

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie WC M.U.D. NO. 40
Water Plant No. 1

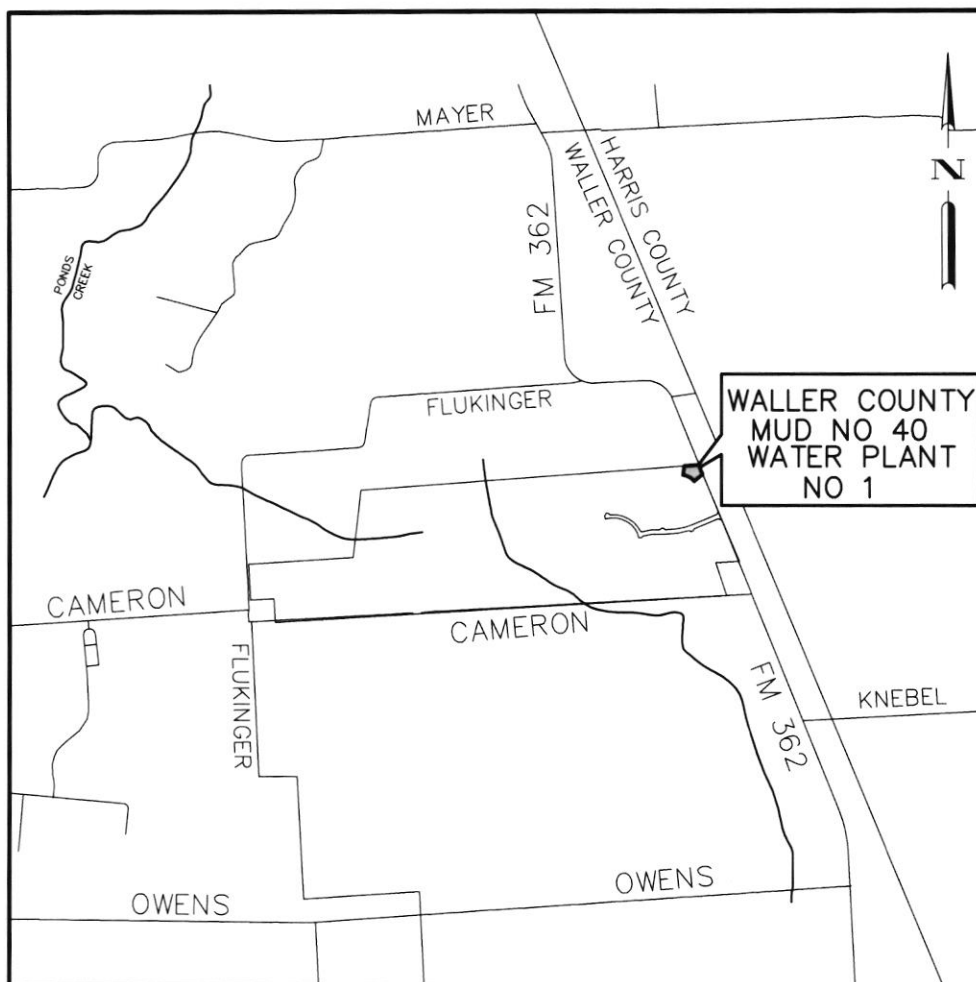
Date: June 24, 2026

Background

Final Plat of Cameron Prairie WC M.U.D. NO 40 Water Plant NO. 1 which consists of 1.501 acres will include 1 Block and 2 Reserves in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF WALLER COUNTY MUD NO 40 WATER PLANT NO 1

A SUBDIVISION OF 1.501 ACRES OF LAND
LOCATED IN THE
IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93
WALLER COUNTY, TEXAS

RESERVE: 2

BLOCK: 1

DATE: APRIL, 2026

SCALE: 1"=60'

SHEET 1 OF 12

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

WALLER COUNTY
MUD NO 40
WATER PLANT
NO 1



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

GENERAL NOTES

- 1. "1" indicates Block Number.
- 2. "O. P. R. W. C." indicates Official Public Records of Waller County.
- 3. "W. C. D. R." indicates Waller County Deed Records.
- 4. "VOL." indicates Volume.
- 5. "PG." indicates Page.
- 6. "R. O. W." indicates Right-of-Way.
- 7. "I. N" indicates Instrument Number.
- 8. "A. E" indicates Access Easement.
- 9. "U. E" indicates Utility Easement.
- 10. "B. L" indicates Building Line.
- 11. "S. F." indicates Square Feet.
- 12. "W. L. E." indicates Water Line Easement.
- 13. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 14. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 0.999943741113.
- 15. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 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.
- 22. 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 drainage way 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 MRP HNHB, LLC, 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 and that:
 - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 23. Set 3/4-inch iron rod with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
- 24. This tract is not located within the 100-year floodplain.

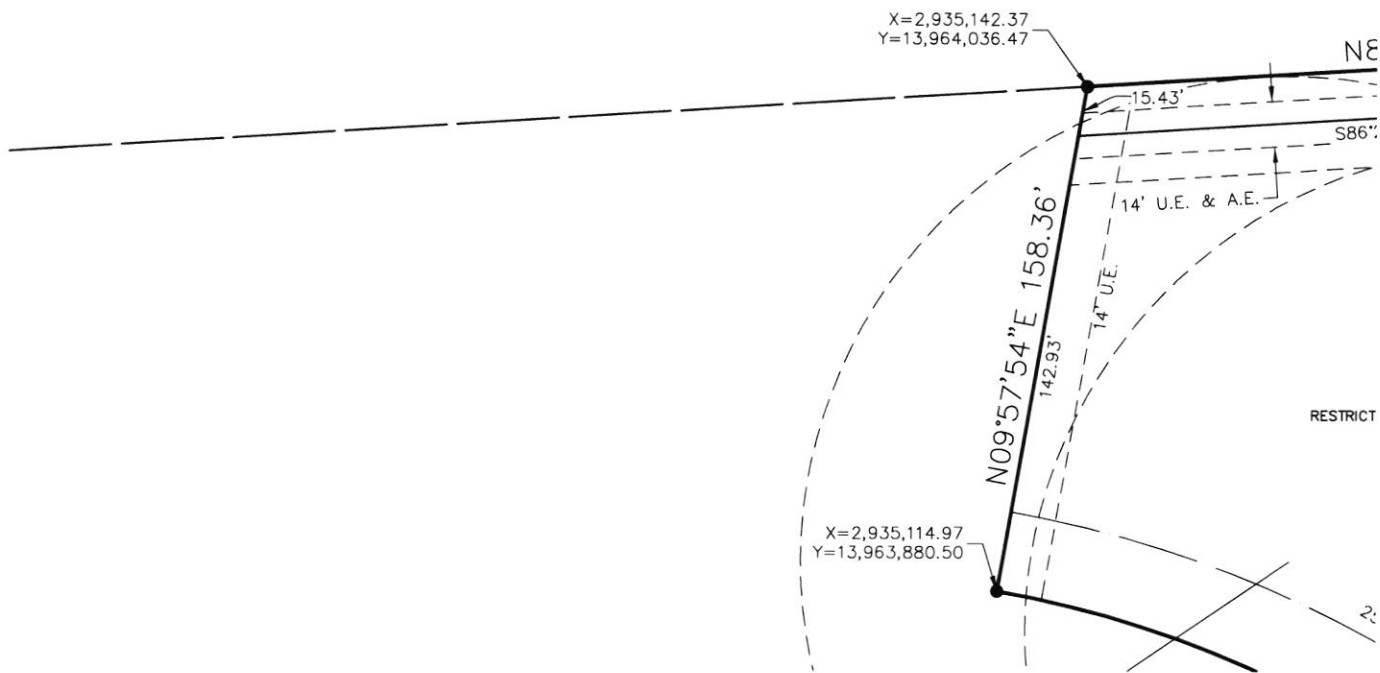
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S1°20'43"E	42.43'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	325.00'	40°50'12"	231.64'	N 59°37'00" W	226.77'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
	0.2759 AC. / 12,016 S.F.	LANDSCAPE / OPEN SPACE

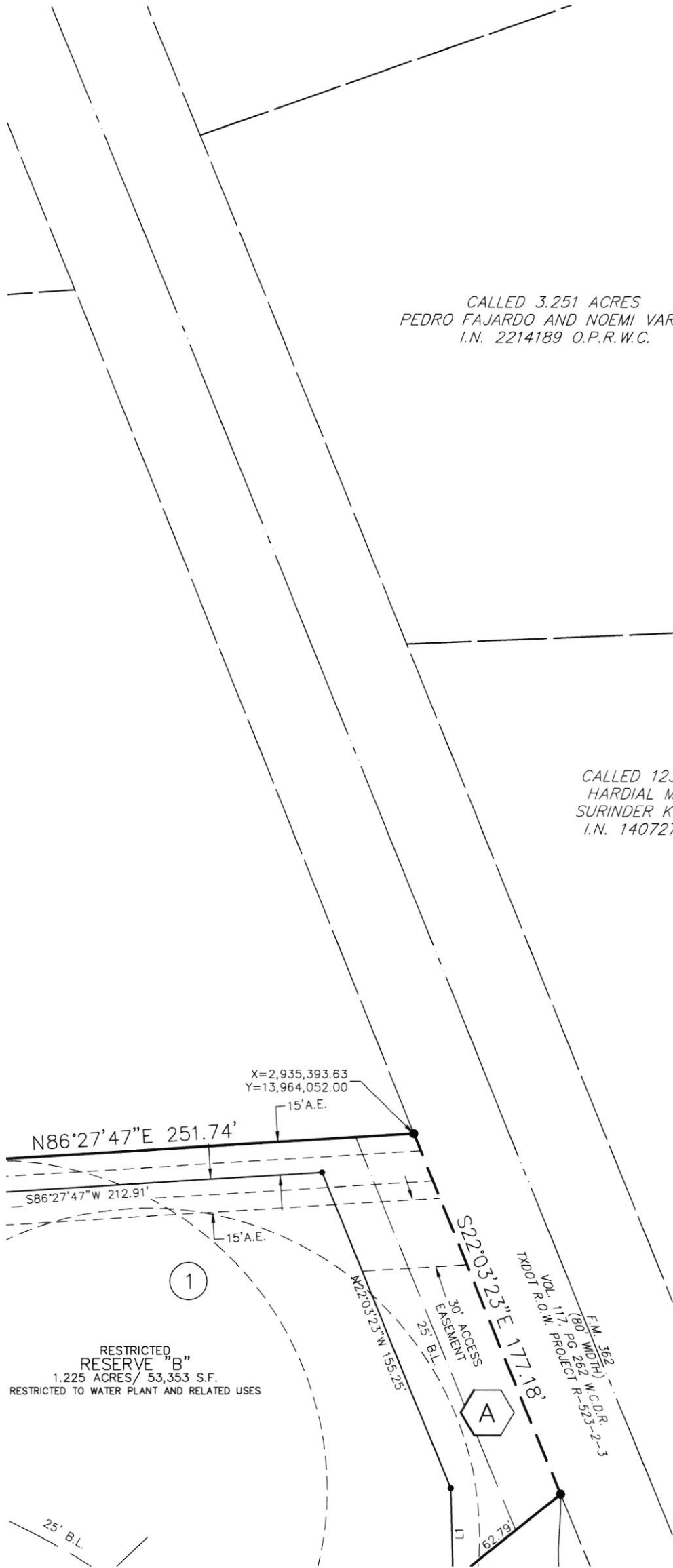
CALLED 7.399 ACRES
 WILLIAM BASCOM SORSBY
 VOL. 1037, PG. 282 O.P.R.W.C.
 FURTHER DESCRIBED UNDER
 VOL. 337, PG. 824 W.C.D.R.

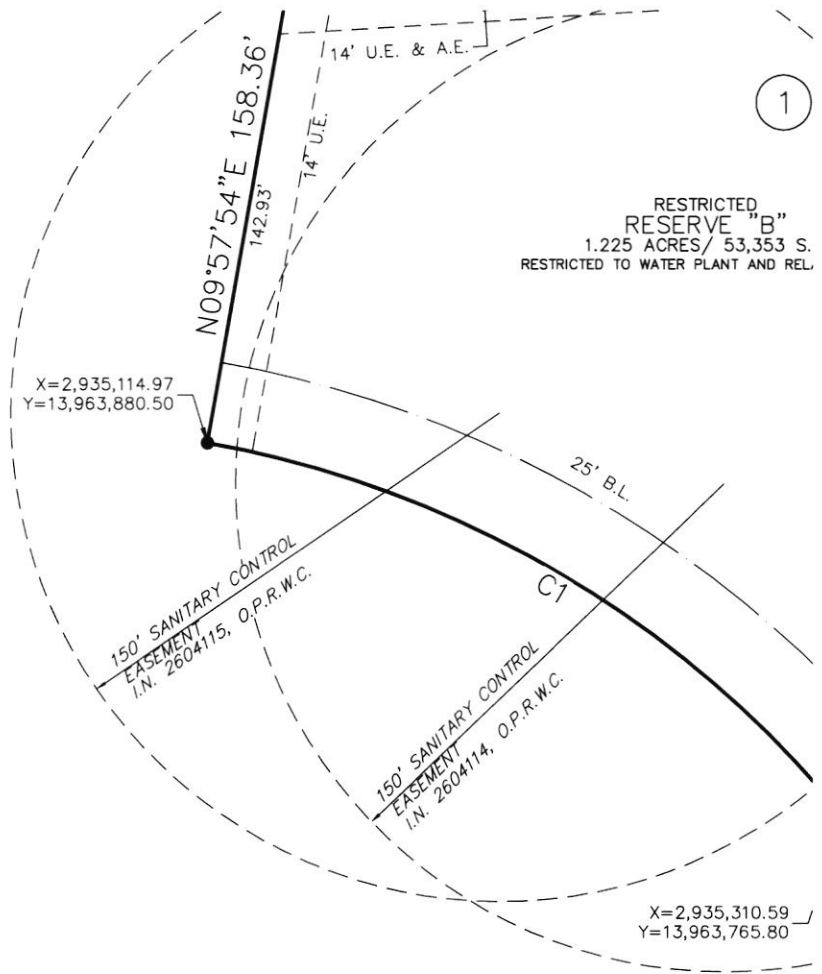
CALLED 7.399 ACRES
 ALICE SORSBY MCGUFFIE
 VOL. 1037, PG. 279 O.P.R.W.C.
 FURTHER DESCRIBED UNDER
 VOL 334, PG. 585 W.C.D.R.



CALLED 3.251 ACRES
 PEDRO FAJARDO AND NOEMI VARGAS
 I.N. 2214189 O.P.R.W.C.

CALLED 123.267 ACRES
 HARDIAL MANGAT AND
 SURINDER KAUR MANGAT
 I.N. 1407270 O.P.R.W.C.





RESTRICTED
RESERVE "B"
1.225 ACRES/ 53,353 S.
RESTRICTED TO WATER PLANT AND REL.

X=2,935,114.97
Y=13,963,880.50

X=2,935,310.59
Y=13,963,765.80

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

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CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

FND. 5/
ST.

FND. 5/8-INCH IRON ROD WITH CAP
STAMPED "JONES AND CARTER"

N87°13'41"E 416.63'

REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

REMAINDER OF A
CALLED 387.77 ACRES
SORSBY FAMILY FARM, LP
I.N. 2013108 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=60'

SHEET 8 OF 12

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MUD NO 40
WATER PLANT
NO 1



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I.N. 2013108 O.P.R.W.C.

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STATE OF TEXAS
COUNTY OF WALLER

I, Ed Hadley, Authorized Signatory respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdivided, in this plat of WALLER COUNTY MUD NO 40 WATER PLANT NO 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 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.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. 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 easement and streets shown thereon.

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 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 dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
6. 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, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by Ed Hadley, its Authorized Signatory, and its seal, this 21st day of April, 2026.

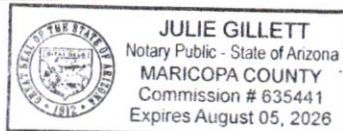
MRP HNHB, LLC,
a Delaware limited liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF April, 2026.



[Signature]
Printed name: Julie Gillett
Notary Public in and for the State of Arizona
Commission Expires: 08/05/2026

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., RPLS
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, 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 ____ 2026 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

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 10 OF 12

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MUD NO 40
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This is to certify that I, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 #48473C0200E, 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 #48473C0200E, dated 2/18/2009.



4/3/26
Chris Jordan
Chris Jordan, R. P. L. S.
TX Registration No. 6750

I, J. Ross McCall, 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

I, Fren-Mark L. Banes, 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.



Fren-Mark L. Banes

Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DESCRIPTION OF A 1.501 ACRE TRACT OF LAND SITUATED
IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 93
WALLER COUNTY, TEXAS

BEING a 1.501 acre (65,370 square foot) tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.77 acre tract of land as described in an instrument to Cathy L. Sorsby recorded under Instrument Number (I.N.) 2100329 of the Official Public Records of Waller County (O.P.R.W.C.), said 1.501 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 a Southerly line of said 377.77 acre tract:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume (Vol.) 117, Page (Pg.) 262 of the Waller County Deed Records (W.C.D.R.) and in the TxDOT right-of-way Project R-523-2-3, for the most Easterly Southeast corner of said 377.77 acre tract, from which a 5/8-inch iron rod with cap stamped "JONES & CARTER found for an interior corner of said 377.77 acre tract bears S 87°13'41" W, 416.63 feet;

THENCE, over and across said 377.77 acre tract, the following courses and distances:

N 28°35'05" W, a distance of 1,622.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC set for the POINT OF BEGINNING and being the most Southerly corner of the herein described tract and the beginning of a curve to the left, from which, its center bears S 50°48'06" W, 325.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 231.64 feet, having a radius of 325.00 feet, a central angle of 40°50'12" and chord which bears N 59°37'00" W, 226.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC set for the Southwest corner of the herein described tract;

N 09°57'54" E, a distance of 158.36 feet to a point on the North line of said 377.77 acre tract and the South line of a called 7.399 acre tract of land as described in an instrument to Alice Sorsby McGuffie recorded under Vol. 1037, Pg. 279 of the O.P.R.W.C. and Vol. 334, Pg. 585 of the W.C.D.R., to a 3/4-inch iron rod with cap stamped "BGE INC set for the Northwest corner of the herein described tract;

THENCE, N 86°27'47" E, a distance of 251.74 feet along and with the common line of said 377.77 acre tract and said 7.399 acre tract to a point lying on the West right-of-way line of said F.M. 362 and being the Northeast corner of said 377.77 acre tract and the herein described tract, same being the Southeast corner of said 7.399 acre tract, from which a 3/8-inch iron rod bears N 77°49'44" E, 0.96 feet;

THENCE, S 22°03'23" E, a distance of 177.18 feet along and with the West right-of-way line of said F.M. 362 and the East line of said 377.77 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, S 50°48'06" W, a distance of 193.01 feet over and across said 377.77 acre tract to the POINT OF BEGINNING and containing 1.501 acres (65,370 square feet) of land.

PRIMARY BENCHMARK

HCFCD_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.

ELEVATION 274.10 FT.

NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.

ELEVATION: 298.93 FT.

NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)

ELEVATION: 292.56 FT.

NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)

ELEVATION: 285.11 FT.

NAVD-88 GEOID18

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 12 OF 12

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