

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 7

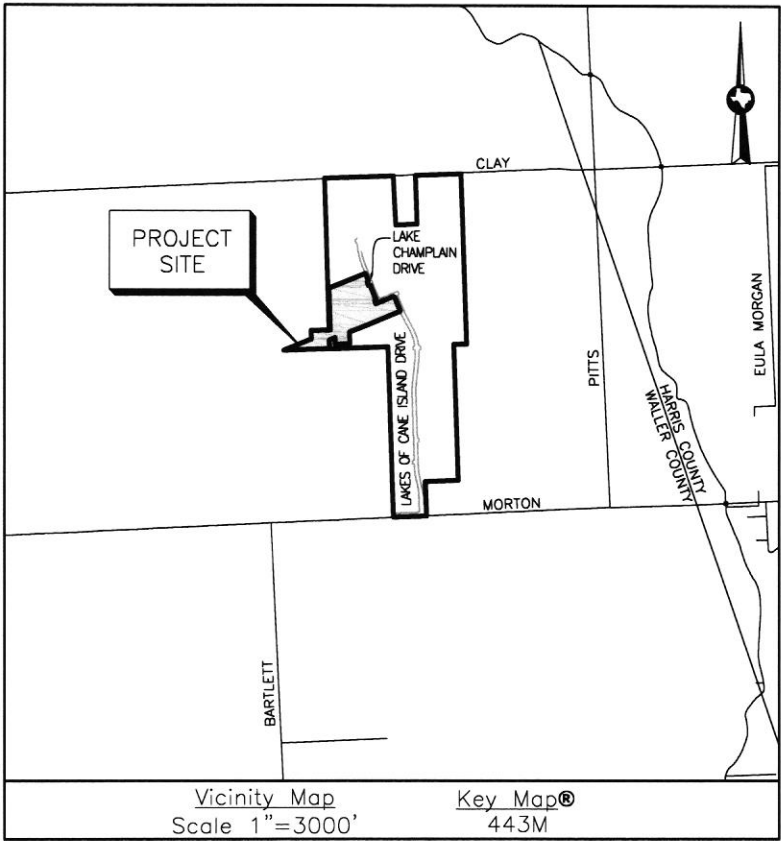
Date: June 24, 2026

Background

Final Plat of Lakes of Cane Island Section 7 which consists of 17.83 acres will include 62 Lots, 3 Blocks and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 7

BEING A SUBDIVISION OF 17.83 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

62 LOTS 3 BLOCKS 1 RESERVE

OWNER / DEVELOPER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TEXAS 77027
800-247-3779

JUNE, 2026

JUNE, 2026	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 7	 ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-07				
SHEET 1 OF 22				

STATE OF TEXAS §
COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND SECTION 7, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, 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.

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.

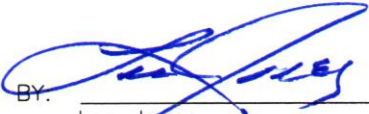
FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 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 form the County Floodplain Administrator for all development.
- 5. There are no known underground pipelines within the confines of this subdivision except as shown on the plat above.
- 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.

WITNESS our hand in Waller County, Texas, this 3 day of June, 2026.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company

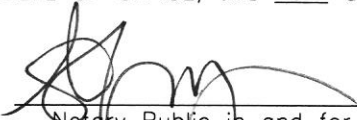
By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: 
Lee Jones
Senior Vice President of Land

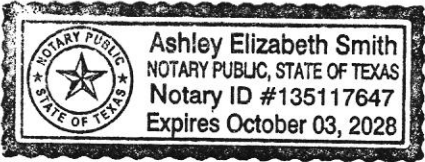
STATE OF TEXAS X
COUNTY OF Harris X

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of JUNE, 2026.



Notary Public in and for the State of Texas
My Commission expires: Oct 3, 2026



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 _____, 20____, A.D. at _____ o'clock _____M., in File No. _____ 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

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, J. Ross McCall, P.E., County Engineer of Waller County, Texas, 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.

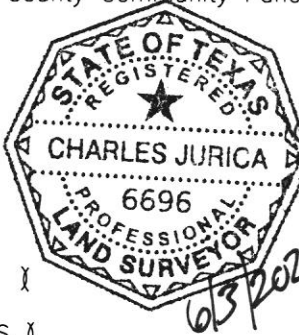
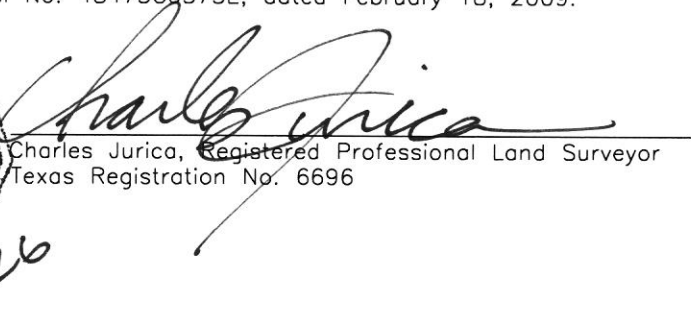
Date _____ J. Ross McCall, P.E.,
County Engineer

This is to certify that I, Charles Jurica, 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 No. 48473C0375E, dated February 18, 2009.

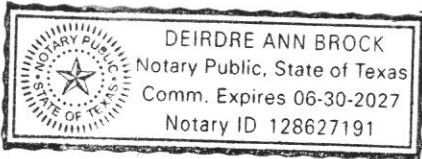
No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

 
Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

STATE OF TEXAS X
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared Charles Jurica, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

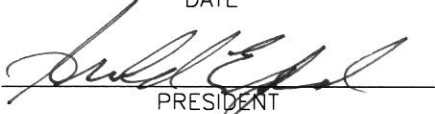
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of June, 2026


DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191


Notary Public in and for the State of Texas
My Commission expires: 6/30/2027

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 2.10.2025
DATE


PRESIDENT


SECRETARY


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.

I, Elaine C. Stremlau, a Registered Professional Engineer, hereby certify that all engineering for streets and drainage within the subdivision is in compliance with Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.



Elaine C. Stremlau

Elaine C. Stremlau, P.E. Licensed Professional Engineer
Texas License No. 149603

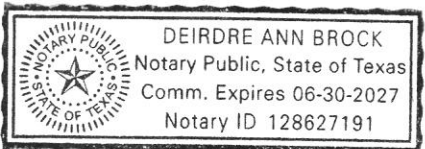
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Elaine C. Stremlau, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed it for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of June, 2024

Deirdre Ann Brock
Notary Public in and for Waller County, Texas

My Commission expires: 6/30/2027



OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) 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:
 - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) 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.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) 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 PHHOU - Cane Island 178, LLC, a Texas Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) 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.

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 7
BEING 17.83 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 17.83 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 42.76 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NO. 2503462 W.C.D.R.; SAID 17.83 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road (60 feet wide based on Volume 106, Page 492-W.C.D.R.) marking the northerly common corner of said 178.71 acre tract and the said 42.76 acre tract;

THENCE, South 01°42'01" East, along the common line of the said 178.71 acre tract and the said 42.76 acre tract for a distance of 1,701.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 88°17'59" East, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the southwest corner of a Drill Site described by agreement recorded under W.C.C.F. NO. 2401498, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 67°58'55" East, along the southerly line of said Drill Site for a distance of 607.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 22°01'05" East, for a distance of 110.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 3) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 22°58'55" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, South 22°01'05" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- 5) THENCE, in an easterly direction along the arc of a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 67°01'05" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 6) THENCE, South 22°01'05" East, for a distance of 210.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 22°58'55" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, South 22°01'05" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 67°58'55" East, for a distance of 111.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 10) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 525.00 feet, an arc length of 21.10 feet, an angle of 02°18'12", and a chord bearing North 66°49'49" East, for a distance of 21.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 11) THENCE, North 65°40'43" East, for a distance of 104.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 12) THENCE, in an easterly direction along the arc of a curve to the right having a radius of 475.00 feet, an arc length of 19.09 feet, an angle of 02°18'12", and a chord bearing North 66°49'49" East, for a distance of 19.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 13) THENCE, North 67°58'55" East, for a distance of 23.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 14) THENCE, in an easterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 67°01'05" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 15) THENCE, South 22°01'05" East, for a distance of 230.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 16) THENCE, South 67°29'26" West, for a distance of 521.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 17) THENCE, South 68°18'39" West, for a distance of 325.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 18) THENCE, South 02°05'00" East, for a distance of 183.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

JUNE, 2026

JOB NO. 231-068-07

SHEET 6 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

- 19) THENCE, South 87°55'00" West, for a distance of 228.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 20) THENCE, North 02°05'00" West, for a distance of 102.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 21) THENCE, South 68°18'39" West, for a distance of 94.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection with the aforementioned common line of the 178.71 acre tract and the 42.76 acre tract;
- 22) THENCE, South 01°42'01" East, with said common line for a distance of 135.31 feet to a 1/2-inch capped iron pipe stamped "KALKOMEY" called for and found marking the southerly common corner of the said 178.71 acre tract and the said 42.76 acre tract in the northerly line of a called 52.777 acre tract conveyed by deed to CMG Land, LLC recorded under W.C.C.F. NO. 1407118;
- 23) THENCE, South 87°55'00" West, along the common line of the said 42.76 acre tract and the said 52.777 acre tract for a distance of 708.98 feet to a 1-3/4 inch iron pipe called for and found for the westerly common corner of said tracts;
- 24) THENCE, North 67°50'14" East, for a distance of 459.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 25) THENCE, North 01°34'32" West, for a distance of 134.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 26) THENCE, North 88°25'28" East, for a distance of 298.34 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 27) THENCE, North 01°42'01" West, for a distance of 648.07 feet to the POINT OF BEGINNING and containing 17.83 acres of land.

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

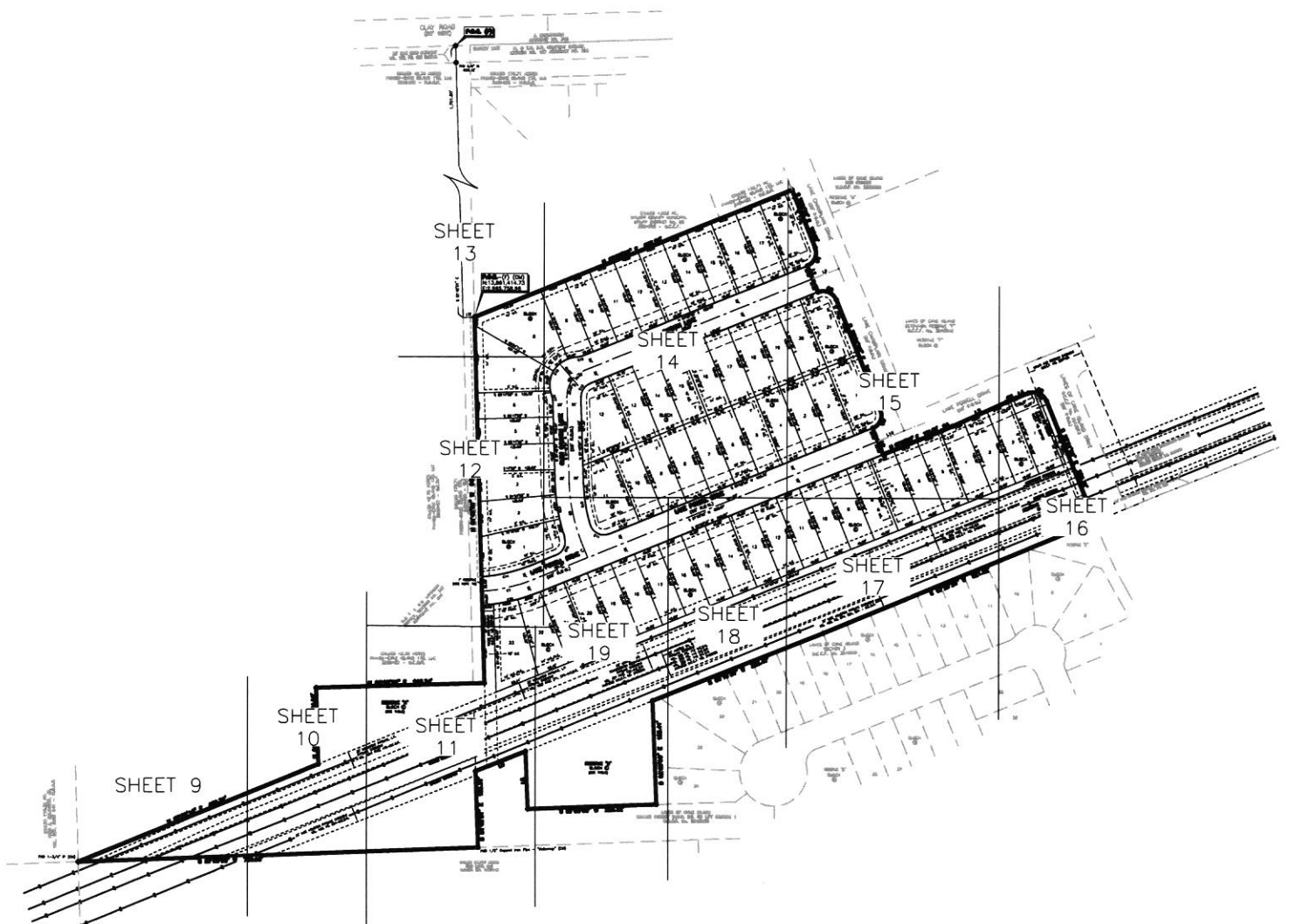
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.

The diagram shows a survey area with Morton Road at the bottom and Lakes of Cane Island Drive on the right. A Kinder Morgan Pipeline easement runs diagonally from the top left towards the center. A point labeled 'TBM-LOCI 1' is marked with a circle and crosshair. Distances are indicated: 30' from the pipeline to the benchmark, 30' from the benchmark to the drive, and 1,900' +/- along the drive. A reference to 'KINDER MORGAN PIPELINE EASEMENT VOL. 74 PAGE 205 & 206 AMENDED W.C.C.F. NO. 2411739' is shown.



SCALE: 1" = 300'



JUNE, 2026

JOB NO. 231-068-07

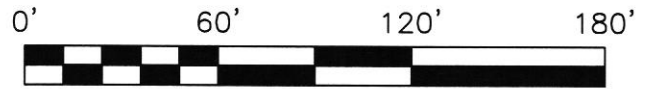
SHEET 8 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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TBPELS No. 10092300

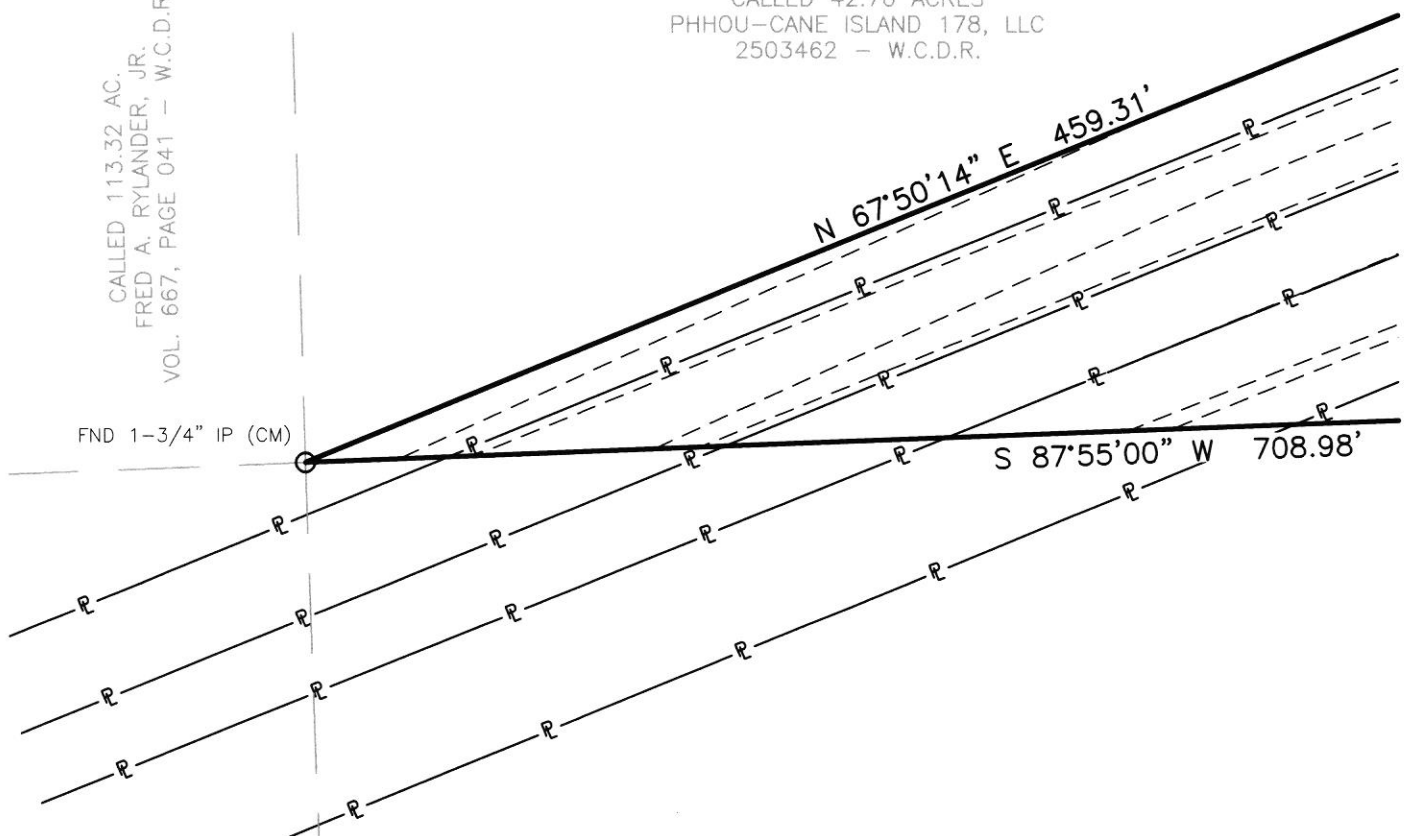


SCALE: 1" = 60'

CALLLED 113.32 AC.
FRED A. RYLANDER, JR.
VOL. 667, PAGE 041 - W.C.D.R.

CALLLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

FND 1-3/4" IP (CM)



JUNE, 2026

JOB NO. 231-068-07

SHEET 9 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 7



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattting@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'

CALLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

N 88°25'28" E 298.34'

RESERVE "A"
BLOCK ①
(SEE TABLE)

N 01°34'32" W 134.96'

30' MONUMENT PIPELINE, L.P.
PIPELINE EASEMENT
VOL. 1041 PAGE 475-W.C.D.R.

MONUMENT PIPELINE

KINDER MORGAN

KINDER MORGAN

ENERGY TRANSFER

30' WIDE HOUSTON PIPELINE EASEMENT
VOL. 433, PG. 664-W.C.D.R.

W 708.98'

CALLED
CMG
W.C.C.F.

JUNE, 2026

JOB NO. 231-068-07

SHEET 10 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKEs OF CANE ISLAND
SECTION 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



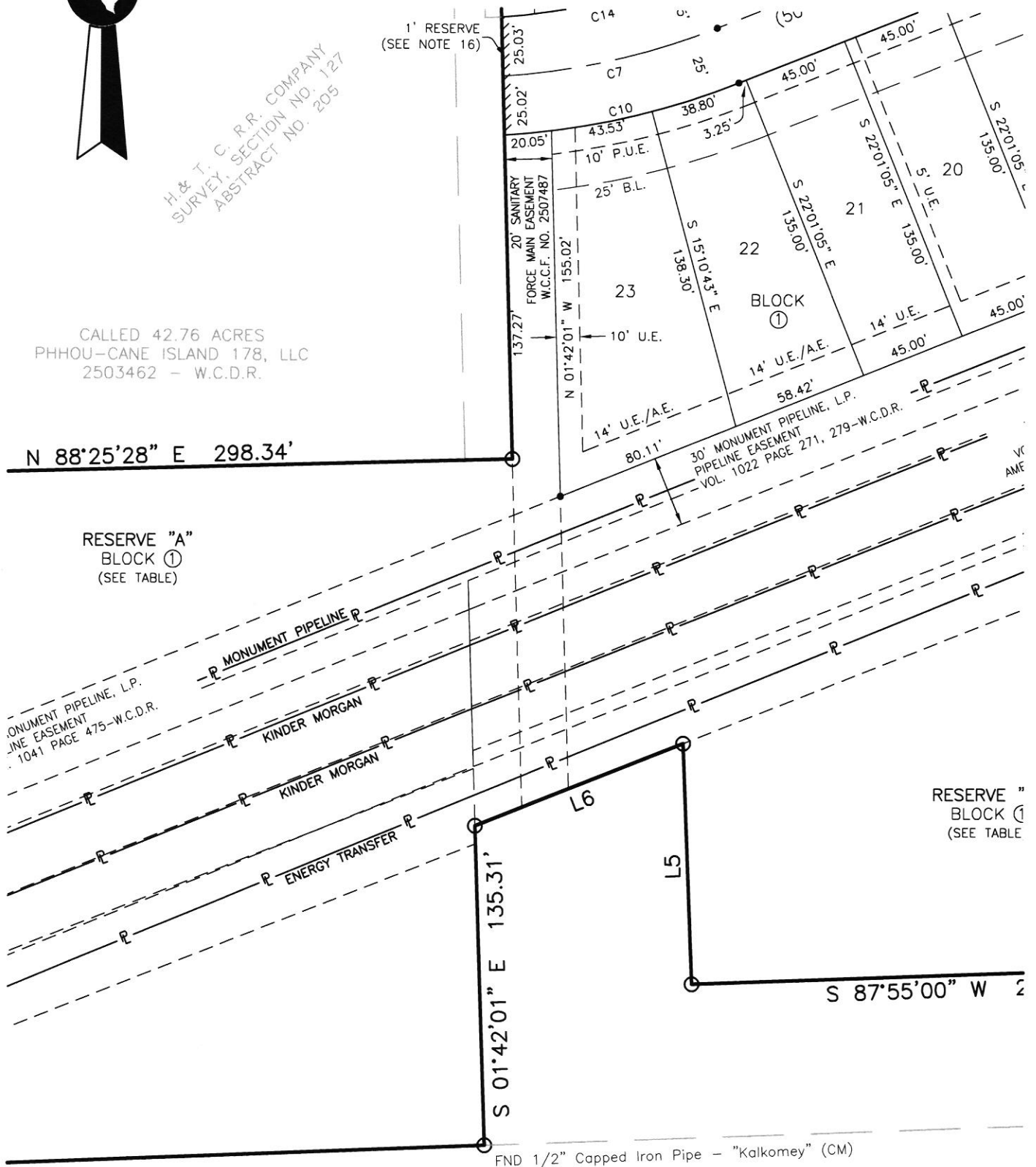
SCALE: 1" = 60'

H. & T. C. R.R. COMPANY
SURVEY, SECTION NO. 127
ABSTRACT NO. 205

CALLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

N 88°25'28" E 298.34'

RESERVE "A"
BLOCK ①
(SEE TABLE)



RESERVE "B"
BLOCK ①
(SEE TABLE)

FND 1/2" Capped Iron Pipe - "Kalkomey" (CM)

CALLED 52.777 ACRES
CMG LAND, LLC
W.C.C.F. NO. 1407118

JUNE, 2026

JOB NO. 231-068-07

SHEET 11 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE ISLAND
SECTION 7



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SCALE: 1" = 60'

CALLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

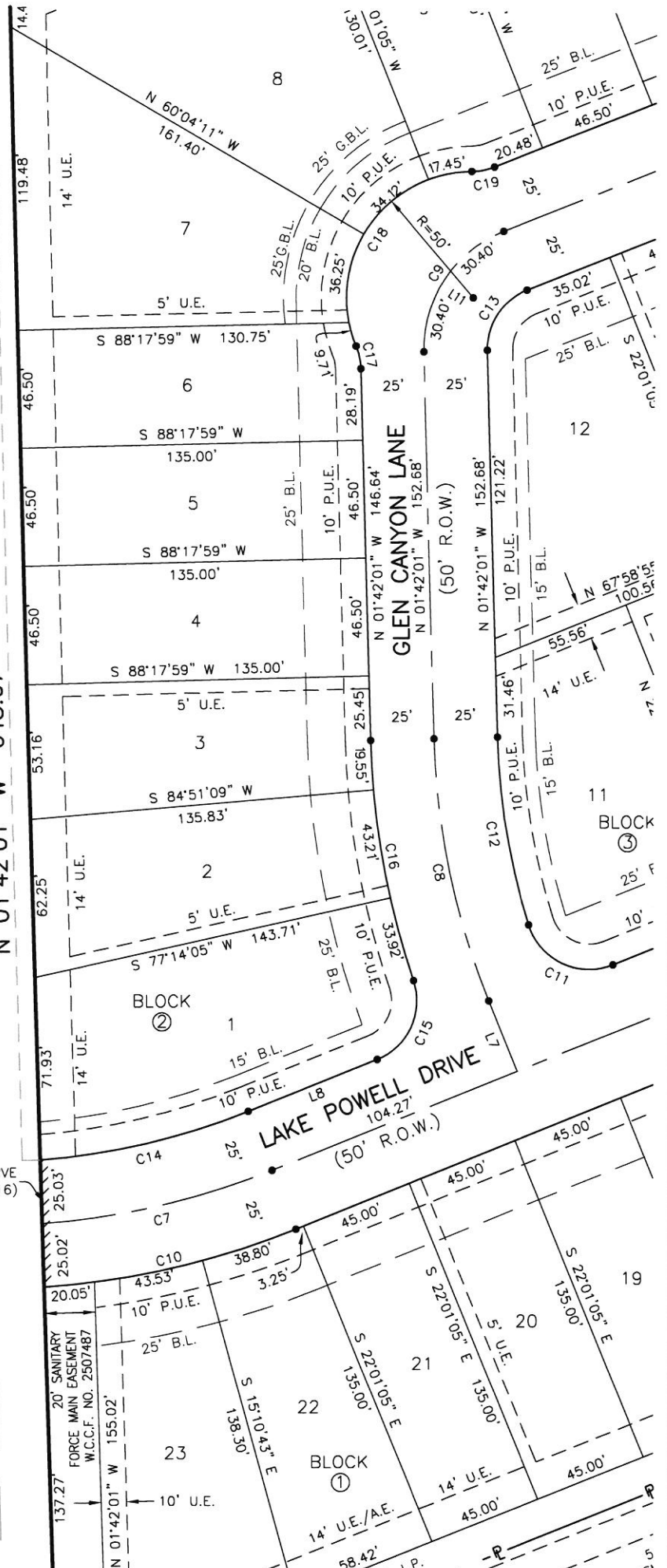
CALLLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

N 01°42'01" W 648.07'

H&T.C. R.R. COMPANY
SURVEY, SECTION NO. 127
ABSTRACT NO. 205

CALLLED 42.76 ACRES
PHHOU-CANE ISLAND 178, LLC
2503462 - W.C.D.R.

1' RESERVE
(SEE NOTE 16)



JUNE, 2026

JOB NO. 231-068-07

SHEET 12 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

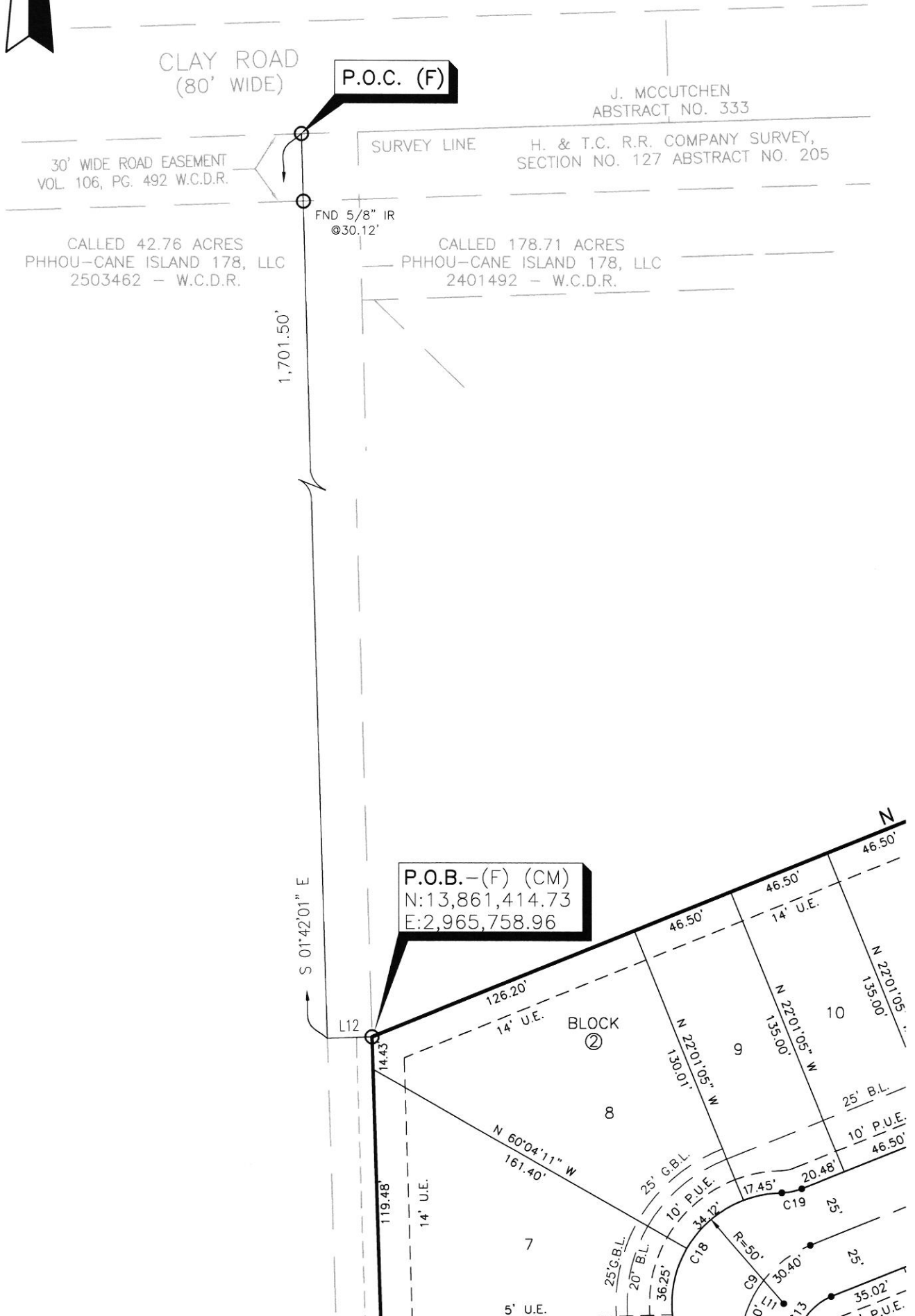
LAKE OF CANE ISLAND
SECTION 7



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planning@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

SHEET 13 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE ISLAND
SECTION 7



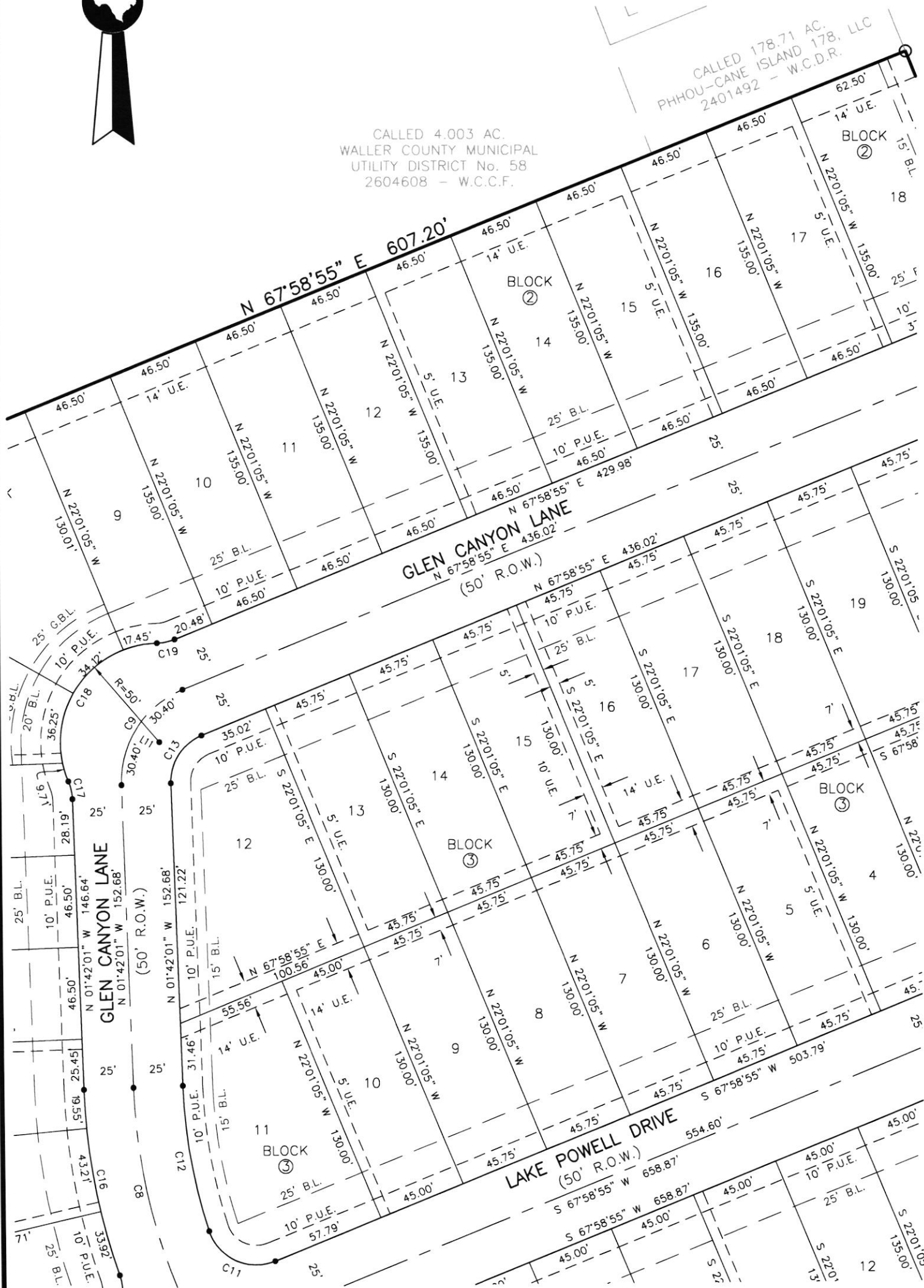
10011 MEADOWGLEN LN
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plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'

CALLLED 4.003 AC.
WALLER COUNTY MUNICIPAL
UTILITY DISTRICT No. 58
2604608 - W.C.C.F.

CALLLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.



JUNE, 2026

JOB NO. 231-068-07

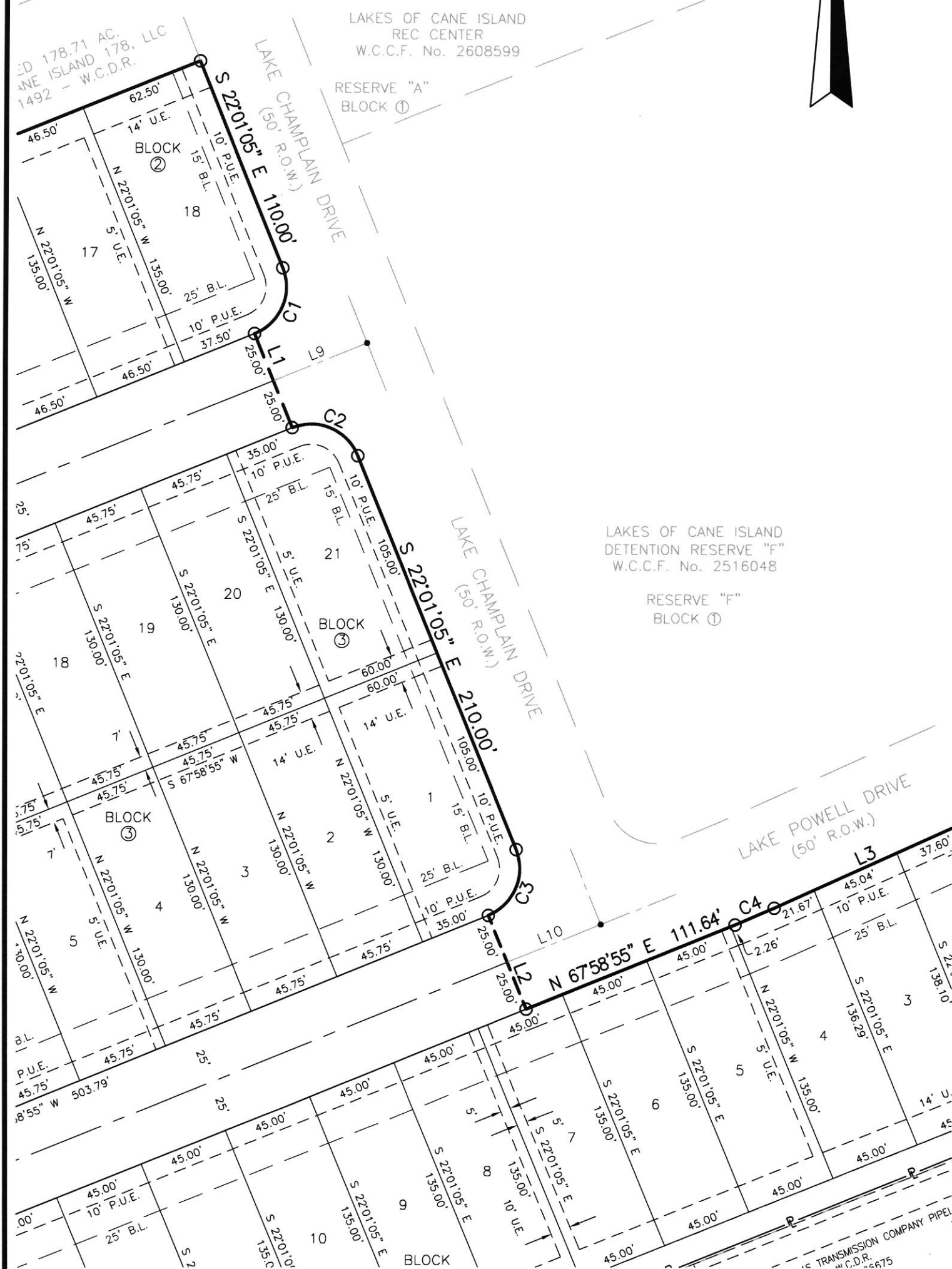
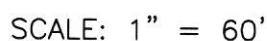
SHEET 14 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE OF CANE ISLAND
SECTION 7



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TBPE No. F-726
TBPELS No. 10092300



SHEET 15 OF 22

OWNERS:
PHHOU – CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

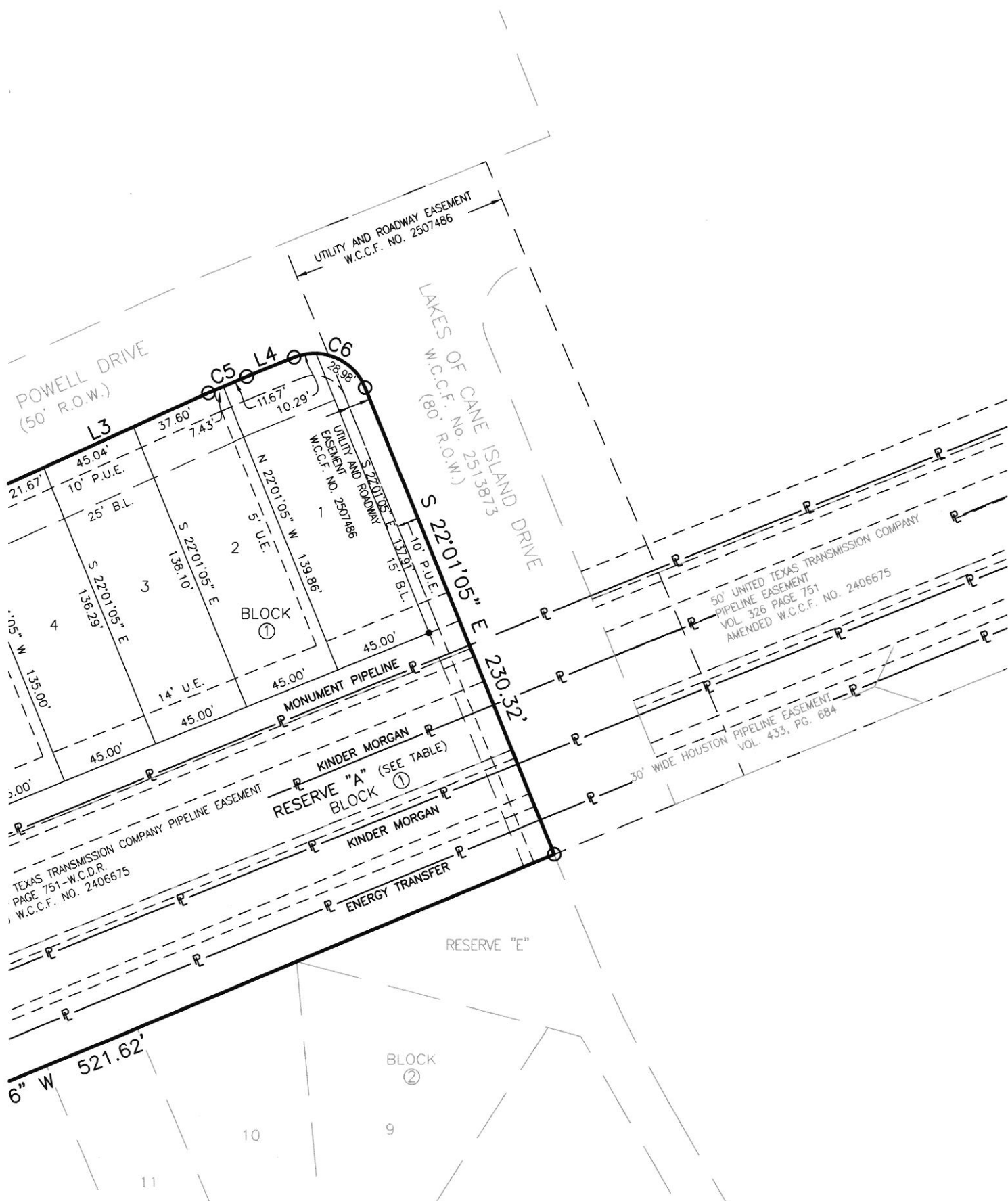
LAKES OF CANE ISLAND
SECTION 7



**10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300**



SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

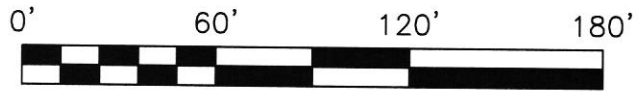
SHEET 16 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

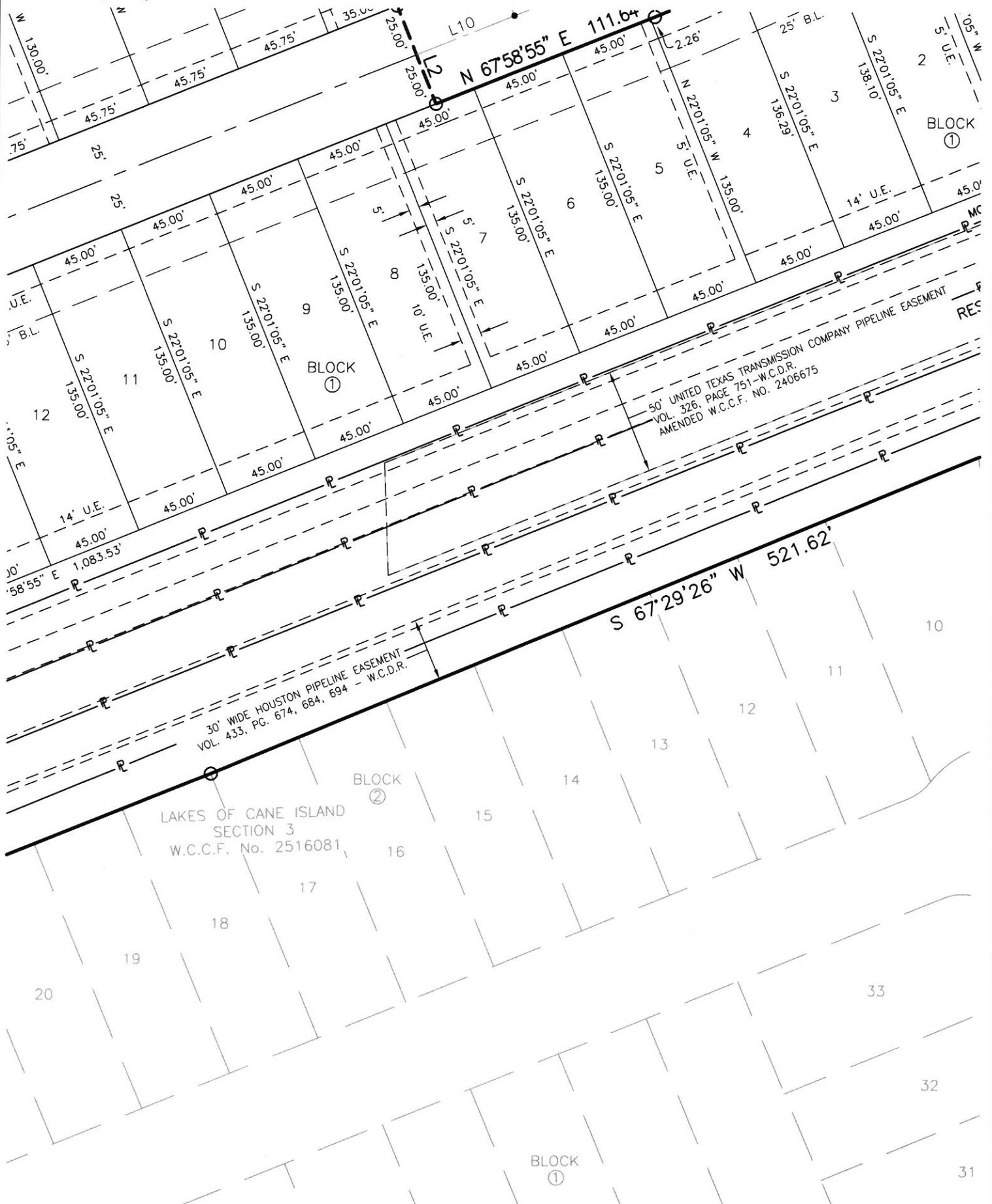
LAKES OF CANE ISLAND
SECTION 7



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HOUSTON, TEXAS 77042
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plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'



JUNE, 2026

JOB NO. 231-068-07

SHEET 17 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

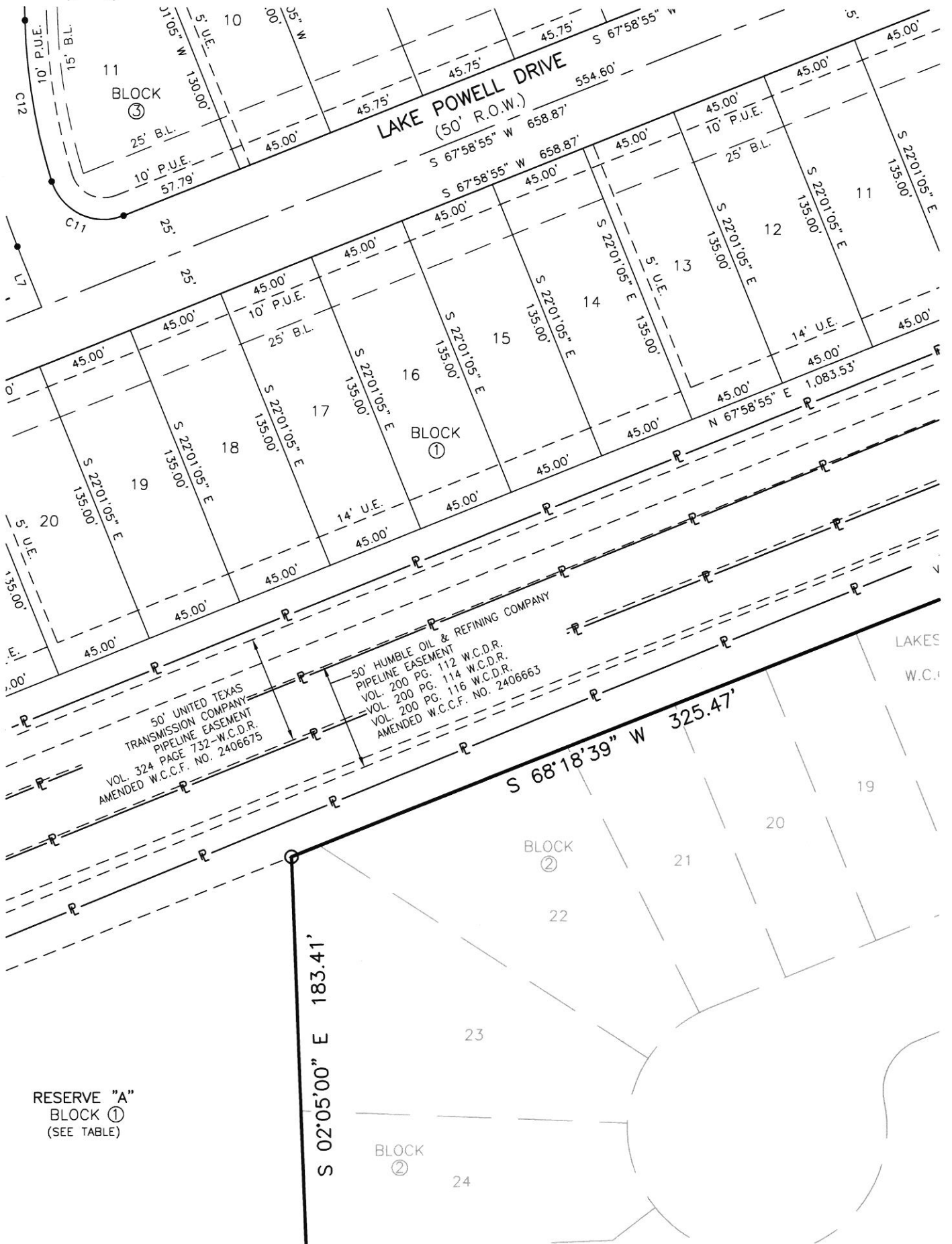
LAKE OF CANE ISLAND
SECTION 7



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plattling@ehra.team
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TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'



RESERVE "A"
BLOCK ①
(SEE TABLE)

JUNE, 2026

JOB NO. 231-068-07

SHEET 18 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

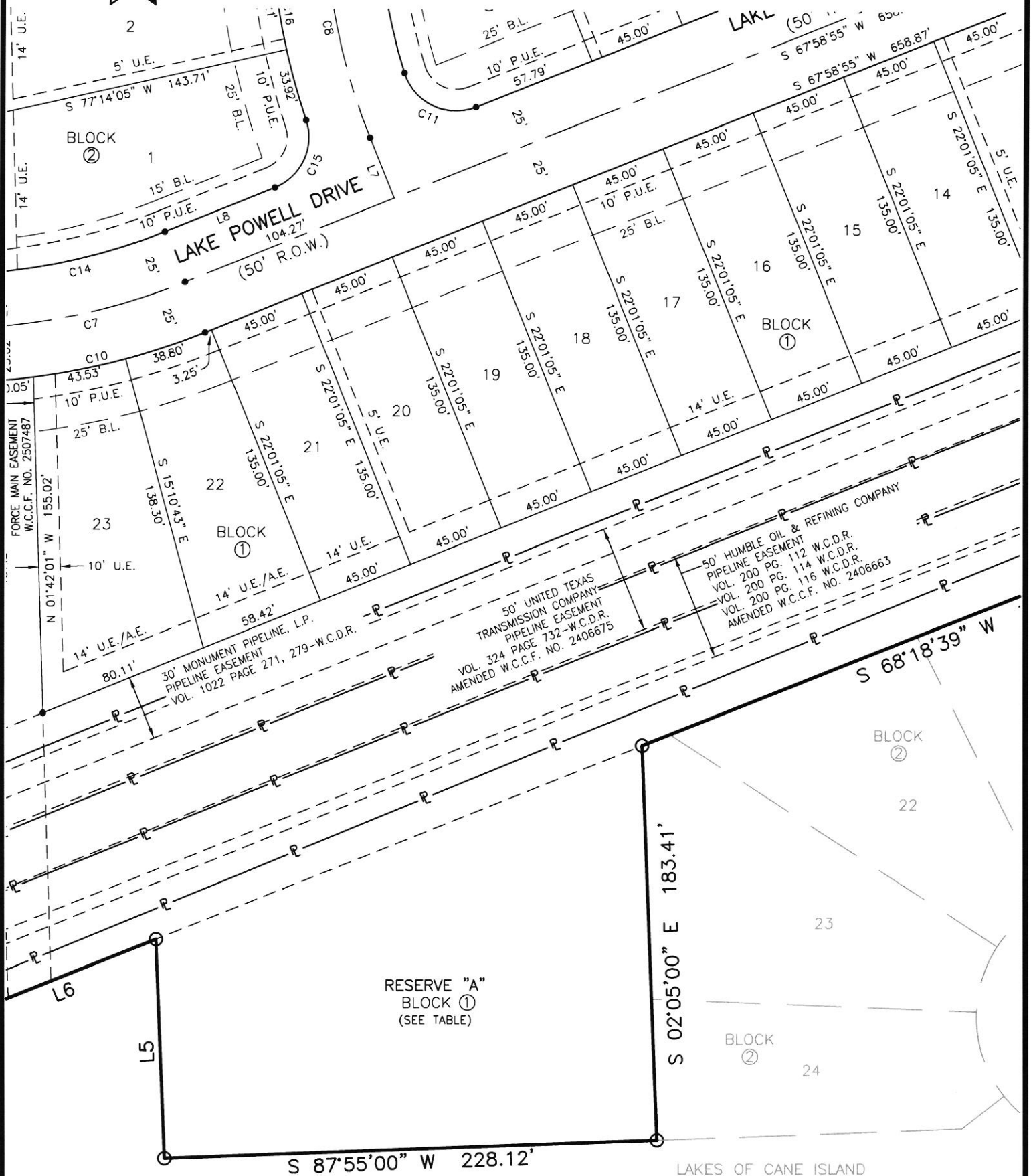
LAKES OF CANE ISLAND
SECTION 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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planning@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 60'



LAKE POWELL DRIVE
WALLER COUNTY M.U.D. NO. 58 LIFT STATION 1
W.C.C.F. No. 2516056

JUNE, 2026

JOB NO. 231-068-07

SHEET 19 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKE POWELL DRIVE
SECTION 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattling@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements. Coordinates shown are State Plane grid and may be brought to the surface using the scale factor of 0.99989405345.
2. A- indicates Abstract
AC. indicated Acres
A.E. indicates Aerial Easement
B.L. indicates Building Line
CM indicates Controlling Monument
EAE indicates Emergency Access Easement
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
STM S.E. indicates Storm Sewer Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
U.E. indicates Utility Easement
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E dated February 18, 2009, the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. All corners of the subject tract are marked with 5/8" capped iron rods stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
5. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.
6. The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District, and Brookshire-Katy Drainage District.
7. A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.
8. A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

JUNE, 2026

JOB NO. 231-068-07

SHEET 20 OF 22

OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 7



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
plattimg@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES

- 9. A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.
- 10. A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.
- 11. A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.
- 12. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023
- 13. According to City Planning Letter issued by Executive Title Company with file number ET02600392 dated May 12, 2026, this tract is subject to a 30' Monument Pipeline, L.P. Pipeline Easement as recorded in VOL. 1041: PAGE 475 W.C.D.R. & VOL. 1022: PAGE 271, 279-W.C.D.R.; 30' Wide Houston Pipeline Easement as recorded in VOL. 433: PG. 664 W.C.D.R. & VOL. 433: PG. 674, 684, 694 - W.C.D.R.; 50' Humble Oil & Refining Company Pipeline Easement as recorded in VOL. 200: PG. 112 W.C.D.R., VOL. 200: PG. 114 W.C.D.R., VOL. 200: PG. 116 W.C.D.R. and Amended under W.C.C.F. NO. 2406663; 50' United Texas Transmission Company Pipeline Easement as recorded in VOL. 324: PAGE 732-W.C.D.R. and Amended under W.C.C.F. NO. 2406675.
- 14. The proposed land uses for the Lakes of Cane Island Section 7 shall consist residential, right-of-way and parkland.
- 15. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.
- 16. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision 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.

PARKLAND TABLE	
PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND DRIVE STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.
REQUIRED PARKLAND: 1 ACRE PER 54 LOTS. 570 TOTAL LOTS /54 = 10.56 ACRES 1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK 2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)	

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	290,295	6.66

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°01'05" E	50.00'
L2	S 22°01'05" E	50.00'
L3	N 65°40'43" E	104.31'
L4	N 67°58'55" E	23.33'
L5	N 02°05'00" W	102.15'
L6	S 68°18'39" W	94.90'
L7	N 22°01'05" W	30.01'
L8	N 67°58'55" E	54.84'
L9	N 67°58'55" E	50.00'
L10	N 67°58'55" E	50.00'
L11	S 56°51'33" E	13.45'
L12	N 88°17'59" E	20.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 22°58'55" W	35.36'
C2	25.00'	39.27'	90°00'00"	S 67°01'05" E	35.36'
C3	25.00'	39.27'	90°00'00"	S 22°58'55" W	35.36'
C4	525.00'	21.10'	2°18'12"	N 66°49'49" E	21.10'
C5	475.00'	19.09'	2°18'12"	N 66°49'49" E	19.09'
C6	25.00'	39.27'	90°00'00"	S 67°01'05" E	35.36'
C7	300.00'	93.51'	17°51'36"	S 76°54'43" W	93.14'
C8	300.00'	106.38'	20°19'04"	N 11°51'33" W	105.83'
C9	50.00'	60.81'	69°40'56"	N 33°08'27" E	57.13'
C10	325.00'	102.38'	18°02'57"	S 77°00'23" W	101.96'
C11	25.00'	41.27'	94°35'08"	N 64°43'31" W	36.74'
C12	275.00'	75.51'	15°43'56"	N 09°33'59" W	75.27'
C13	25.00'	30.40'	69°40'56"	N 33°08'27" E	28.57'
C14	275.00'	84.65'	17°38'11"	N 76°48'00" E	84.31'
C15	25.00'	37.84'	86°43'35"	N 24°37'08" E	34.33'
C16	325.00'	96.68'	17°02'39"	N 10°13'20" W	96.32'
C17	25.00'	9.18'	21°02'22"	N 12°13'12" W	9.13'
C18	50.00'	97.53'	111°45'40"	N 33°08'27" E	82.79'
C19	25.00'	9.18'	21°02'22"	N 78°30'06" E	9.13'