.	REMOTE WELL

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1025.00'	3°35'33"	64.27'	S 1°21'15" W	64.26'
C2	275.00'	3°01'36"	14.53'	N 23°26'21" E	14.53'
C3	300.00'	23°07'00"	121.04'	N 10°22'03" E	120.22'
C4	900.00'	5°22'39"	84.47'	S 86°50'22" E	84.44'
C5	50.00'	76°32'26"	66.79'	S 45°52'50" E	61.94'
C6	1500.00'	5°38'29"	147.69'	S 4°47'22" E	147.63'
C7	50.00'	90°00'00"	78.54'	S 43°01'52" W	70.71'
C8	50.00'	91°09'58"	79.56'	N 42°26'53" E	71.43'
C9	1000.00'	2°41'35"	47.00'	S 1°47'18" E	47.00'
C10	50.00'	90°46'41"	79.22'	S 43°25'12" W	71.19'
C11	50.00'	90°00'00"	78.54'	N 46°11'27" W	70.71'
C12	275.00'	19°42'38"	94.60'	N 12°04'14" E	94.14'
C13	25.00'	88°47'02"	38.74'	N 42°10'37" W	34.98'
C14	925.00'	2°25'05"	39.04'	N 85°21'35" W	39.03'
C15	25.00'	31°25'26"	13.71'	S 80°08'14" W	13.54'
C16	50.00'	139°02'11"	121.33'	N 46°03'23" W	93.68'
C17	25.00'	30°41'36"	13.39'	N 8°06'54" E	13.23'
C18	1525.00'	5°15'46"	140.07'	N 4°36'01" W	140.02'
C19	25.00'	24°57'09"	10.89'	N 14°26'42" W	10.80'
C20	50.00'	139°54'13"	122.09'	N 43°01'50" E	93.94'
C21	25.00'	24°57'04"	10.89'	S 79°29'36" E	10.80'
C22	25.00'	91°09'58"	39.78'	N 42°26'53" E	35.71'
C23	1025.00'	2°41'35"	48.18'	N 1°47'18" W	48.17'
C24	975.00'	2°42'35"	46.11'	S 1°47'49" E	46.11'
C25	25.00'	25°34'02"	11.16'	S 15°56'07" E	11.06'
C26	50.00'	141°42'05"	123.66'	S 42°07'54" W	94.47'
C27	25.00'	24°57'04"	10.89'	N 79°29'36" W	10.80'
C28	25.00'	90°00'00"	39.27'	S 43°01'52" W	35.36'
C29	1475.00'	5°38'29"	145.23'	S 4°47'22" E	145.17'
C30	25.00'	76°32'26"	33.40'	S 45°52'50" E	30.97'
C31	25.00'	97°49'05"	42.68'	N 46°56'25" E	37.68'
C32	25.00'	24°56'53"	10.89'	N 14°26'35" W	10.80'
C33	50.00'	155°04'19"	135.33'	N 50°37'09" E	97.64'
C34	25.00'	39°20'45"	17.17'	S 71°31'04" E	16.83'
C35	75.00'	90°00'00"	117.81'	S 46°11'27" E	106.07'
C36	25.00'	82°57'36"	36.20'	S 42°40'15" E	33.12'
C37	875.00'	1°54'10"	29.06'	S 85°06'08" E	29.06'
C38	25.00'	95°08'14"	41.51'	N 46°22'40" E	36.90'
C39	325.00'	23°07'00"	131.12'	S 10°22'03" W	130.24'
C40	25.00'	82°10'55"	35.86'	N 43°03'35" W	32.86'
C41	25.00'	90°46'41"	39.61'	N 43°25'12" E	35.59'
C42	25.00'	90°00'00"	39.27'	S 46°11'27" E	35.36'
C43	25.00'	97°02'24"	42.34'	S 47°19'45" W	37.46'

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 8 OF 12

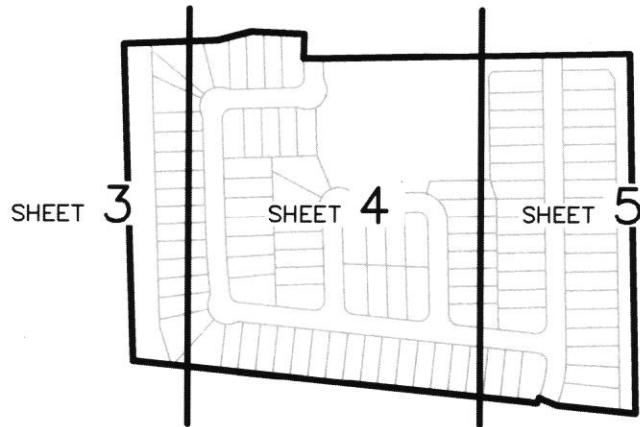
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LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N75°22'26"E	89.48'
L2	S87°32'04"E	136.16'
L3	N89°33'29"E	50.00'
L4	N68°04'27"W	50.00'
L5	S43°50'36"W	4.32'
L6	N46°58'10"W	4.74'
L7	N47°51'37"W	4.02'
L8	N38°59'05"W	3.15'
L9	S43°48'33"W	14.13'
L10	S15°39'17"W	33.44'
L11	N37°13'36"W	30.48'
L12	N18°07'59"W	49.79'



SHEET LEGEND

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

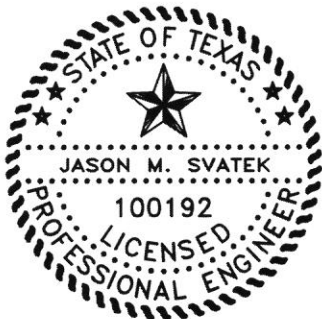
NAVD-88, GEOID18

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

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*

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 25.80 acre tract subdivided in this plat of GRANGE SECTION 11, 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 11 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.

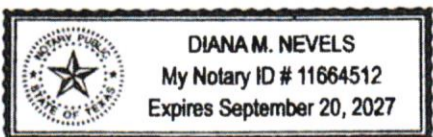
KATY 2855 DEVELOPMENT, LLC,  
a Texas limited liability company

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

STATE OF TEXAS  
COUNTY OF Araris

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  
SCALE: 1"=100'  
SHEET 10 OF 12

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

GRANGE  
SECTION 11

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

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.




*Chris Jordan* 4/22/26  
Chris Jordan, R. P. L. S.  
Texas Registration No. 6750

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-93

APPROVED BY THE BOARD OF SUPERVISORS ON

03-23-2026  
DATE  
*[Signature]*  
PRESIDENT  
*[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	GRANGE SECTION 11	 <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 11 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